

8277

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 8277

2 copies made

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: NODA Kazuo

HOME ADDRESS: 362 Alexander St., Vancouver, B. C.

REGISTRATION NUMBER 06552

SEX: Female AGE: 18

OCCUPATION: None

(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? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Located at 320 Alexander St., Vancouver, B. C. Lot 5, Block 40, D.L. 196 Title No 71125L

2. BUILDINGS AND OTHER IMPROVEMENTS: 6-room wooden frame dwelling house, wood shed

3. INSURANCE (Give particulars; state where policies are) \$2,000.00 Sentinal Fire, Vancouver, B.C. #82650 in possession of Mr. Kikuno Noda

4. TAXES (Amount and where payable) \$60.00 payable at City Hall, Van., B. C. Paid for 1942

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

6. OCCUPANCY AND LEASES (If vacant so state) now occupied by M. Kasho, \$25.00 per month.

paid to Apr. 30, 1942 who will move out May 31/42 and Geo Sado 392 Powell Street who will occupy the house upon payment of water rates & taxes for the duration of the war. Owner expects to keep up taxes.

STATEMENT OF REAL PROPERTY OCCUPIED

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In mother's possession, 362 Alexander St., Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

1. LOCATION AND DESCRIPTION: Located at 362 Alexander St., Vancouver, B. C. 11-room brick building
2. LANDLORD'S NAME AND ADDRESS: Lives with parents

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): None

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Located at 320 Alexander St., Vancouver, B. C., & will be left in care there by Mr. Geo. Dadds, 392 Powell St., Vancouver, B. C.

5 pce bedstead 1 gas stove 8 chairs Key given to Geo. Dadds

3 pce Chesterfield 1 rug picture frames

1 table 1 coal stove kitchen utensils

1 safe 2 sofas out for his use

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$1,000.00 Seeley & Co., Ltd.,
640 W. Pender St., Vancouver, B. C. Policy in mother's possession.
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)

By M. Kasho, 320 Alexander St., Van., B. C. \$25.00 rent for month

7/1/42

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$2,000.00 Investors Syndicate of Canada Ltd.

Vancouver, B. C. #2444. Policy in possession of mother.

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 9th day of May, 1942

[Signature]

Witness

(Signature)

[Signature]

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Aug. 18/43

Our File No. 8277

Full Name NODA, Kazu(y)e (Kay)
(Surname in Block Letters)

Registration No. 06552

Male - ^VFemale
(Check)

Age Jan. 20, 1924

Former Address 362 Alexander St., City

Date Evacuated May 11/42

Naturalized - ^VCanadian-Born - National
(Check)

Present Address Minto City, B. C.

Married - ^VSingle
(Check)

Name of Wife ---

Name of Husband ---

Name of Mother ^{nee} (NISHI) Kikuno
#06270

Name of Father Yasuichiro #06269

Names of Children under 16 ---

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information Student.

9/6/20

File No. 8277

December 10th, 1943

MEMORANDUM

Re: Claims

CREDITORS

There are no claims on file as at this date.

DEBTORS

Mr. J. KASHO

(Rent)

GDM/GH

*100.00
200.00
150.00
229.44
72.61
Kasho's*

File No. 8277

SUMMARY

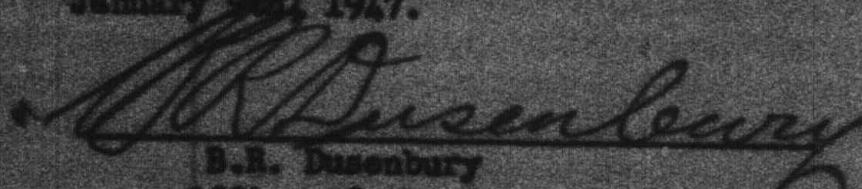
January 9th, 1947

LIABILITIES

Re: Kasuo NODA,
Reg. No. 06552

No Claims against or indebtedness of Kasuo
NODA are revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
January 9th, 1947.


B.R. Dusenbury
Office of the Custodian.

PyLace

CHAATTEL SCHEDULE

FOI - KENNEDY, ROY, JR., No. 00052

Inventory signed by

1000000

Kitchen

320 Alexander St. Vancouver, B.C.

Oct. 19/44

1 couch
1 mattress

3 pce Chesterfield

1 safe

150

2 sofas

picture frames

Kitchen utensils

Office

cupboard)

Dining-room

Couch

Front-rooms

Oct. 19/44

Centre table

Dressing table

111

What's at hand

Hall seat

East Bedroom

Red and nutmeg

Dressing table

Chest of drawers

S. H. Bedroom

Bed and Springs

H.V. Bedroom

Two beds

Two options

Two Matchboxes

Cough with Mattress

Vacuum Cleaner

2 Jump & Land

2 packing cases

I only cheat

Shipped by Mr. Moore I

I also 1 wooden case containing various sporting goods -
 2 1 between miles sold to Mr. Moore Oct. 16/44.

Mr. J. D. Anderson

MEMORANDUM

File No.: 8277

September 1, 1944.

To: FILE

From: Mr. Green

Re: Catalogue Number 5
320 Alexander Street
Owner: Kazue NODA
Tenant: Mr. Dodds
Purchaser: Mrs. Homer

The effects here are as per list of August ^{Oct} 27th, 1942 confirmed by the owner on October 30th. They are included in the lease of the house for which no rental is paid. There is, therefore, no question of this office collecting anything for their use and they can remain where they are until the tenant moves when they can be taken to auction.

HFG:IF

MEMORANDUM

File No. 8277

October 26th, 1944

To: The File

From: Mr. Spain

Re: Kasue NODA
320 Alexander St.

The chattels left in care of Mr. W.C. Moore were removed from the above address to Willards auction room where they were included in Vancouver Auction No. 514.

W.C. Moore

W.C. Moore

GBS:LM

NAME

DATE

OCT 20 1944

FILLED BY

NOLA, Kasim

K. A. Christie

Sera 27/44

REGISTRATION NO.

06552

FILE NO.

8277

The following chattels were sold by public
 auction at 1047 Seymour Street, Vancouver on October 19, 1944.

Step ladder	\$ 0.50
Basket of sealers	0.10
Sleeve board	0.10
3 Small cabinets	1.00
Brass kettle	9.00
Lawn mower	27.00
Baskets	1.00
Bowls	3.55
Jardinier	0.95
Jars	1.00
Plant pots	0.45
2 Burner gas plate	5.00
Box of cups	1.60
Tea pots	0.90
Decanter	0.75
Rice bowl	0.35
Electric heater	4.25
Miscellaneous goods and light shade	1.00
Metronome	2.25
Electric iron	1.60
Glass ware	3.50
Toy horse	2.25
Box of junk	1.70
Leas decorations	2.60
Miscellaneous cutlery	0.50
Rice bowl	0.60
Box containing plate and forks	1.40

Total

Carried forward

\$ 74.30

~~Less expenses:~~~~Net proceeds credited:~~~~Amount of Custodian's Staff's Payment:~~~~Extracted from Auctioneering List Book~~~~Remarks:~~

NAME NODA, KaguoREGISTRATION NO. 06552FILE NO. 8277

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on October 19, 1944.

2

	Brought forward	\$	74.90
Vases			0.75 <i>ll</i>
Dishes			1.25 "
2 Ornaments			2.20 "
Tea set			2.00 "
Crockery			2.30 "
2 Ornaments			2.10 "
Ink stand			1.00 "
Lacquer ware			2.65 "
Vases			2.05 "
Vases			2.50 "
Dolls			1.00 "
Tea set			2.00 "
Plates			1.75 "
Tray			1.00 "
Crust			1.00 "
Sewing basket			0.85 "
Light shades			0.25 "
Cups and saucers			3.70 "
Box of cups			5.00 "
Dishes			2.50 "
Tins			0.20 "
Case of powder (talcum)			2.75 "
Lamp fixture			3.50 "
Straw hats			0.50 "
2 Old suit cases			1.00 "
Gun cleaning rods			0.25 "
Total			
	Carried forward	\$	120.95
Less Expenses		\$	
Net Proceeds Available		\$	
Members of Institution Staff Present			
Expenditure from Institution Budget			
Balance			

NAME NODA, KazuoREGISTRATION NO. 06552FILE NO. 8277

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on October 19, 1944.

3

	Brought forward	\$	120.95
Tools			0.60
Floor polisher			2.00
Tools (garden)			4.05
Miscellaneous			2.30
Rods for drapes			1.00
3 Empty drawers			0.55
Display stand			1.25
Child's clothes rack			0.45
2 Small H.M. tables			0.10
Small bench			0.35
Small drop leaf table (short legs)			1.00
Wicker Arm chair			2.00
Cocoon mat			0.65
3 Chairs			0.50
2 Child's chairs (no backs)			0.25
Old wall clock			1.00
Old bridge lamp			0.70
Winnipeg couch			3.75
Bed and coil spring			11.75
Extension couch and mattress			5.00
Small table			0.45
Oak hall seat			2.20
Bamboo stool			0.45
Hall seat			2.00
Chest of drawers			25.50
Vanity and bench			28.00
Total			
	Carried forward	\$	218.80
Less: Expenses		\$	
Net Proceeds Available		\$	
Less: Cost of Auctioneer's Fees			
Net Proceeds Available			
Less: Cost of Auctioneer's Fees			
Net Proceeds Available			

NAME NODA, KasuoREGISTRATION NO. 06552FILE NO. 8277

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on October 19, 1944.

4

Brought forward	\$	218.80
Carved table		2.75
Umbrella stand		0.75
5 Piece bedroom suite		76.00
Tri-light lamp		16.00
Dining table and 6 chairs		13.00
Bridge lamp		3.00
End table		1.95
Chesterfield table		8.00
End table with shelves		1.65
3 Piece chesterfield		25.00
Heater		3.25
Lumber		0.50
3 Crooks		2.95
Basket and plaque		0.60
Ornament		0.70
Coat hangers		0.10

16

Total		\$	375.00
Less Expenses:	(Auctioneer's Fee: \$ 37.50)		
	(Advertising: 11.54)	\$	70.04
	(Moving: 21.00)		
Net Proceeds Credited:		\$	304.96

Members of Custodian Staff Present.

Mr. Smith

Extracted from Auctioneering List No.

Vancouver 514.

Remarks.

Original sent
 Dec 27/1944

NAME KODA, Emma

REGISTRATION NO. 06352

FILE NO. 8277

The following chattels were sold by public
auction at Vancouver, B. C. on November 28th, 1945.

Books
Jap mandolin etc.
Carton of Festival goods
Trunk

\$.50 *cl.*
1.25 *cl.*
2.50 *cl.*
2.75 *cl.*

Total

\$ 7.00

Less Expenses: (Auctioneer's Fee \$.70
(Advertising .63
(Moving .79

\$ 2.12

Net Proceeds Credited:

\$ 4.88

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 55

Remarks.

NAME NODA, Kasus

REGISTRATION NO. 06552

FILE NO. 8277

The following chattels were sold by public
auction at Vancouver, B. C. on December 7th, 1945.

Charts

1, \$ 1.00

Total (Auctioneer's Fee \$.10
Less Expenses: Advertising .04
Moving .13

Net Proceeds Credited:

\$ 1.00
\$.27
\$.73

Members of Custodian Staff Present. Mr. Wills
Extracted from Auctioneering List No. Vancouver 56

Remarks.

Warehouse.....

Date..... Oct. 18, 1944.

FILE NO. 827

NAME..... NODA,

ADDRESS..... 320 Alexander St.

I have examined the undermentioned articles and
consider that they have no value.

1 Couch

1 Mattress

No Value

Auctioneer. W. J. Ward

The above mentioned articles have been abandoned



File No. 8277

-- SUMMARY --

January 9th, 1947

-- PERSONAL PROPERTY --

re:- Kazue NODA,
Reg. No. 06552

CHATELS: -

See Chatels Schedule.

It appears that the Furniture and Personal Effects indicated in the file have been disposed of - by Auction.

- " private sale
- " abandonment (Oct. 18/44)
- " shipment to her.

The total from sales as per Accounting Statements on file- is made up as follows:-

Sale of Safe -	\$120.00
" " bedroom suite -	110.00
Auction Sale #514 -	304.96
	<u>\$534.96</u>
To these are added -	
Auction #55 -	4.88
and " #56	<u>.73 & \$5.61</u>

All of \$534.96 was forwarded to NODA as per our letter December 28, 1944

ACCOUNTS RECEIVABLE

On Page 3 of registration of Kazue NODA dated May 9th, 1942 is recorded under "Moneys owing to you" the following:-

"By M. Kasho, 320 Alexander St., Van.B.C. \$25.00 rent (for month of May)

Considerable correspondence in regard to this item is shown on the file and finalized by Ross & Sons' letter February 10/44 and our letter to Kazue NODA as February 11/44, establishing the claim as \$15.00. Balance of March 1942 rent as against J. KASHO CO.LTD. However, no answer to our letter of February 11/44 to Kazue NODA appears on the file. Kazue NODA in letter January 29/44 says "property on 320 was rented to J. Kasho Co." and "J. Kasho & Co. paid the rent". No settlement of account appears on the file.

LIFE INSURANCE: Under this headline on Page 3 of registration of Kazue NODA dated May 9 1942 is recorded:-

"\$2,000.00 Investors Syndicate of Canada Ltd. Vancouver, B.C. #2444.
Policy in possession of mother.

As this did not vest in the Custodian, no action was taken by this office in respect to same.

SPECIFIED ARTICLES: No Cameras, radios, Fire Arms or Vessels are revealed in the registration or the file.

No other Personal Property of Kazue NODA is revealed on the file.

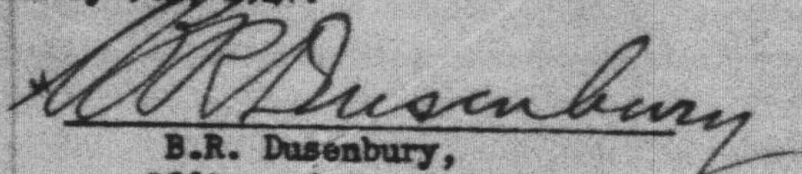
(over)

January 9th, 1947

SUMMARY - PERSONAL PROPERTY - continued.

File No. 8277

The above Summary is certified to be in
accordance with the information on file,
January 9th, 1947.


B.R. Dusenbury,
Office of the Custodian.

File No. 8277

SUMMARY

January 9th, 1947

REAL ESTATE

Reg. No. 06552

EXHIBIT No. 1166-12

DATE OCT 25 1946

FILLED BY

K. J. Phair

Catalogue NO: 5

Japanese Name: Kazue NODA (Miss)

Civic Address: 320 Alexander Street, Vancouver, B.C.

Legal Description: Lot 5, Block 40, District Lot 196, Plan 196, Vancouver, B.C.

Classification: Dwelling,

Registered in the name of: Kazue NODA (spinster)

Title: Clear

Sold to: Sophia Horner(widow) for \$1,000.00 Cash as August 9th, 1944.

Title delivered to: Sophia Horner as November 23, 1944. Certificate No. 110055-L.
Adjustments completed.

Funds released to account of: Kazue NODA as November 18, 1944.

Chattels: Not involved.

Fire Insurance:
Building - Transferred to New Owner.

Remarks: These premises were placed in charge of Macaulay, Nicolls, Maitland & Co. Ltd., Agents, and as per arrangements by Miss NODA were occupied by George Dodds as from Sept. 12, 1942. No rental was to be paid by Dodds except water and Electric rates for the duration of the War, the owner agreeing to keep Real Property taxes paid. This arrangement was carried out and when property was sold Mr. Dodds moved out, as indicated in memo Oct. 5/44(Milson).
The property is reported by the Agents as June 1, 1942 as consisting of an old 7 room dwelling with no bath or basement. However the file does not indicate any upkeep charges and no revenue received for reason noted above.
No unusual attention was required in the administration.

Assessed Value 1944 -

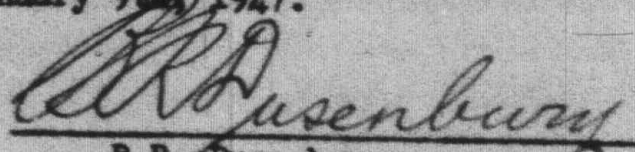
Land - \$750.00
Improvements- 700.00

(over)

SUMMARY - REAL ESTATE - continued.
Remarks:

Appraisal - \$1000.00 (Reeve)
" 800.00 (Pembertons)
Sale Price - 1000.00

The above Summary is certified to be in
accordance with the information on file,
January 9th, 1947.


B.R. Dusenbury
Office of the Custodian.

Replace

Catalogue No. 5.

File No. 8277

Japanese Name:

NODA, Miss Kazue Reg. No. 06552

Civic Address:

320 Alexander Street, Vancouver.

Legal Description:

Lot 5, Blk. 40, D.L. 196, Gp. 1,
N.W.D., Plan 196.

Classification:

7-room Dwelling.

SOLD

Registered in the name of: Kazue NODA

Clear Title.

SOLD to Sophia Horner for \$1000.00 Cash as at Aug. 9, 1944.

Title delivered to Sophia Horner on Nov. 23, 1944.

1942

Oct. 22nd

Letter from Macaulay, Nicolls, Maitland & Co.
enclosing inventory of goods left with the
tenant.

1943

Dec. 10th

Memo re Claims (Creditors - Nil)

1944

Oct. 26th

Memo re chattels (sent to auction)

THIS FILE REQUIRES NO FURTHER ATTENTION

8277

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.

Dear Sirs:-

re NODA, Kazue.

1. Legal Description: Lot 5, Block 40, D.L. 196,
having a frontage of 25 ft. on Alexander St. by a depth
of 120 ft. to a 20 ft. lane, between Gore and Dunlevy
Avenues, being 320 Alexander Street.

This property is in an industrial district
surrounded by factories and warehouses.

2. This property consists of an old 7-room dwelling
having three rooms on the ground floor, and four bedrooms
and bathroom upstairs (no bath). There is no basement -
heated by stoves.

3. There are a number of articles listed in the "JP"
form as being left for the tenant's use. It was impossible
to check the list as the Japanese had not yet been evacuated.

4. There is reported to be \$2000.00 fire insurance
in the Sentinel Fire Insurance Co., Policy #82650 expiring
February 5th, 1945 (\$1300.00 covering on building, \$700.00
on furniture), Agent S. Mizuhara, c/o A.W. McLeod Ltd.

5. The property is reported to be clear title.

6. At the time of inspection, the house was still
occupied by M. Kasho, the Japanese tenant. Miss Kasho
informed us that when they are evacuated Mr. George Dodds is
moving in, and has an agreement with the owner to take care
of the property during the owner's absence. He is to pay
water rates and electricity, but no rent. We have written to
Mr. Dodds asking him to call and see us. We have been unable
to contact Miss Noda. We will inform you of any further
information we may acquire.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per

[Signature]

not according to Mrs. D. Dodds

Inventory of Furniture left
at 320 Alexander Street

Kitchen.

2 Deal Tables
Lawn Mower
Small Gas Plate

Office.

Kitchen Utensils (stored in Cupboard)
Ironing Board

Dining Room

Safe (Large, possible 1000 pounds)
Couch
Small Wood Stove

Front Room

Chesterfield with two Chairs
Centre Table
Dressing Table.

Hall

Hat Stand
Hall Seat

East Bedroom

Bed and Mattress
Dressing Table
Chesterdrawers

S.W. Bedroom

Bed and Springs

North West Bedroom

Two Beds
Two Springs
Two Mattresses
Couch with Mattress
Vacuum Cleaner
2 Lamp Stands
two packing cases
One Easy Chair

(signed) George Dodds

Lockmaster

8277
OFFICE OF THE CUSTODIAN
LANDS SECTION
RECEIVED
NOV 7 1942

EXHIBIT No. 1166-9
DATE OCT 25 1942
FILLED BY K. A. Johnston

*gun
sent to meat store*
October 27, 1942

Inventory of Furniture left
at 320 ALEXANDER STREET

Kitchen:

- ~~52 Deal Tables~~
- ~~5 Lawn Mower~~
- ~~5 Small Gas Plate~~

Office:

- ~~5 Kitchen Utensils (stored in cupboard)~~
- ~~5 Ironing Board~~

Dining Room:

- Safe (large - possible 1000 lbs.) *sold - see 9-10-44*
- ~~5 Couch~~
- ~~5 Small Wood Stove~~

Front Room:

- ~~5 Chesterfield with two Chairs~~
- ~~5 Centre Table~~
- ~~5 Dressing Table~~

Hall:

- ~~5 Hat Stand~~
- ~~5 Hall Seat~~

East Bedroom:

- { Bed and Mattress }
- { Dressing Table }
- { Chest-of-drawers }

S. W. Bedroom:

- ~~5 Bed and Springs~~

N. W. Bedroom:

- ~~5 Two Beds~~
- ~~5 Two Springs~~
- ~~5 Two Mattresses~~
- ~~5 Couch with Mattress~~
- Vacuum Cleaner
- ~~52 Lamp Stands~~
- 2 Packing Cases
- ~~5 Easy Chair~~

1 bedroom suite sold 10/10/44

*S. sold by Auction
19/10/44. Van. 5/4.*

*This list is very incomplete
for list of items sold and
extract above
date.*

(Signature).....*K. A. Johnston*

These are all the chattels that I own in the restricted area of
British Columbia.

Date.....*October 30th 1942*

(5)

8277

June 12th, 1942.

Miss Kazue Noda,
Minto City, B. C.

*Concurred
May 28/42
J*

Dear Madam:-

With regard to your property at 320 Alexander Street, Vancouver, B. C. which is at present rented to M. Kasho, we note in your "JP" form declaration that you have made arrangements for a Mr. George Dodds to occupy the property rent free, with the exception that he pay water rates and electricity, upon the evacuation of Mr. Kasho.

We believe that this property can be made revenue producing and we would suggest that you give consideration to the advisability of our placing the property in the hands of a reliable real estate agent for management.

In the event of your still wishing to let Mr. Dodds occupy the property at a nominal rental will you please let us have a copy of the lease covering rental to him.

Yours truly,

R. P. Alexander
Assistant Manager

GHP:ND
[Signature]

J. P. NICOLLS
J. D. MAITLAND

B. C. GRANT
T. W. WARMAN

A. W. ROGERS
D. S. MANSELL

B. KERN
G. I. ROBERTS

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

July 15, 1942.

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 16 1942

Dear Sirs:-

re K. Noda,
File 8277.

NIR

On receipt of your letter of June 12th we immediately wrote to M. Kasho at 320 Alexander Street with reference to the payment of \$25.00 per month for rent of the premises for May and June. We have today received a letter from Miss F. Kojima, who is apparently living at 320 Alexander Street, in which she states she forwarded our letter to Mr. Kasho at Bridge River, where he is now living, and he had written back to her that he has not any money because the Custodian has taken charge of all his father's things, and unless the Custodian can charge the rent up against his account Miss Noda will not be paid this rent.

Will you kindly look into this and let us have your further instructions.

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per

W. V. Belcher

Rental Department.

Checked for file
WVB:MC

Yamaguchi
July 16-17

8277

18th July, 1942.

Miss Kazue Noda,
Minto City, B. C.

*Considered
May 20/42*

Dear Madam:

Further to our letter of June 12th last regarding your property at 320 Alexander Street, Vancouver, B. C., to which we have not been favored with a reply, we beg to advise you that our agents report that Mr. M. Kasho is not at present residing in your house and that they are unable to collect the rental. They report that Miss F. Kojima is now living in the house. Is it your wish that she be allowed to occupy your house rent free?

As stated in our previous letter we believe that your property can be rented for sufficient to place it on at least a self supporting basis and we would ask you to kindly let us know your wishes in this connection.

Yours truly,

F. G. Shears
Assistant Manager

END

8277

Pears

Minto City, B. C.,
July 29th, 1942.

Custodian's office,
Royal Bank Bldg.,
Vancouver B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 1 1942

Dear Sir;

Sorry to have not answered your first letter, but as we were not yet settled, I could not find time.

We understood that when Mr. Kasho moved out that Miss Kojima and her family moved too. They said that they read in the paper that after May, persons paying rent will not have to pay at all. So I think, they thought they did not have to pay at all, while they were there. But if you are able to collect this rent please do so.

It is my mother's wish that Mr. George Dodds is to occupy the property on 320. — So as soon as Miss Kojima moves out Mr. Dodds is to move in. I have already written to him about this matter.

Please accept my apology for not writting to you sooner.

Yours truly,

Kayue Nide

*Have property
searched before
replying.*

*Reply
Write Mr. Nade
when property has*

Milson
Nov. 21st 1942.
Minto City, B.C.
out to Gibson

Custodian's Office.
Van. Couv. B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 26 1942

Dear Sir:-

I cannot understand why you have not received my answer to your letter of October 19th. for I remember sending it out.

But to the rental owing to us by Miss Kajima, will you please write to Mr. M. Kacho in Bridge River.

The house was rented to Mr. J. Kacho & was occupied by his son.

Miss Kajima was working for Mr. Kacho while in Vancouver. When Mr. Kacho left, Miss Kajima had not yet decided where

to go, so stayed on at the
house. So will you please
write to Mr. M. Kashe, Bridge
River, asking him to pay
this rent.

Yours truly,
Raymond

Reg. No. 06552

File No. 8277.

8277 & 3118.

December 18, 1942.

see reply file 3118

Mr. Masanao KASHO,
Registration No. 06977,
Bridge River, B. C.

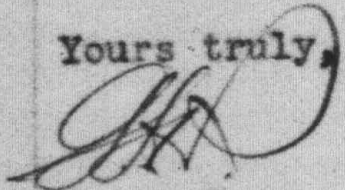
Dear Sir:

We have been requested by Miss Kazue NODA to write to you demanding payment of the rent owing by you with regard to her premises at 320 Alexander Street.

From our records it would seem that you owe rentals at the rate of \$25.00 per month for the months of May, June, July and August and a portion of September. We would, therefore, ask you to kindly send to this office the sum of \$100.00 plus the portion of the September rental owing by you.

If you do not acknowledge this debt or are unable at the present time to make payment, we would ask you to kindly let us have a reply to this letter so stating.

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

EXHIBIT No. 1166-5

DATE OCT 25 1948

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

19th July, 1943.

The Custodian's Office,
VANCOUVER, B.C.

File No. 8277

Dear Sir:

Catalogue No. 5
Lot 5 Block 40 D. L. 196
320 Alexander Street

We have inspected this property and beg to report as follows:

<u>Location</u>	Waterfront industrial district.
<u>Land</u>	25' x 122', above street level with high bank.
<u>Building</u>	2 storey frame house, no basement, siding walls, shingle roof, close to lot boundaries, no side yards. 1st floor, 3 rooms. 2nd floor, 4 rooms. no bathroom - w.c. and sink on 2nd floor.
<u>Condition.</u>	The house is very old and the exterior woodwork is rotten in places. The floors slope indicating rot in wood foundations. The plaster upstairs is loose and broken in places. No sash cords in upstairs windows.
<u>Rent.</u>	Nil
<u>City</u>	
<u>Assessment</u>	\$1,450 (Land \$750. Building \$700)
<u>Taxes</u>	\$58.80
<u>Appraisal</u>	The land requires expensive excavation to street level for commercial use. If and when required for commercial use the building would be destroyed so that its value is temporary. As long as the house remains the commercial value of the land is deferred and should be discounted. We are of the opinion that the fair market value of this property is \$1,000.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Reeve

DWR

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
October 18, 1943.

Catalogue #5

320 Alexander St., 5/40/196.

This is a very old 7-room, 2-storey frame house. Post foundation. Close to the ground, without ventilation, sills may be bad. Is in very run down condition.

Value \$800

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

FILE No. E277
B96. No. 06532

KARNE MODA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1963 January 27	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
July 7	Received from you to pay taxes		56.51	
July 10	Taxes paid	56.51		
1964 August 5	Received from you for taxes \$57.96 less Exchange 154 Balance 1963 taxes paid 1964 taxes paid	.60 59.19	57.83	
August 9	Credit re Sale of Property		998.65	
September 16	Sale of safe	120.00	120.00 ✓	
October 16	Cheque to you Sale of Bedroom suite	120.00	110.00 ✓	
November 22	Sun Life Assurance Co. Proceeds of Auction Sale	100.66	304.96 ✓	
		<u>\$ 337.96</u>	<u>\$1,607.95</u>	

CR \$ 1,269.99

8277
3118

December 3rd, 1943.

Miss Kazue NODA,
Registration No. 06552,
Minto City, B. C.

Dear Madam:-

On reviewing your file we notice that on the 21st of November, 1942, you wrote to us in connection with rent which you state was due to you from the tenants of 320 Alexander Street. From our records, although you do not state the amount, it would appear that the rent due is approximately \$109.00. Please confirm this when replying to this letter. To refresh your memory, we are quoting below an extract from your letter under reply:-

"But to the rental owing to us by Miss KOJIMA, will you please write to Mr. E. KASHO in Bridge River.

"The house was rented to Mr. J. KASHO and was occupied by his son.

"Miss KOJIMA was working for Mr. KASHO."

You state in the quotation above that the rent is owing to you by Miss KOJIMA but that the house was rented to J. KASHO, who we take is Jisaburo KASHO. Please inform us if this is correct. As Jisaburo KASHO leased your premises your claim is really against him, and this is inter-borne out by the reply we received from Masanao KASHO, his son, when we wrote to him for payment as requested in your letter. He asked us to pay the rent from funds which the Custodian is holding in trust for the father, as he himself states that he has no funds with which to settle your claim. However, before paying any claim of this nature from these funds of Jisaburo KASHO, the Custodian requires proof that the debt is owing. Doubtless you have a copy of your lease with the tenant who is responsible. If you have such a document and you will forward it to this office we can then determine who is legally responsible for your claim. If you have not got a proper lease, please send us any other documents which you may have which would help to prove your claim.

Do you happen to know who Miss KOJIMA worked for?
Was she originally employed by Jisaburo KASHO?

P.T.O.

Kindly give the matter of a reply to this letter
your immediate attention as we are desirous of having this claim
straightened out.

Yours truly,

V. Hewitt,
Claims Department.

WCH:HD

cc - Messrs K&H.

File No. 8277
3118

The Custodian's Office,
Vancouver B.C.

Minlo Mena, B.C.
Dec. 10, 1943.

EVACUATION SECTION	
Rec'd.	DEC 14 1943
File No.	8277 3118
Ans.	
Referred	Mr. [illegible]

Dear Sir:-

In reply to your letter of the 3rd, the rent due us since we from February to August, when they left for Bridge River. The rent was \$25. a month. The monthly rent was paid to us mostly in cheques, other times cash. If you will investigate at the Royal Bank you will find the cheques made out to either Y. or K. Nada.

We have no document to prove our claim for it was just by saying we rented our house. The only proof will be those cheques we received, so if you will just investigate at the Royal Bank.

Yours Truly
Koye Nada

5277
3118

January 17th, 1944.

Miss Kazuo NODA,
Registration No. 06552,
Ninto City, B. C.

Dear Madam:-

On reviewing your file we notice a reply has not been sent to your letter of December 10th. Your letter does not reply definitely to the questions which we asked you in our letter of December 3rd. We are again asking you these questions, and we would like you to give specific replies to each question.

- (1) Who was your property at 320 Alexander Street rented to? Was it to:-
 - (a) Jiesburo KASHO
 - (b) J. KASHO & Company
 - (c) Masanao KASHO.
- (2) Who paid the rent?
- (3) What is the exact amount of rent you are claiming?
- (4) Have you any claim against Miss KOJIMA personally, or is your claim purely against the tenant of 320 Alexander Street?

We note that you have no lease covering the rental arrangements of 320 Alexander Street so we are endeavouring to definitely locate your tenant in order that we know against whom your claim must be lodged. It is, therefore, very important that you should reply to the above questions in detail.

Thanking you for an early reply.

Yours truly,

A. McAlister,
Claims Department.

AMC:ASND

Minto Minto, B.C.
Jan. 29, 1944.

Custodian's Office,
Vancouver B.C.

EVACUATION SECTION	
Rec'd	EEB 1 1944
File No.	8277-3118
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir,

I am sorry to have
delayed in answering your
letter of the 17th!

- (1) The property on 320 was rented
to J. Kasko & Co.
- (2) J. Kasko & Co. paid the rent.
- (3) Each amount from ^{about} Dec to Aug.
8 month @ \$25 month \$200.00
- (4) We have no claim on Miss
Kojima, just against the tenant.

Yours Truly,
Hague Maki.

File No. 8277 3118.

Copy for 3118 ✓

126
8277 (Exec)
Legal Department

500 Royal Bank Building,
Vancouver, B. C.
February 7th, 1944

Messrs. P. S. Ross & Sons,
411 Royal Bank Building,
Vancouver, B. C.

Re: 320 Alexander Street

Gentlemen:

Miss Kazuo Noda has advised us that her property, above noted, was rented to Messrs. J. Kasho & Company Limited at \$25.00 monthly, and rent for 8 months from December, 1941, to July, 1942, inclusive, amounting to \$200.00, is unpaid. The house was occupied by Masamasa Kasho.

Will you kindly let us have your opinion as to the validity of Miss Noda's claim against Messrs. J. Kasho & Company Limited.

Yours truly,

K. S. WRIGHT
COUNSEL TO THE CUSTOMER

GW/JF

C
O
P
Y

P. S. ROSS and SONS

Royal Bank Building,
Vancouver, B. C.

February 10th, 1944.

Our File 295-120

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

Attention: Mr. K. W. Wright

Dear Sirs:

Re: 320 Alexander Street

In reply to yours of the 7th instant re Miss Kazue Noda.
This person is apparently the same as K. Nakai from whom the J. Kasho
Company Limited rented the premises at Alexander Street.

The records show that the rent for these premises was paid
in full to the 28th February, 1942, and that a further sum of \$10.00
was paid on account for the month of March, 1942. These premises were
used as a boarding house for employees of the J. Kasho Company Limited
and apparently the operations of J. Kasho Company Limited ceased at
the 31st March, 1942.

It would therefore indicate that the company is indebted
to Miss K. Nakai in the sum of \$15.00 and we would recommend that this
amount be added to our list of creditors. Presumably, after this date
we believe the premises may have been occupied by Masanao Kasho but we
have no information regarding this and in any event it would seem to
us extremely unlikely that the house could have been used to the end of
July, 1942, as by that time most of the Japanese were evacuated.

Yours faithfully,

"P. S. ROSS & SONS"

126
8277 (Evac)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
February 11th, 1944

Miss Kazuo Noda,
Minto Mines, B. C.

Re: 320 Alexander Street

Dear Madam:

With reference to your letter of January 29th last, we beg to advise you that the liquidator of Messrs. J. Kashe Company Limited states that the Company records show that rent for the premises at 320 Alexander Street was paid in full to February 28th, 1942, and a further sum of \$10.00 was paid on account for the month of March.

The liquidator also states that apparently the operations of the Company ceased at the 31st of March, 1942, and therefore suggests that he enter your claim in his books for the balance of the March rental amounting to \$15.00.

Kindly advise us if you wish us to record your claim against the Company as above.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

ONE/JF

6277

June 28th, 1944

Miss Kasue MODA,
Reg. No. 06552,
Minto City, B. C.

Dear Madam:

In connection with your property at
320 Alexander Street for which you have assumed
responsibility for payment of the taxes. These
amount to \$59.77 less 3% if paid by August 3rd.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
July 20, 1944.

1166-7
DATE OCT 25 1948
FILLED BY *16 & b h i s l i c*

Rec'd	JUL 21 1944
File No.	8277
Ans.	✓
Referred	<i>Harrop</i>

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

re Catalogue #5,
320 Alexander Street.

Dear Sir:

We have received an offer of \$1,000 on the above property.

Kindly advise us.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

ERIC W. PEMBERTON
REG. PACIFIC 5404

PROPERTY MANAGEMENT
MORTGAGES

Campbell & Pemberton

REAL ESTATE AND FINANCIAL BROKERS

Telephone Pacific 9635

506 CROWN BUILDING,
615 WEST PENDER STREET

VANCOUVER, B. C.

FRANK G. CAMPBELL
REG. BAYVIEW 2728L

INSURANCE
APPRAISALS

Rec'd	JUL 25 1944
File No.	8277
Ans.	
Referred	Harrop

25th July 1944.

F. G. Shears Esq.,
Office of the Custodian,
Department of the Secretary of State,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B.C.

Dear Sir:-

re Catalogue #5 - Japanese Properties
320 Alexander Street.

On behalf of a Client, we hereby offer to purchase the above property for the sum of \$1,000.00 and enclose herewith our certified cheque for \$100.00 being 10% of the purchase price.

On receipt of your advice that this offer is accepted we will advise you of the name, address and occupation of our Client.

Yours very truly,

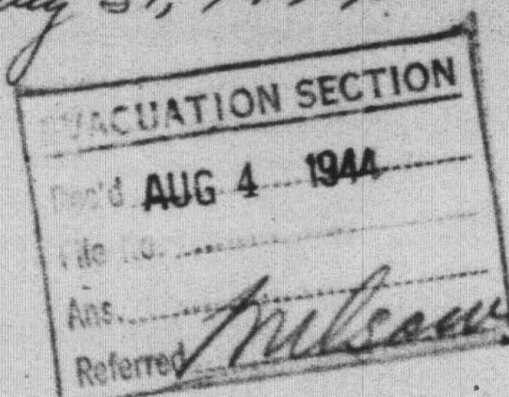
CAMPBELL & PEMBERTON,

per F. G. Campbell

Prince Rupert, B.C.

July 31, 1944

Mr. D. D. Wilson,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Denison,
Vancouver, B.C.



Dear Sir:

(FUE No. 8277)
I am in receipt of your letter of June 28.
I have here enclosed a cheque to the amount
of \$57.98 which will pay for the tax (\$59.77)
less the 3% discount for my property at 320
Alexander Street.

I wish that you sell the safe which I
have left behind so that I may contribute the
proceeds towards the succeeding ~~of the tax~~ payment
of the tax.

Yours sincerely,

(Miss) Hagar Hada

8277/06552

STATEMENT RE SALE OF:

Name: NODA, Kazuo

Catalogue No: 5

File No: 8277

Street Address: 320 Alexander St., Vancouver.

Reg. No. 06552.

Legal Description: 5/40/196

Date of Sale and Adjustments August 9, 1944.....

Sale Price \$ 1000.00

Real Estate Agent's Commission \$ 50.00

Charge for Valuation 10.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgages~~~~Amounts of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 1.80

Taxes 23.35

~~Water~~

66.50 \$ 1025.15

Net Proceeds credited to your account 958.65

Date: December 2, 1944.....

Compiled by: George Peters.....

8277

August 15th, 1944

Miss Kazue NODA,
Reg. No. 06552,
Minto Mine, B. C.

Dear Madam:

Referring to your letter of July 31st asking us to sell the safe which you left at 320 Alexander Street, we have received a bid of \$70.00 for this safe with combination, but if you are unable to give the combination to open the safe, the offer would be only \$60.00. This price is for the safe as is, whereis.

If this offer is not satisfactory to you, we could have it removed at your expense and have same sent to our auction rooms where it could be sold at public auction. Kindly advise us whether you wish to accept the above price or if you wish the safe sent to auction.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

August 29th, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 8277

NAME: Kasuo NODA

CATALOGUE NO: 5

RE: 320 Alexander Street, Vancouver, B. C.
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 5, Block 40,
District Lot 196, Group 1, New
Westminster District, Plan 196

Encumbrances:

Nil

Taxes:

Balance of 58¢ *paid* owing on 1943 taxes.

Vested:

No. 34749

VALUATION BY APPRAISER:

\$800.00

AMOUNT OF BID:

\$1,000.00

APPROVED BY ADVISORY COMMITTEE:

July 27th, 1944

AMOUNT RECEIVED BY CUSTODIAN:

\$1,000.00

NAME OF PURCHASER:

Sophia Horner

KWW/JF
Attach.

K. W. WRIGHT

390 Powell Street
Sept. 18th. 1944

The Custodian Enemy Property
Royal Bank Building
Vancouver.

Dear Sir,

This is to inform you that, acting under instructions received from Mrs K Noda, Minto Mines B. C., I have shipped to her from her house at 320 Alexander Street the following goods:-

- 2 willow cases containing Bed Clothes
- 1 wooden case containing various sporting goods.
- 1 Sewing Bench.

Also, acting under same instructions and sanction as to price, I have sold one safe from same address. Enclosed please find Certified Check in the amount of One Hundred and Twenty dollars.

Yours Truly,

W. C. Moor

8277

September 19th, 1944

Miss Kazue NODA,
Reg. No. 06552,
Minto Mines, B. C.

Dear Madam:

We have received from Mr. W. C. Moore the sum of \$120.00 for the sale of your safe which was in 320 Alexander Street. Will you kindly confirm that this is satisfactory to you. These funds are available to you in the usual way.

Mr. Moore has also advised us that he is shipping direct to you the following:

- 2 Willow Cases containing Bed Clothes
- 1 Wooden Case containing various sporting goods
- 1 Sewing Bench

In future when you wish any of your goods shipped or sold, would you be kind enough to write to this office and enclose copy of any letters which you send to Mr. Moore as he is not permitted to ship or sell any of your articles without our permission.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Minto City, B. C.
October 9, 1944.

Mr. G. D. Milson,
Administration Dept.,
Office of Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	OCT 13 1944
File No.	8277
Ans.	✓
Referred	Milson

Your File: #8277

Dear Sir:

Thank you kindly for your letter of September 19th with regard to the sale of my safe which has been stored in the residential building at 320 Alexander Street, Vancouver, B. C. and recently sold to Mr. W. C. Moore who is now residing in that building.

As I have had no source of income since I evacuated here in 1942, I will be very grateful if you will forward the \$120.00 to me in your early convenience.

Yours very truly,

Kazuo Noda
.....
Kazuo NODA #06552

KN:SF:HT

73/
153

8277

October 18th, 1944

Miss Kazuo NODA,
Reg. No. 06552,
Minto City, B. C.

Dear Madam:

Mr. W. C. Moore has brought us in your telegram of October 12th in which you agreed to sell him your bedroom suite at a price to be named by him. He has paid us \$110.00 for this suite, which we have placed to the credit of your account and the money is available to you in the usual way.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

ENEMY SECTION

Rec'd NOV 10 1944

File No.

Ans'd

Refer'd

Memo to Mr. [unclear], B.C.

Nov. 7, 1944.

Peters

EVACUATION SECTION

Nov 12 1944

8277

Refer'd

[unclear]

[unclear]

out to you

Hay

73

\$143

Custodian's Office
506 Royal B. Bldg.
Vancouver, B.C.

Dear Sir:-

Enclosed you will find my father's life insurance note. Will you please see that it is paid out of the \$10. for which the bedroom suite was sold for.

I also understand the house on 320 Alexander St. was sold. Will you please let me know the full details.

Return

Sincerely,
Raguel Hada.
Reg. No. 06552.

Catalogue No. 5
File No. 8277
320 Alexander Street, Vancouver
5/40/196

November 17, 1944.

MRS. SOPHIA HORNER
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 9, 1944)

	DEBIT	CREDIT
Purchase price	\$1,000.00	
Cheques received		\$1,000.00
Registration fees on deed - \$1,000.00	6.00	
Insurance premium - 16.4% x \$11.00	1.80	
Purchaser's proportion of 1944 taxes - 144/365 x \$59.19	23.35	
Balance owing by purchaser.		31.15
	<u>\$1,031.15</u>	<u>\$1,031.15</u>

BALANCE OWING BY PURCHASER \$31.15

8277

November 18, 1944.

Pemberton Realty Corp. Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 5
320 Alexander Street
5/10/36

Title to the above described property has now been received in the name of Mrs. Sophia Horner, 4265 Balkan Street, and is ready for delivery. Relevant insurance policy which has been assigned to the new owner of this property is also ready for delivery.

Adjustments as of August 9th as shown on the enclosed sheet have been calculated and a balance of \$31.15 has been charged to the purchaser.

Will you please telephone this office for an appointment to conclude this matter. It would be desirable for the purchaser to attend in order that statement of adjustments may be approved and certain releases signed by her prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Mrs. Sophia Horner

8277
1205

November 20, 1944.

Sun Life Assurance Company of Canada,
Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Policy No. 2194888
Yasuehiro NODA

We enclose herewith our cheque for
\$100.66 being the net premium due November 1st un-
der the above numbered policy. Kindly acknowledge
receipt in due course.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

8277

December 2, 1944.

Miss Kasue NODA,
Reg. No. 06552,
Minto Mine, B.C.

Dear Madam:

Re: Catalogue No. 5,
320 Alexander St., Vancouver.
5/40/196.

Please be informed that the above property has been sold as of August 9, 1944, for the sum of \$1000.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl. 2.
c.c. B.C. Security Commission.

File No. 6277
Reg. No. 06552

Revenue MOIA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 27	Land Registry Office - Certificate of Encumbrance	\$ 1.00	\$	
July 7	Received from you to pay taxes		56.51	
July 10	Taxes paid	56.51		
1944 August 5	Received from you for taxes \$57.98 less Exchange 15¢ Balance 1943 taxes paid 1944 taxes paid	.60 59.19	57.83	
August 9	Credit re Sale of Property		958.65	
September 16	Sale of safe		120.00	
October 16	Cheque to you Sale of Bedroom suite	120.00	110.00	
November 22	Sun Life Assurance Co. Proceeds of Auction Sale	100.66	304.96	

\$ 337.96 \$1,607.95

CR \$ 1,269.99

Minto Mine, B.C.,
Dec. 20, 1944.

Custodian's office,
Vancouver, B.C.

File No. 8277.

EVACUATION SECTION
DEC 28 1944
FILE NO. 8277
<i>for</i>
<i>out to you</i>

Dear Sir -

Thank you for the
December 3.

Please send me the
remainder of the Net Proceeds.

As I have mentioned in
my previous letter, our source
of income is through this.

We would like, if possible
to have this cheque, as
soon as possible.

Sincerely,
Kegue Hada
Reg. No. 06552

12699/

Also send me the list of the
articles auctioned off and their
prices.

K. Hada.

8277

December 28, 1944

Miss Kazue NODA,
Reg. No. 06552,
Minto City, B. C.

Dear Madam:

We are in receipt of your letter of December 20th and enclose herewith our cheque for \$1,269.99, being the balance of your account with the Custodian.

Our records show that this accounts for all your real and personal property in the Protected Area. Will you kindly confirm.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

8277

December 28, 1944

Miss Kazue NODA,
Reg. No. 06552,
Minto City, B. C.

Dear Madam:

In connection with your chattels which were removed from 320 Alexander Street, enclosed find statement covering the sale of these articles by auction. As previously arranged, your safe and bedroom suite were sold to Mr. Moore.

We would appreciate your advising us if this takes care of all your personal property in the Protected Area.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH
ENC.

Catalogue No. 5
File No. 8277

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

Dear Sirs:-

Re: 320 Alexander Street, Vancouver

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,

S. Lorne Signed

Catalogue No. 5
File No. 8277
320 Alexander Street
5/40/196/Vancouver

Receipt of Certificate of Title No. 110055-L is by me hereby acknowledged and
I agree that all adjustments and incidents connected with the sale to me of
property covered by the said certificate have been settled.
Receipt is also acknowledged of copy of Sentinel Fire Insurance Company policy
No. 82650 which has been assigned to me.

Dated at Vancouver, B. C., this 23rd day of November. 1944.

Daphia Lerner

131999

8277

January 10th, 1947

REGISTERED.

Miss Kazuo NODA,
Reg. No. 06552,
395 King Street, W.
Toronto, Ont.

Dear Madam:-

We have brought forward your file for review and to examine your affairs that have come under our control, thereby enabling us to make a brief report to you respecting same.

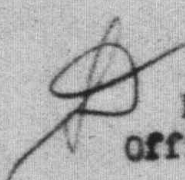
In the review it is noted that your principal assets were your property at 320 Alexander Street and your Furniture and personal effects. The Alexander Street property was handled by Messrs. Macaulay, Nicolls, Maitland & Co. Ltd. Agents. However, no revenue was derived from rentals as you had arranged with a Mr. Dodds to occupy the premises on the payment of water rates and electric charges for the duration of the War. On the sale of the Realty as August 9th, 1944 Mr. Dodds vacated the premises. The funds derived from the sale were credited to your account on our books and you were so advised. Subsequently a General Statement and Sales statement were forwarded to you in December 1944 and a cheque for the total amount to your credit namely \$1269.99 was forwarded to you on December 28, 1944.

By referring to the General Statement you will note the funds derived from the sale of your assets. Among the amounts credited are those from the sale of your chattels as well as your Realty. Payment from the account should also be noted as being made in your behalf. Since the forwarding of our cheque above referred to, a few small items of chattels have been sold for your account, totalling \$5.61 net. Auction Sheets #55 & #56 are enclosed representing this amount, together with our cheque for \$5.61 in respect to same.

A Claim was stated in your registration against M. KASHO. After much correspondence it developed that your claim was against J. KASHO & CO. LTD. The Liquidators of this Company investigated and reported that \$15.00 for the balance of March 1942 rent was all that they could recognize. This was reported to you in our letter of the 11th February 1944 to which we did not receive any reply from you. No further action was taken by this office. We have not received any payment in respect to rent of 320 Alexander St. from any source.

In the foregoing, and in previous reports letters and statements to you, it would appear that we have accounted for your interests including Real and Personal Property, that have come under our control, and we shall be obliged if you will confirm same when acknowledging this letter and the attached cheque.

For your convenience in replying we enclose a self-addressed envelope.
Yours truly,


B.R. Dusenbury,
Office of the Custodian.

BRD/DD. Encls. 4.

395 King St. W.
Feb. 24, 1948.
Toronto, Ont.

A. Watson,
Court House,
Vancouver, B.C.

8277

EVACUATION SECTION	
Rec'd	FEB 27 1948
File No.	8277
Ans.	
Rel'd	

Dear Sir:

I would ~~be~~ ^{be} ~~very~~ ^{very} ~~much~~ ^{much} ~~appreciate~~ ^{appreciate} ~~very~~ ^{very} ~~much~~ ^{much} ~~if~~ ^{if} ~~you~~ ^{you} ~~will~~ ^{will} ~~supply~~ ^{supply} ~~me~~ ^{me} ~~with~~ ^{with} ~~a~~ ^a ~~duplicate~~ ^{duplicate} ~~of~~ ^{of} ~~statement~~ ^{statement} ~~of~~ ^{of} ~~account.~~ ^{account.}

Sincerely
(Miss) Kague Noda.

File No. 8277
Reg. No. 06552

Kasne MODA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 27	Land Registry Office - Certificate of Encumbrance	\$ 1.00	\$	
July 7	Received from you		56.51	
July 10	Taxes	56.51		
1944 August 5	Received from you for taxes \$57.98 less Exchange 15¢ Balance 1943 taxes paid 1944 taxes paid	.60 59.19	57.83	
August 9	Credit re Sale of Property		958.65	
September 18	Sale of safe		120.00	
October 16	Cheque to you Sale of Bedroom suite	120.00	110.00	
November 22	Sun Life Assurance Co. Proceeds Auction Sale	100.66	304.96	
1945 January 3	Cheque to you	1,269.99		
1946 February 20	Proceeds Auction Sale		4.88	
February 26	Proceeds Auction Sale		.73	
1947 January 11	Cheque to you	5.61		
		<u>\$1,613.56</u>	<u>\$1,613.56</u>	

HTL

Accounting Department
March 1st, 1948

8277

1st April, 1949.

Miss Kazuo NODA,
Regn. No. 06552,
140 Wells Street,
Toronto, Ontario.

Dear Madam:

We duly received your letter of the 28th
January, and in reply wish to advise you that one parcel
containing photos and a picture, which were listed in your
name, was forwarded to you prepaid on the 24th March, 1949,
via Canadian Pacific Express.

When said parcel is received by you, please acknowledge
receipt of same for our records.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ:HA

8277

6th May, 1949.

Miss Kazuo NODA,
Regn. No. 06652,
140 Wells Street,
Toronto, Ontario.

Dear Madam:

We wish to advise that two parcels containing two silver trophies which were listed in your name, were forwarded to you prepaid on the 4th May, 1949, via Canadian Pacific Express.

When said parcels are received by you, please acknowledge receipt of same for our records.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ:HA

File No.
8277

ANALYSIS OF
CLAIM

August 31, 1948

REAL PROPERTY
SECTION

(Miss) Kazuo NODA,
Reg. No. 06552

320 Alexander Street,
Vancouver, B.C.

Catalogue #5

Kazuo NODA makes claim for (Gross) as
follows:-

Land	-	\$800.00	-	4800.00
Improvements	-	<u>4000.00</u>		
Sales Price (Gross)			1000.00	

Appraisals-

(a)	Johnson, Reeve & Watson	-1000.00
(b)	Pembertons	800.00

Tenders -

(a) Pembertons -1000.00 and acceptance
(Sophia Horner)

(b) Campbell & Pemberton-1000.00 and rejection

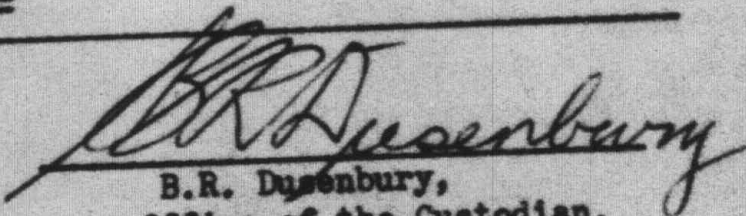
Acceptance of tender (a) - 1000.00

Assessed Value 1944

Land	-	750.00
Improvements	-	<u>700.00</u>
		\$ <u>1450.00</u>

RECAP:

Gross amount of Claim	-	-	\$4800.00
" " " sale	-	-	<u>1000.00</u>


B.R. Dusenbury,
Office of the Custodian.

1.
IN THE MATTER OF THE "INQUIRIES ACT"
PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

HIS HONOUR, JUDGE H. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 25, 1943.

IN THE MATTER OF THE CLAIM OF

(MISS) YASUKI KODA

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.

appearing for the
Dominion Government.

R. A. BENT, ESQ.

appearing for the
Claimant.

A. SMITH, ESQ.,

Secretary.

D. J. HANFORD, ESQ.

Official Interpreter.

A. G. VEITCH, ESQ.,

Official Reporter.

K. Noda,
Dir. ex.

MISS KAZUO NODA, the claimant herein, being
first duly sworn, testified
as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Miss Noda, is that your signature?

A. Yes.

Q. And was that form prepared upon your
instructions? A. Yes.

Q. And do you swear the contents of it are true?

A. Yes.

MR. BEST: I am submitting as Exhibit 1 the
particulars of Real Estate Other than Farm Land.

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

MR. BEST: I just drew to the attention of the
Commission that there is a note on this claim that
the house was purchased by the Claimant's father
in 1937 and transferred to his daughter, the claimant,
February 3, 1945. With my friend's permission I will
put the mother in the box, who is much more familiar
with the property than the girl. It was obviously
transferred to the girl just before evacuation.

MR. CHRISTIE: I may wish to cross-examine
the girl claimant a little later after the mother's
testimony. There is that reservation.

THE SUB-COMMISSIONER: Very well.

MR. BEST: Q. Is that your signature?

A. Yes, sir.

Q. And was that form prepared upon your
instructions? A. Yes, sir.

Q. And do you swear the contents of it are

Q. Yes, sir.

MR. HODG: I submit as Exhibit 2 the Personal
Chattels claim form.

(PARTICULARS OF PERSONAL CHATTELS, MARKED
EXHIBIT No. 2)

Q. I understand that prior to evacuation
you lived at 530 Alexandre Street, Vancouver?

A. Yes, sir.

Q. And it was that house which your father
conveyed to you just prior to evacuation?

A. Yes, sir.

Q. And that was the house of which you are
claiming now?

A. Yes.

Q. I take it that these goods for which you
are claiming, the Personal Chattels and furniture,
etc, were in the same category; they were actually
goods which were owned by your mother and father but
transferred over to you and consequently you are now
claiming as owner?

A. Yes, sir.

Q. I think that is all at the moment, MR.
HODG.

MR. HODG HODG, being first duly sworn,
testified as follows:

MR. CHRISTIE: I will have to put in the
J.P. form signed by the claimant. There are quite a
few things on which I may have to cross-examine the
claimant.

Mrs. K. Noon,

MR. HUNT: We can recall the claimant at this point at my friend's request, or at any time.

THE SUB-COMMISSIONER: Would you rather do it now?

MR. CHRISTIE: I will wait but I do want the daughter to stay here.

DIRECT EXAMINATION BY MR. HUNT:

Q. Mrs. Noon, you are the mother of the claimant? A. Yes.

Q. And, your husband bought this house at 222 Alexander Street in 1927. Is that correct?

A. Yes.

Q. And can you confirm the fact that he paid \$3,500. for it at that time?

A. Yes. We had the title.

Q. And apparently immediately after purchasing the house you spent \$500. on repairs and additions. According to your claim you built a new cement sidewalk?

A. Yes. We built a cement walk and small storage house.

Q. I see. And I think there is a little error here; when you say you put up a new fence on four sides I imagine you meant three sides? There was not a fence in front of the house, or was there?

A. Yes. There was a fence set on the front, yes.

MR. CHRISTIE: I am tendering as Exhibit B a photo of the property.

(PHOTOGRAPH OF CLAIMANT'S PREMISES,
MARKED EXHIBIT NO. 3)

5
Mrs. E. E. Egan,
H.P. 22.

1
2 Do you see a fence?

3 MR. EMMET: It looks like a stone wall to me, but
4 I guess that is wood.

5 Q. Is that a picture of your house?

6 A. Yes.

7 Q. And is this the fence in the front of the
8 house? A. Yes.

9 Q. It is really a solid wooden wall?

10 A. Yes.

11 Q. And you built that fence or wall in 1927,
12 after you bought the house?

13 A. Yes.

14 Q. Well now, do you know just what was involved
15 in rebuilding the foundation of the house in 1930 at
16 a cost of \$2000?

17 A. Yes. Some of the posts had rotted and we
18 put in cement blocks and did some raising.

19 Q. Did you put cement blocks all around the
20 house?

21 A. Yes. The cement blocks were here and there
22 all throughout the foundations, and new posts, new wooden
23 posts were put in.

24 Q. I see.

25 MR. CHRISTIE: I put in as Exhibit 4 the Tax
26 Statement for the year 1944 in which the assessment
27 is noted. The assessment is noted as being \$1,400.

28 (TAX STATEMENT, 1944, MARKED EXHIBIT No. 4)

29 And I am filing as Exhibit 5 the appraisal
30 of firm of all, Johnson, Reeve & Watson, dated

Mrs. K. Dean,
MRS. J. J.

July 19, 1943. The appraised value is \$1,000.

On October 18, 1943, the appraisal of Pemberton Realty Corporation Limited, and their appraised value is \$200. I tender these as Exhibit 3.

(TWO APPRAISALS, MARKED EXHIBIT No. 5)

Mr. JEST: Q. The appraisal of Pemberton states that the house is in a very run-down condition. That was made in October 1943. When did you leave the house? A. May 1943.

Q. What do you say about the general condition of the house at the time you left it?

A. There was nothing wrong with the house about the time we left. The fence might have needed a little repairing but the house, itself, was in good condition, sir.

Q. Do you know how old the house was?

A. I do not know.

Q. You would not have any idea how old it was when you bought it in 1937?

A. No.

Q. I see. Could you tell us about this offer of \$4,000 made in 1943 for \$4,000? Was that made to yourself or to your husband, or to your daughter? I take it that your husband owned the property in 1943?

A. Mr. Kachyo was quite an old friend of the family and the talk was between him and my husband, but, because of the children and the various other circumstances, I did not wish to sell at that time.

Q. You know as a fact that Mr. Kachyo offered

1 to pay \$4,000. for the house?

2 A. Yes. The offer was for \$4,000. but we
3 refused to sell at that time.

4 Q. And do you know whether it was a cash
5 offer or whether he wanted them to take a large
6 mortgage back?

7 A. If we had been willing to sell he was
8 prepared to pay cash, he had plenty of money.

9 Q. I see. Now, apparently you left all your
10 furniture and personal goods in the house?

11 A. Yes.

12 Q. And, there is one rather large item
13 of which apparently the Custodian had no record. I
14 refer to a dinner set for six for which you claim
15 \$119. Was that a set of dishes?

16 A. Yes. It was a set for 12 people.

17 Q. It was a set for 12 people?

18 A. Yes.

19 Q. And, how old was it?

20 A. It was bought about three years before
21 cremation and had hardly been used.

22 Q. Where did you buy it?

23 A. At the Hudson's Bay Company.

24 Q. In Vancouver?

25 A. Yes.

26 Q. Do you know the type? Was it English
27 bone china, or what?

28 A. It was English china, but I do not know
29 whether or not it was bone or any other in particular.
30

2
Mrs. E. Hahn,
Ex-101.

1 Q. How long had you had these, this two-burner
2 gas plate? A. About five years.

3 Q. About five years. Had it been used
4 constantly prior to evacuation?

5 A. No. We had another stove at the time
6 and we used to eat there most of the time, so the two-
7 burner gas plate was not used very much.

8 Q. Now, about this five-piece bedroom suite,
9 which you value at \$500, how long had you had it?

10 A. About 10 years. Maybe only about seven
11 or eight years.

12 Q. And according to your claim here you
13 paid \$425. for it. Is that correct?

14 A. It had belonged to the Consul. He was
15 going home and he asked us if we would like to buy it.

16 Q. And you paid him \$425. for it?

17 A. Yes. He is said to have paid about \$400.
18 for it.

19 Q. In respect of this three-piece chesterfield
20 suite which was apparently purchased at the same
21 time for \$575., was that purchased from the Consul,
22 too?

23 A. That was purchased at Spencer's Department
24 store.

25 Q. In respect of this Japanese mandolin, for
26 which you are claiming, where did you purchase it?

27 A. In Japan.

28 Q. I see. How long ago?

29 A. About three years prior to evacuation.
30

Mr. E. H. H. H.
Bar. H. - C. H. H.

Q. And can you tell us in Canadian money
how much you paid for it? A. Yes. About \$20,
in Canadian currency; I think about 200 Yen, Japanese.
Q. All right, thank you.

MR. CHRISTIE: I am tendering as Exhibit 6, the
Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE, MARKED
EXHIBIT NO. 6)

I am tendering as Exhibit 7, two tenders,
one from Pemberton Realty Corporation Limited, dated
July 28, 1944 and it is in the amount of \$1,000.

The second one is dated July 28, 1944, from
Campbell & Pemberton in the amount of \$1,000.

I will file these as Exhibit 7.

(TWO TENDERS, MARKED EXHIBIT NO. 7)

THE SUB-COMMISSIONER: That is for the Real
Property?

MR. CHRISTIE: Pardon, your honour?

THE SUB-COMMISSIONER: That is for the Real
Property?

MR. CHRISTIE: That is for the Real Property,
your honour.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. This house was located in an industrial
district along the waterfront? A. Yes. It was
close to the waterfront. There were lots of Japanese
houses in the district.

Q. Now, it was an industrial district?

A. Yes; industry.

Q. And, was there any basement?

A. Just a space for the furnace.

Q. What was it, dug out of earth?

A. Yes. That was cut out of the ground.

Q. What do you say about the plaster upstairs
being broken?

A. It was not broken at the time we evacuated.

Q. In respect of this offer which you had
from Mr. Kashiya, did you receive the offer in writing?

A. No. He was an old friend. It was just by
word-of-mouth.

Q. Was the offer made to you or to your
daughter, who is the owner?

THE SUB-COMMISSIONER: The daughter was not
the owner then.

MR. BENT: The husband was the owner then.

THE SUB-COMMISSIONER: The offer was in 1940.
It was transferred in 1942.

MR. CHRISTIE: On the Certificate of Encumbrance
is it 1942?

THE WITNESS: The offer was made to my husband.

Q. Were you present when the offer was made?

A. Yes.

Q. Do you give any reason why it was not
accepted?

A. We had several children and
it was close to school and we wished to keep it
ourselves. We did not wish to sell.

1 Q. Was this item of \$200. for a foundation
2 for posts?

3 A. That also included the cost of some plaster
4 for the ceilings. Some of the plaster from the ceilings
5 had fallen.

6 Q. This is for rebuilding; you are including
7 some other things in it?

8 A. No. It included some painting and repair-
9 ing and ceiling plaster.

10 Q. \$200.? I think you must be in error there.

11 A. The painting was done afterwards but this
12 was for the posts and the cement blocks.

13 Q. Where were the cement blocks? The appraiser
14 says that it was on posts. Were there any cement
15 blocks under the house?

16 A. The posts were mounted on cement blocks,
17 square cement blocks.

18 Q. Let us see the appraisal. Were these
19 posts which you put in, in 1930, entirely new then?

20 A. Yes. They were new wooden posts mounted
21 on the new cement blocks, because they had rotted at
22 the bottom.

23 Q. How much of that \$500. was ^{for} decorating the
24 interior?

25 A. Well, we made repairs to the toilet and
26 put a four-foot sunporch around one part of it.

27 Q. To how much did that amount?

28 A. Including the repairs to the toilet and
29 the building of the sunroom and the redecorating,
30

1 everything together was \$500.

2 Q. Can you break it down for us at all?

3 How much was for the roof and how much was for the
4 cement walk? A. I do not remember. That was the
5 amount of the cheque at that time for the whole thing.

6 Q. You said this was the amount of the cheque.
7 Did that go to one person?

8 A. No. It was for three or four different
9 cheques. This was the total of three or four different
10 cheques, one for the paper hanging, one for the
11 painter and one for the carpenter and somebody else.

12 Q. Was this \$200. for the painter or did
13 your husband paint the house?

14 A. Yes. That was done by a painter named
15 Kobayashi.

16 Q. To whom was this house rented?

17 A. About three months after I was evacuated
18 to Mr. Hodge's servant.

19 Q. What was his name?

20 A. I think the name of the person in the house
21 was Kojima, a servant of Hodge's, but we received
22 the rent from Hodge.

23 Q. Have you any knowledge of a George Dodds
24 as tenant?

25 A. He was in there just looking
26 after our things. He was paying no rent.

27 Q. Were the goods left in his care?

28 A. Yes. He was just watching our things for

29 us.

30 Q. That hardly answers my question. Were

15
Mrs. L. Doda,
CP. ex.

1 the goods left in the house with Mr. Doda, in his
2 custody when you evacuated the property?

3 A. Yes.

4 Q. How old was this wicker arm-chair which
5 you estimate at \$50., and which was sold for \$3.?

6 A. It was about a year or so old. It was of
7 woven wire.

8 Q. Of woven wire?

9 A. Apparently it was
10 not wicker.

11 Q. Of what kind of material was this bedroom
12 suite? Was it walnut or mahogany, for which you
13 say you paid \$425.?

14 A. It was hardwood.

15 Q. Hard wood. That covers a multitude of
16 sins. What kind of hardwood?

17 A. I do not know what kind it was but it was
18 very good.

19 Q. Well, of what was the chesterfield suite?
20 Of what kind of wood was it made?

21 A. That was not made of wood.

22 Q. It must have been partly made of wood.

23 THE SUB-COMMISSIONER: If she did not know what
24 the bedroom suite was made of she would not
25 know of what the chesterfield suite was made.

26 MR. CHRISTIE: She estimates it at \$300., and
27 is selling for \$25. There is, evidently, something wrong
28 somewhere. There is a great disparity there.

29 THE SUB-COMMISSIONER: Yes.

30 MR. CHRISTIE: Q. With what was it covered?

1 A. A brown sort of plush material.

2 Q. What was its condition?

3 A. It was in good condition. There was
4 nothing wrong with it.

5 Q. Where were these dishes, the dinner set
6 for six of which the Custodian has no record? Where
7 was it left?

8 A. It was in the cupboard in the kitchen.

9 Q. And, was Mr. Dodds to have the use of it?

10 A. He was living by himself. He would not
11 need to use it.

12 Q. Was he not living in the house?

13 A. He was living in the house by himself.
14 He was single.

15 Q. My information is that he was to have
16 the use of certain of these chattels. Is that correct
17 or not correct?

18 A. Yes. It was all right for him to use the
19 furniture, such things as the safe and that kind of
20 thing.

21 Q. I think that is all. I will have to
22 bring back the other witness.

23 THE JUD-COMMISSIONER: Q. In respect of the
24 furniture and dishes and so on, were they left in
25 their places in the house or were they all stored in
26 one part of the house?

27 A. The dinner set was left in boxes in the
28 cupboard in the kitchen, the bedroom suite was
29 put in a room upstairs.
30

15
Mrs. L. Noda,
Ex. - Ex.
Mrs. L. Noda,
Ex.

1 Q. The room in which it was used. Was it
2 still all set up ready to use?

3 A. No. It was all packed up.

4
5 RE-EXAMINATION BY MR. BEST:

6 Q. You told, I believe, previously that the
7 \$300. paid for rebuilding the foundation was paid
8 for cement blocks and raising the house. Was it
9 necessary to have the house raised to put in these
10 new foundation blocks? A. Yes.

11 Q. I see. That is all, thank you.

12
13 MRS. KAZUE NODA, resumed.

14 MR. BEST: She has already been sworn.

15
16 CROSS-EXAMINATION BY MR. CHRISTIE:

17 Q. I produce a J.P. Form dated May 9, 1942.
18 That is your signature? A. Yes.

19 Q. Now, on this statement of personal property
20 owned you say: "Located at 320 Alexander Street,
21 Vancouver, B.C., a will be left in care there
22 by Mr. Geo. Dadds, 392 Powell Street, Vancouver,
23 B.C. 3 pce bedstead, 1 gas stove, 3 chairs,
24 key given to Geo. Dadds, 3 pce Chesterfield,
25 1 rug, picture frames, 1 table, 1 coal stove,
26 kitchen utensils, 1 safe, 3 sofas and for his
27 use."

28 Did you mean that all these chattels were for his
29 use?

30 A. Well, I exactly do not know because mother

1 and dad talked to him about these things.

2 Q. You signed the claim here and you are
3 making a statement here. Did you sign a claim without
4 knowing what you meant there?

5 A. Well, they told me ---

6 THE SUB-COMMISSIONER: Q. Who told you?

7 A. My mother and dad.

8 MR. BENT: Actually she was a minor at the
9 time, 15 years old, at the time she signed it.

10 MR. CHRISTIE: I am filing the J.P. Form as
11 Exhibit B.

12 (J.P. FORM, MARKED EXHIBIT NO. B)

13 Q. I want to show you a further list here:
14 "Inventory of Furniture left at 330 Alexander
15 Street."

16 Is that your signature? A. Yes, sir.

17 Q. And, dated October 30, 1942. Is there
18 anywhere on the list those dishes which you valued at
19 \$115.7? Would you look over the list?

20 A. I do not see it there.

21 Q. You do not see it there. Did you forget
22 about it at the time?

23 A. Well, that would be up to my mother.
24 She took care of those things. I just signed. I did
25 what I was told, that is all.

26 Q. You received a letter, this inventory
27 from the Custodian and the Custodian wanted to make
28 sure and the Custodian asked you to sign that and
29 you signed that as being all the goods left there.

30 Is that correct? A. Yes, sir.

17
Miss E. Dods,
Gr. 22.

THE SUB-COMMISSIONER: Q. How old are you?

A. I am 24 now.

MR. WEST: The J.P. Form shows her age as being 18 at that time.

MR. CHRISTIE: Q. I do not suppose you would know Mr. Dods's signature? A. No.

MR. CHRISTIE: I am filing this inventory dated October 27, 1942, signed by the claimant and also an inventory which is the same as the other one, signed by the tenant, George Dods and in pencil down here is October 22, 1942.

I tender that as Exhibit 9.

(TWO INVENTORIES, MARKED EXHIBIT NO. 9)

Q. In your claim you list about 100 items instead of the 11 items which were in this J.P. Form. How did you make that up, referring to this list of 100 items?

A. I am sure I do not know. My mother ---

MR. WEST: She obviously did it from the stuff to your knowledge you sold.

MR. CHRISTIE: Q. Would it be a fair statement that you made up your claim list from the goods which were sold at auction?

A. I am afraid I do not know.

Q. You do not know? A. No.

Q. I am filing as Exhibit 18 the auctioneer's sheets, which I have gone through, and which have been checked by the Custodian which seem to be the same as her claim list. Evidently the claim was made

up from the goods sold at auction. It will be
Exhibit 13.

(AUCTIONEER'S SHEETS, MARKED EXHIBIT NO. 10)

Q. Did you have shipped to you the following
goods? Two willow cages, one wooden cage and one
bamboo
sewing bench? Do you receiving those by shipment?

A. No, I do not know. I do not remember.

MR. HEST: It may be on this list.

MR. CHRISTIE: There is a bench there but I
do not know what kind of bench.

MR. HEST: They only value it at one dollar.
I do not know whether it would be the same.

MR. CHRISTIE: Q. I am showing you a telegram
dated October 12 to Mr. Charlie Moore. It says:

"Can you get a better price on last offer name
your own price on bedroom suite if wanted."

Did you send that telegram?

A. My mother did.

Q. It is signed "E. Noda."

A. The initials are the same.

Q. Do you know anything about it?

A. Yes, sir.

Q. Which bedroom suite was it?

A. I am not sure which one it is, but I think
it is the five-piece bedroom suite.

Q. Was it the five-piece bedroom suite which
you bought from the Japanese Consul?

A. I cannot say.

MR. CHRISTIE: You are not claiming for the

same?

19
H. M. K. PUGH,
C. M. A.

1 MR. HEST: No. The only thing there is any
2 dispute about is these dishes. The Custodian sold
3 all the rest of the stuff.

4 MR. CHRISTIE: I am filing this, these two
5 documents as one exhibit, Exhibit 11. One is a
6 telegram; the other is a letter dated September 18,
7 1942 from W. G. Moore to the Custodian.

8 (TELEGRAM AND LETTER, MARKED EXHIBIT NO. 11)

9 I think that is all, thank you.

10 THE SUB-COMMISSIONER: Anything more, Mr.

11 Hest?

12 MR. HEST: No, your honour, thank you.

13
14 MR. CHRISTIE: I have certain exhibits to
15 file, your honour.

16 I am tendering as Exhibit 12 the Real Estate
17 Summary and the Personal Property Summary.

18 (REAL ESTATE SUMMARY & PERSONAL PROPERTY
19 SUMMARY, MARKED EXHIBIT NO. 12)

20 I am tendering as Exhibit 13 the Analysis of
21 Personal Property claim.

22 (ANALYSIS OF PERSONAL PROPERTY CLAIM,
23 MARKED EXHIBIT NO. 13)

24 I think that concludes the exhibits.

25 It is submitted, your honour, that the real
26 property was sold at its fair market value.

27 It is submitted that these articles of Personal
28 Property which were sold at auction were sold at their
29 fair market value.

30 It is submitted that the Custodian is not
entitled to Japanese Damagians for property lost,
to verify the foregoing is a true copy
of the evidence heard on the within claim.

W. M. K. PUGH

File No.
8277

DEFENSE BRIEF

(Miss) Kazuo NODA,
Reg. No. 06552

File #8277

Claim No. 1166

Toronto, Ont.
Oct. 25/48
Claim #1166

*Case 1166
File 8277*

REAL PROPERTY CLAIM - GROSS -

Gross Claim
\$4800.00 Total
original and
Revised Claim
Exhibit #1

Appraisals
\$1000.00
Johnson, Reeve & Watson
\$ 800.00
Pambertons
Cat. #5

Sold for
\$1000.00
at
Tender.

Witnesses:

1. D.W. Reeve,
Appraiser.
2. W.G. Moore
Appraiser,
3. F.G. Shears,
re appraisals
and
Tenders.

Submissions:- Lot 25 x 122.

The appraisal by Johnson, Reeve & Watson indicates these premises are very unattractive and in poor condition, also "expensive excavation to street level" required.

The appraisal of Pemberton indicates a "very run down condition" Most of "Improvements" as shown on Exhibit #1- would be for "repairs and replacements".

Some relative figures are noted:-

Claimant's Purchase Price 1927	Claimant's Improvements 1927 to 1933	Claimant's Claim Value	Assessed Value 1944	Sale Price 1944
\$3650.00 Exhibit #1	\$900.00 Exhibit #1	\$4800.00 Exhibit #1	\$1450.00 Exhibit #4	\$1000.00

Taxes, 1944- \$59.19

PERSONAL PROPERTY CLAIM - GROSS -

Gross Claim
\$1668.50 Total
Original and
Revised Claim
Exhibit #2

Appraisal

Sold for

(a) \$1558.50

N11

\$ 383.00
at
Auction

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Kasue NODA,
Reg. No. 06552

- 2 -

Claim #1166

(b) \$110.00

Nil

No record at any
time.

\$1668.50
as above

Exhibit #13

Witnesses:-

1. W.G. Willard
Auctioneer,
2. Wm. Wills,
Staff,
3. D.A. Smith
Staff,

Submissions:-

Memo to Government Counsel, dated Aug. 31/48
details the situation, and the transcript
mentioning where certain articles were
purchased, etc. does not seem to alter what
has been said.

The
5 piece bedroom suite - \$350.00
and 3 piece chesterfield - 300.00
are the two articles of highest value in the
Claim. Nothing is shown other than the
Auction price received.

In regard to the "dinner set for six",
see p.7- lines 13-19 inc. of Transcript.
The Claim as shown Exhibit #13 is "dinner set,
of six" whereas above transcript reference
shows that claimant now says it was for 12
people. This would make some difference in
value.

As the Claim is in relation to the
articles sold at Auction, the fact of his
having left many of them in care of and for
use of a Mr. Dodds, tenant, does not seem to
make much difference as only one item of the
Claim shows "no record at any time".

February 10, 1949

BRD/DD.

File No.
8277
Kazuo NODA,
Reg. No. 06552

- 3 -

Case #1166

<u>Summary of Defense Witnesses</u>	<u>Where required</u>	<u>Summary of Documents to be filed</u>	<u>Witness Proving same</u>
D.W. Reeve	Appraiser Realty		
W.G. Moore	Appraiser Realty		
F.G. Shears	re appraisals and Tenders		
W.G. Willard	Auctioneer Chattels: abandoned		
Wm. Wills	Auctions Chattels		
D.A. Smith	Auctions Chattels: Abandoned		

BRD/DD.

February 10, 1949

Name of Claimant **WODA, Kazuo**Case **1166**Custodian File **8277**

<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			
1000	50.00 12.50										62.50
<u>PERSONAL PROPERTY</u>											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column				
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>											30.30
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				
908.50	282.00	84.60									84.60
TOTAL RECOMMENDATION											177.40

8277

November 3rd, 1950.

Mrs. Kazuo NODA,
164 Cambridge Ave.,
Toronto, Ontario.

Dear ~~XXXX~~ Madam:
SIR:

Re: Japanese Property Claims Commission

Case No. 1166

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 ... \$177.40.

Cheque in your favour is enclosed for \$133.05
and we have paid the Co-Operative Committee .. \$ 44.35
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.