Name of Claimant MINAKAWA, Katsuo Case 189

Custodian File 7386

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		1000.	100.	.00 12.50							112.50

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear					
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column

NETS

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	

MISCELLANEOUS CHATTELS

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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
188.71	96.85	29.05	51.24%	78.50	40.22	Special		51.00 69.27

TOTAL RECOMMENDATION	232.77

CASE NO: 189

JAPANESE PROPERTY CLAIMS COMMISSION

Vernon, B.C.,

April 21, 1948

IN THE MATTER OF THE CLAIM OF

KATSUO MINAKAWA

PROCEEDINGS AT HEARING

Original

CASE NO: 189

IN THE MATTER OF THE "INQUIRIES ACT"

PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

Vernon, B.C.

April 21, 1948

IN THE MATTER OF THE CLAIM OF

KATSUO MINAKAWA

PROCEEDINGS AT HEARING.

APPEARANCES:

D.S. McTAVISH, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.
T.J. MARRION, Esq.,	Secretary to Vernon Sub-Commission.
G.N.R. UPTON, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

MR. McMASTER: Katsuo Minakawa, it is on the second page on the right-hand side, under No. 204.

THE COMMISSIONER: You want that numbered, then, 189?

MR. McMASTER: Yes, your honour.

KATSUO MINAKAWA, the Claimant herein, having first been duly sworn, testified through the official interpreter as follows:

MR. McMASTER: I would apply to amend the claim in this case, your honour, to reduce the value of land and improvements to $3,000.00; the custodian sold it for $1,000.00, making the net claim $2,000.00: and to amend the chattel claim to a total chattel claim of $355.00. There is a credit to the Custodian of $45.15, leaving a net claim of $309.85 on the chattels.

DIRECT EXAMINATION BY Mr. McMASTER:

Q: Witness, did you instruct Mr. Leckie to prepare this statement with regard to the real property with respect to which you are making a claim?

A: Yes.

Q: Would you be good enough to sign it, please?

A: (Witness complies)

Q: Are the contents of that statement true to the best of your knowledge and recollection? A: Yes.

MR. McMASTER: I ask to file that as Exhibit No. 1.

STATEMENT MARKED EXHIBIT No. 1

MR. McMASTER: Referring to Exhibit No. 1, your honour, it is a vacant piece of land at Alert Bay in the business section on the main street next to the Alert Bay Hotel. The claimant states that in 1941 on

on October 15th, he paid $1,000.00 for the land and that he did certain scraping and levelling and excavating which cost about $650.00. He states that it was his intention, had he not been evacuated, to erect on the site a good class building to be operated as a rooming house. He states in the statement that in the summer of 1941 a Mr. Oki, who operated grocery stores in Vancouver, came to see him at Alert Bay and offered him $4,000.00 for the lot. He says that he knew that he had made a very good buy and the lot had real value, but having already made his plans for development and the erection of the rooming house, he refused to consider the offer. He planned to have two store fronts and a poolroom behind on the main floor of the proposed building. He believes that the property was worth at least $2,000.00 in August 1944 when the Custodian sold it.

Q: Witness, did you instruct Mr. Leckie to prepare this statement with regard to the personal chattels with respect to which you are claiming? A: Yes.

Q: Would you be good enough to sign it, please?

A: (Witness complies)

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I would ask to file that statement as the next exhibit.

(STATEMENT MARKED EXHIBIT 2)

I would ask my friend if he would be good enough to produce a letter addressed to the Custodian from

one Baxendale dated March 6, 1944?

(Handed to Mr. McMaster)

I produce a letter from the Custodian's file dated March 6, 1944 from Alert Bay, B.C., purporting to be signed by H. Baxendale, addressed to the Custodian's office, Mr. Green, re this claimant, which reads in part as follows:

"Some time ago I wrote you that the shed and building at Alert Bay was being torn down and that I had to make some other arrangements to store the above man's effects. There was a barber chair, heater, pots and pans, large mirror and a toilet bowl and sink."

I think that is the main portion I wish to refer to specifically.

(LETTER MARKED EXHIBIT NO. 3)

Would my friend admit that Baxendale was the agent of the Custodian?

MR. McTAVISH: That is filed on my behalf, is that correct?

MR. McMASTER: That is all right with me. Are you prepared to admit that Baxendale was the agent of the Custodian at Alert Bay?

MR. McTAVISH: I can't answer that; I don't know, your honour.

MR. McMASTER: Does my friend wish me to file the claims analysis?

MR. McTAVISH: Yes.

MR. McMASTER: I file on behalf of the crown the Custodian's analysis of personal property claim as the next exhibit.

I would like to draw attention to the remarks on that, your honour, in the right-hand column with reference to the vacuum cleaner. It states that the vacuum cleaner was not declared on the J.P. form, and a later declaration of its existence, which also shows on here to have been made on November 16, 1942 by a letter from the claimant to the Custodian, in a friend's home was not noted in the latter's file, and the file is file 1604, Tsuruzo Kawaguchi, deceased, with the result that auction proceeds, $51.00 gross of this article were credited to latter's estate which has been distributed.

Q: Witness, did you know Tsuruzo Kawaguchi?

A: Yes.

Q: And did you leave your vacuum cleaner at his premises?

A: Yes.

Q: And you advised the Custodian of that fact in a letter of November 1942? A: I am not quite certain, but I think I did.

Q: Well, the Custodian said he did; he doesn't deny it, is that right? A: Yes.

Q: Do you know that Kawaguchi has since died?

A: Yes.

Q: And did you ever receive any monies from Kawaguchi or from any of the persons who shared in his estate from the sale price of this vacuum cleaner?

A: No, I haven't received anything.

MR. McMASTER: With respect to the Custodian's claims analysis, the last exhibit, I would also draw attention to the inventory by Baxendale which is set out

in that analysis.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 4)

MR. McMASTER: Your witness.

MR. McTAVISH: It is submitted, your honour, that the real property was sold for its fair market value. It is submitted that the chattels sold were sold for their fair market value. It is submitted that the prices claimed by the claimant for the chattels not sold are exhorbitant. It is further submitted, your honour, that some of the chattels claimed for by the claimant were never disclosed to the Custodian and he had no notice of them.

Is my friend prepared to admit the assessed value of the poperty?

MR. McMASTER: As at 1944, according to the assessment notice, $500.00.

MR. McTAVISH: That is correct.

Your honour, with regard to appraisal on this property, it was part of a collective appraisal made by A.M. Wastell. Is my friend prepared to allow this extract from the collective appraisals to go in, subject to its later --

MR. McMASTER: For what it is worth.

MR. McTAVISH: For what it is worth, yes. I put that extract in as Exhibit 5, your honour.

(EXTRACT FROM APPRAISAL MARKED EXHIBIT NO. 5)

Now, on this extract, your honour, the property is described as follows: "This lot is in the business portion of the village on the front street. No property similarly situated in the village has sold

for over $500.00 per lot. The owner has excavated a portion of the lot about 60 feet wide by 50 feet deep at a cost of approximately $100.00. The real value would not be over $600.00."

MR. McMASTER: Is my friend not going to read further?

MR. McTAVISH: Does my friend want me to finish it?

MR. McMASTER: Yes.

MR. McTAVISH: "Should this property be sold and used as at present appears, as a machine shop and boat-building establishment, interested property holders adjacent might place a greater value on it and buy to protect themselves from this hazard, but any such enhanced value would cause an assessment increase of all properties in the vicinity which would work a hardship on these property holders. The value as now set is all this property can be expected to bring under conditions here for a very considerable time."

CROSS EXAMINATION BY MR. McTAVISH:

Q: Witness, how many Japanese lived at Alert Bay?

A: At the time of evacuation?

Q: Yes, at the time of evacuation.

A: Just one other family besides myself.

Q: And how many white people lived at Alert Bay at that time? A: I think a little less than one thousand.

Q: Is that in the village itself or in the village and surrounding area? A: Yes, in the neighbourhood.

Q: In the neighbourhood. At any time had a greater num-

ber of Japanese than two families ever lived there?

A: There was another family before.

MR. McTAVISH: Your honour, with regard to the personal property claimed for, the barber chair, for which $100.00 is claimed was sold at auction for $11.00; the totem pole, for which $7.50 is claimed was sold at auction for $4.00; the porcelain toilet bowl, for which $30.00 is claimed was sold at auction for $21.00; the sink and trap, for which $15.00 is claimed, was sold at auction for $5.00; the heater stove and pipe, for which $12.50 is claimed, was sold at auction for $4.00.

Q: I produce the J.P. form. Would you ask the witness to identify his signature on that?

A: Yes, I signed this.

MR. McTAVISH: Yes. I draw your attention to the J.P. form. In the "Statement of Personal Property Owned" is "Only empty float and house" listed. I file that as Exhibit 6.

(J.P. FORM MARKED EXHIBIT NO. 6)

MR. McTAVISH: That is all, your honour.

RE-DIRECT EXAMINATION BY Mr. McMASTER:

Q: Witness, was Alert Bay a center for loggers and fishermen who live in and about the inlets at the north end of Vancouver Island?

A: A number of them came from the different areas around Alert Bay.

Q: Does he know what the rooming house facilities in Alert Bay were at the time of his evacuation?

A: There was no rooming house, but there was a hotel.

Q: Just one hotel? A: There were two hotels.

Q: And when these loggers and fishermen stopped in at Aler Bay, did they usually stay for a day or two, or would they stay for a week or more?

A: The fishermen used to come in on holidays, but the loggers used to come in regularly at all different times.

Q: Yes. Now, in the appraisal report, or the extract from an appraisal report that my learned friend has filed, the appraisor stated that it appeared that this property was going to be used as a machine shop and boat-building establishment. When you left Alert Bay, was there anything on the property that would indicate or suggest to any reasonable person that the property was going to be used for those purposes?

A: There was no intention on my part to make any boat-building establishment or machine shop, but there was another man named Kawaguchi who had intentions of that sort, who was a boat builder.

Q: Had intentions to do what?

A: To erect a boat building establishment.

Q; On his property?

A: This man Kawaguchi intended to make a boat-building establishment, but as he was not permitted to do so, I bought it.

Q: That is the man you bought from? A: Yes.

Q: And you paid him $1,000.00? A: Yes.

MR. McMASTER: That is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.

Gordon Hambleton

G. Hambleton
Official Reporter.

10

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

J Archibald

Sub-Commissioner.

20

30

NOV 28 1947 CASE No 189. NOTIFIED

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.

7386 ACKNOWLEDGED

24

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

(1) NAME MR. MINAKAWA KATSUO (RCMP) Reg. No. 09855
(Print) Surname Given Name

(2) Pre-Evacuation Address ALERT BAY, B.C.

(3) Present Address C/O P.O. BOX 87, VERNON, B.C.

(4) REAL ESTATE

(a) Street Address (if any) ALERT BAY, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT 2, SECTION 53, RUPERT DISTRICT
4192

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

~~(i) Farm~~
(ii) Residence Type of business BARBER SHOP.
(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.) SOLE OWNER.

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

(i) Land - - - - - - - - - - - - - - - - - $ 6400.00
(ii) Buildings - - - - - - - - - - - - - - - $ 360.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - IMPROVEMENT ON LAND $ 650.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 7410.00 1140.09
(v) Amount at which Custodian sold property and credited your account - - $ 6269.91
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
ALERT BAY, B.C. & VANCOUVER, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
HOUSE & INAMOTO TRANSFER CO. 200 Block, Powell St., Van., B.C.

(c) How stored or packed at time of evacuation
SOME PACKED & OTHERS UNPACKED.

(over)

(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") c/o T. KAWAMOTO, ALERT BAY B.C. IN THE MACHINE SHOP OF JORGENSEN, ALERT BAY B.C. ONE "SAFE" @ 200 Block Powell St. VANCOUVER, B.C. (NAME?)

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

1.	SAFE & IRON TO TRANSFER	Estimated Value $	150.00
2.	BARBER EQUIPMENT @ JORGENSEN	Estimated Value $	500.00
3.	KITCHEN EQUIPMENT @ KAWASHIMA	Estimated Value $	400.00
4.	VACUUM CLEANER (NEW) "	Estimated Value $	125.00
5.	BOOKS, DICTIONERIES, PAINTINGS	Estimated Value $	300.00
6.	FLOOR CLEANER (NEW)	Estimated Value $	10.00
7.	TOOLS	Estimated Value $	100.00
8.	LAMP STAND (NEW HANDMADE)	Estimated Value $	50.00
9.		Estimated Value $	1635.00
10.	(CREDIT) PROCEED FROM SALE	Estimated Value $	41.24
		TOTAL CLAIM FOR PROPERTY LOSS $	1593.76

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.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 7863.67

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

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

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)
Province of British Columbia) TO WIT:)

I, Katsuo Minakawa, Box 87 of the City of Vernon in the Province of British Columbia

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 Vernon in the Province of British Columbia this 26th day of November A.D. 1947. Sidney Meyer

K. Minakawa

A Notary Public in and for the Province of British Columbia

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.

K. Minekawa
(Claimant's Name)

REAL ESTATE
(Other than farm)

09853
Reg. No.

Type of Premises (e.g.House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Vacant land at Alert Bay, Prince Rupert District - (LOT 2, Sect 53, Plan 4192)	—	—	vacant land	about 70 x 120	1941	15 Oct.

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
On business section; on main street next to Alert Bay Hotel	$ 1000.00	Scraping and levelling and excavating part lot, 40' frontage by 75' to a depth of about 9' - Hired labour and some own labour - cost about $50.00	$ 3000.00

Comments re upkeep of premises:

n/a —

Comments re Appraiser's report not covered above: It was my intention had I not been evacuated to erect on this site a good class building to be operated as a rooming-house hotel. The valuation at $600 which I understand was made in 1944. I believe to be much under a fair market value for this land

Comment - I bought this land in the spring of 1941, under agreement, a no compelling payments making up the full purchase price of $1000 in Oct 1941. In the summer of 1941, a Mr Orsi, who operated grocery stores in Vancouver, came to me at Alert Bay and offered me $4000.00 for this lot. I knew that I had made a very good buy and that the lot had real value. but having already made my plans for development and erection of rooming house type as noted above I declined to consider any offer. I planned to have two storey building. Only reason that the property was sold at $3000 by the Custodian Aug 1944 was my proposed

K. Minekawa
SIGNATURE

EXHIBIT No. 189-1
DATE 21 April 1948
FILLED BY Claimant

T Minisawa
(Claimant's Name)

PERSONAL CHATTELS

09855
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Barber chair	1929	used	175.00	good	100.00
1 large mirror (3 section - 24"x30")	1929	new	30.00	"	22.50
1 Cutem pole	1930	new	10.00	"	7.50
1 toilet bowl (porcelain)	1941	new	38.00	used 2 mos (good)	30.00
1 sink and trap	1941	new	18.00	" " "	15.00
1 heater stove + pipe	1941	new	15.00	" " "	12.50
6 wheelbarrows	1941	new	55.00	good as new	45.00
1 vacuum cleaner	1942	new	100.00	never used	100.00
(other costs detailed on Custodian's analysis sheet)					22.50

Description of Storage of Goods:
The vacuum cleaner was left in the home of my friend T Kawaguchi at Alert Bay BC. The other articles claimed were left in my barber shop and house premises at Alert Bay

Total claim: $ 355.00

General Statement as to Chattels not Described above:
all the articles claimed are set out above and are also detailed on Custodian's analysis of personal property form

Additional Comments, if any: all the tools for which I am claiming were bought in 1941 and were but slightly used. I have allowed for depreciation on articles, except the vacuum cleaner which had never been used

T Minisawa
SIGNATURE

EXHIBIT No 189-2
DATE 21 April 1948
FILLED BY Claimant

Chattels

St.George's Hospital.
Alert Bay. B.C.
March 6th. 1944.

EVACUATION SECTION
Rec'd MAR 9 1944
File No. 7386
Ans. 15/3
Referred Green

Mr H.F.Green.
506 Royal Bank Building.
Vancouver. B.C.

await 9 K + H.S. boat works.
make copy for (G185-1)
B's file.

Dear Mr Green.

Re; Katsuo Mimakawa File # 7386. Reg #.09855.

Some time ago I wrote you that the shed and building at Alert Bay was being torn down and that I had to make some other arrangements to store the above man,s effects. There was a barber chair,heater,pots and pans,large mirror and a toilet bowl and sink.

These articles were conveyed to a barn here but the man has now informed me he needs the room and has asked me to find other quarters. I have made several enquiries but no one is disposed to have the goods stored on their property. The total value of the whole lot would be only a few dollars. The storage rent if we could get it would soon be higher than the chattels.

I would like to have permission to sell these goods,not for the money that would be realized but rather to eliminate the worry of finding space and the responsibility of some of them going astray.

The few chattels left at the house of Kawaguchi the late owner of the T.K.& H.S. boat works could also be disposed of at the same time. There is nothing left here except garden tools,but these would realize something.

There is no official auctioneer here and it would be very foolish to send one up from Vancouver. If it meets with your permission I could probably get the consent of the local police to sell these without any auctioneer,s license. Failing this I could arrange for all items to be placed in one location and sell them privately.

If we got rid of these small items we would have only the real property on our hands. That would be the house of Kawaguchi, the farm of Miyake,and the vacant lot belonging to Minakawa.

Have you any idea what price Minakawa has on the lot at Alert Bay.

Yours truly.

H.Baxendale.

EXHIBIT No. 189-3
DATE 21 April 1948
FILLED BY Claimant on behalf of Crown

EXHIBIT No. _____

DATE _____

FILLED BY

_____

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7386 EXHIBIT No.

NAME Katsuo MINAKAWA REG. No. 09855

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
				AUCTION	TENDER &c		
Declaration Nov. 16/42	Taken by H. Baxendale						
Evacuation Mar. 19/42	Date Mar. 6/44.						
"Empty Float & House"	Barber Chair	2) Safe	$ 150.00	$ 11 -			
	Heater	3) Barber's Equipment	500.00	7 55			
	Pots & Pans	4) Kitchen Equipment	400.00				
Katsuo MINAKAWA's letter (Nov. 16/42):	Large Mirror	5) Vacuum Cleaner (new)	125.00				
	Toilet Bowl	6) Books, Dictionaries, Paintings	300.00				
Vacuum Cleaner $99.50	Sink	7) Floor Cleaner (new)	10.00				
		8) Tools	100.00				
		9) Lampstand (new, handmade)	50.00				
		Total amount of Claim	$1,635.00	$ 18 55			
		Furniture		30 25			
		Miscellaneous		8 30			
		Gross Auction Proceeds		$ 57.10			
		Auction Charges		15.85			
		Net Auction Proceeds		$ 41.24			

Vancouver, B C., 23rd February, 1948.

RGB/P.

LE No. 7386 EXHIBIT No. CASE No.

EG. No. 09855 VENUE Vernon, B. C.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
$ 11 -							✓	This safe was stored by owner with G. H. Cottrell Ltd., Vancouver, who still holds it and values it (17/12/47) @ $40.00.
7 55								
				✓				This Vacuum Cleaner was not declared on "JP" form and later declaration of its existence in a friend's home was not noted in the latter's file (File 1604, Tsuruzo KAWAGUCHI, Dec'd.) with the result that auction proceeds ($51.00 gross) of this article were credited to latter's Estate (which has been distributed).
				✓				
				✓				
$ 18 55								
30 25								
8 30								
57.10								
15.85								
$ 41.24								

EXHIBIT No. 189-4
DATE 21 April 1948
FILLED BY Claimant on behalf of Crown

J/7386.

J/7386.

EXTRACT OF COLLECTIVE APPRAISALS
MADE BY A. M. WASTELL (1944)

Catalogue 537.

KAWAGUCHI or MINAKWWA Lot;

This lot is in the business portion of the village on the front street. No property similarly situated in the village has sold for over $500.00 per lot. The owner has excavated a portion of the lot about 60 feet wide by 50 feet deep at a cost of approx. $100.00. The real value would not be over $600.00. Should this property be sold and used as at present appears, as a machine shop and boat-building establishment, interested property holders adjacent might place a greater value on it and buy to protect themselves from this hazard, but any such enhanced value would cause an assessment increase of all properties in the vicinity which would work a hardship on these property holders. The value as now set is all this property can be expected to bring under conditions here for a very considerable time.

189 - 5

EXHIBIT No. 21 April 1948
DATE.....
FILED BY Crown

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

May 17, 1948

FORM "JP"

FILE No. 7386

PERSONAL

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: KATSUO MINAKAWA

HOME ADDRESS: Alert Bay, B.C.

REGISTRATION NUMBER 09855 SEX: Male AGE: 46

OCCUPATION: Barber

(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: Dept. Mines & Resorces Jap project

MARRIED? Unmarried

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: located on foreshore in flont David, Shaughnessey's property

2. BUILDINGS AND OTHER IMPROVEMENTS: Building on Float 20 x 30 4 feet verander all around the house. used as a Barber's Shop.

3. INSURANCE (Give particulars; state where policies are) ~~approximate $11.00 payable at Cumberland~~

4. TAXES (Amount and where payable) approximate $11.00 payable at Cumberland.

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

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EXHIBIT No.

21 April 1948

DATE

FILED BY Crown

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: no

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Empty Float & house

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

FORM "JP" FILE No.....

4. INSURANCE CARRIED ON ABOVE PROPERTY: .....

.....

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: .....

.....

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) .....

.....

.....

.....

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

.....

.....

8. BANK ACCOUNTS: .....

9. LIFE INSURANCE: .....

.....

10. INTEREST IN ANY ESTATES OR TRUSTS.....

.....

11. SAFETY DEPOSIT BOX:.....

LIABILITIES:

1. PERSONAL DEBTS: .....

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.....

2. TRADE DEBTS: .....

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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 16th day of November 1942

(Signature) K. Minakawa

N. Tomoguchi
Witness

FOR DEPARTMENTAL USE.....

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

May 17, 1948

M. Manzer