Name of Claimant MITSUI, Koei & Case 1012

" Takako

Custodian File 7034 & 9215

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	
2300	350.00				+ $450 on 1st Property						450.00
7000	12.50				+ $1500 on 2nd Property						1500.00
											362.50

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	
358	157		43.85	1254.50				
		47.10			550.09			597.19

TOTAL RECOMMENDATION 2909.69

CASE NO: 1012.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
May 6th, 1948.

IN THE MATTER OF THE CLAIM OF
KOEI and TAKAKO MITSUI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1012.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Toronto, Ontario,

May 6th, 1948.

IN THE MATTER OF THE CLAIM OF

KOEI and TAKAKO MITSUI.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
F.A. BREWIN, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

(MISS) TAKAKO MITSUI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q Miss Mitsui, you and your brother are jointly claiming for a house at 1075 West 8th Avenue in Vancouver, and a store which was numbered 2039 to 2049 Granville Street, and 517 to 523 West 15th Avenue, is that right?

A 1517 to 1523.

Q Oh, it is a misprint here. Were you and your brother Koei the joint owners of both of those properties?

A Yes.

Q A form has been prepared with some information on it. Will you look it over and see if that information is correct, to the best of your knowledge and belief? Is that right?

A Yes.

Q Is that prepared in accordance with your instructions?

A Yes.

Q Perhaps you would sign it. A: I would say we expended over a thousand dollars here. I should say it is more than that that was expended.

Q If it was over a thousand dollars, I guess it would be more. Doyou know how much more?

A I can't exactly tell you, but we spent a considerable amount of money there, you know.

Q You are referring there to under "Improvements made by claimant," item No. 2 where it says, "Expended over one thousand dollars". You say you don't know the exact amount, but it is a good deal more?

A Yes.

Q Would you sign it, please?

THE COMMISSIONER: What was the address of the Granville Street property, Mr. Brewin?

MR. BREWIN: Itwas the corner property, 2039 to 2049 Granville Street, and 1517 to 1523 West 5th Avenue. This will be Exhibit 1 then, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Well then, in connection with the store property, I see there were three stores on Granville Street and four on 5th Avenue. Did you and your brother operate one of the stores there before you were evacuated? A: Yes.

Q I think that was at 2049 Granville Street, was it not? A: Yes. That is why we bought the property, you see, for our own use there.

Q For your own use as a store? A: Yes.

Q What sort of a store did you operate there?

A We had a coffee shop, tobacco, confectionery and magazines, and things like that.

Q I have here a rental statement from Macaulay, Nicolls, Maitland & Company, Limited. Did you have them looking after renting for you?

A Yes, ever since we bought it.

MR. BREWIN: Perhaps it had better be put in as an exhibit, my lord.

(STATEMENT MARKED EXHIBIT NO. 2).

Q Is that a copy of the statement which you furnished me? A: Yes.

Q It is dated March 31st, 1942, and it shows it

corresponds pretty well with the information given under item 2 of Exhibit 1, except that I see it says for 2049 -- it puts the owner blank. What was your store like in relation to the others? I see 2045 rented for $50.00. Was 2049 a comparable place? A: Well, I will tell you, we didn't actually sell the store at the time of the evacuation, you see.

Q Will you listen to my question, please. I am saying you have put down in your claim form here $50.00 for 2049 Granville Street, which was the store you occupied. I am asking you if that was comparable to the store, that is the same size and same type as 2045? A: Well, you see 2049 was a better location than 2045.

Q I see.

THE COMMISSIONER: Q: 2049 was the corner, was it?

A 2049 was right on the corner, with two entrances to it.

MR. BREWIN: Q: I notice also that you have a Neon sign here which is shown in this Exhibit 2, the rental form, at $100.00. That is $100.00 annually, is it? A: Yes.

Q $100.00 a year? A: Yes.

THE COMMISSIONER: Q: Which firm built the sign for you? A: The Neon Products.

Q The Neon Products. It was a rental basis rather than an outright purchase, was it?

A There were three signs up there, you know.

Q Yes, but you did not own the sign?

A No, it was on a rental basis.

MR. BREWIN: Q: Did you have to pay anything for the electricity or anything, like, for the sign?

A No.

Q It was clear profit to you then?

A Yes, they do everything.

THE COMMISSIONER: That is not quite right.

QY You were charged with the electric power to operate the sign, were you not? A: No, they have their own wire attached to it but we didn't have to pay for the light.

Q I think you will find that you did.

A Because I know they fixed lines up.

Q The reason I am familiar with it is that I acted for the Neon Company for a number of years before I went on the Bench, and I know what the basis of their operation was.

MR. BREWIN: Q: Now perhaps you can add something. You say this was a streetcar stop and a good location for a store.

THE COMMISSIONER: You need not expand on that. I am thoroughly familiar with it.

A That is the ball park entrance, you know, at Athletic Park.

THE COMMISSIONER: Q: Yes, I know the property very well. My home has been in Vancouver for forty years.

A Well I was born there myself.

MR. BREWIN: I don't know whether in that case there is any point in putting in a picture of the location.

THE COMMISSIONER: It might be just as well.

MR. BREWIN: I think my friend has one on his file. He probably would be glad to have it put in. We better put in pictures of both of these.

Q I am first of all showing you a picture taken April 29th, 1943. What is that a picture of?

A That is the house.

Q That is your house? A: Yes, The garage is on the side there and a concrete entrance there.

MR. BREWIN: That will be Exhibit 3 then, the picture of the house.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

Q And then there are two pictures here.

A Yes, this is the 5th Avenue side there (indicating), and this is Granville Street there with the street-car tracks. You see, there are the three Neon signs.

MR. BREWIN: Perhaps we might make these both one exhibit. They are pictures of the same premises.

MR. HUNTER: Can we have one marked so we have it identified -- one and two, or something like that, my lord?

(PHOTOGRAPHS MARKED EXHIBIT NO. 4).

MR. BREWIN: Q: Now, Miss Mistui, in connection with the personal property claims, the main items that you have claimed for and filled in the form which you gave me instructions to make out in connection with them, would you sign that?

THE COMMISSIONER: If it suits your convenience, would you have it identified now and filed so I may have it before me when the witness is discussing it.

MR. BREWIN: Q: Is that right? Perhaps you would sign

it, would you, please? That will be Exhibit 5.

(STATEMENT MARKED EXHIBIT NO. 5).

Q Now, I notice the first item in this form is a chesterfield suite. It says here that you bought that new in 1940, is that correct?

A Yes.

MR. HUNTER: I tender the analysis of the personal claim as Exhibit 6, my lord.

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. BREWIN: Q: How much did you pay for the chesterfield set?

THE COMMISSIONER: Now this is all covered, is it not, by the exhibit?

MR. BREWIN: Yes, perhaps it is, my lord.

Q Then I want to ask you, it appears it was declared but not found. Where did you leave that set?

A You see, we had a space set aside when we rented the house. We had the attic and basement for our personal things.

Q You rented the house when you left, did you?

A Yes.

Q Who to? A: Mr. Constable.

Q Is he the man who eventually purchased the house?

A Yes, I think so. Either his brother or he did, I don't know, but I know it was a "Constable" bought the house.

Q You say you first of all rented the house to him?

A Yes.

Q What were you saying about the attic and basement, that you reserved it? A: Yes.

Q Q Yes. A: We wanted to put our personal things inside there, you know.

Q Did you put your personal things there?

A Yes.

Q What about this chesterfield set?

A We rented the house furnished.

Q Including the chesterfield set?

A Yes.

Q Where was it actually left? In what room was it in?

A Well, in the living room of course.

Q Then the next item we have here are some lamps. Where were they left? One floor and three table lamps? A: That was in the living room, too.

Q The living room? A: Yes, we just left it as we were using them, like.

THE COMMISSIONER: Might it not be shorter, Mr. Brewin, if the witness could point out such articles as were not left in the care of the tenant or were not rented to the tenant, rather than go over them individually? As I gather it, the greater part of the household furniture was rented to the tenant along with the house. Presumably there were some articles that were not because she has referred to goods that were stored in the attic.

MR. BREWIN: And the basement, yes.

THE COMMISSIONER: If she could indicate which were the goods which were not in the care of the tenant, it would be preferable.

MR. BREWIN: Perhaps the analysis would help.

Q Perhaps you could look at this. This is the analysis that the Custodian's office has made.

A You see, down in the basement this is the thing we had in the basement room there, and this is the thing we had in the attic.

Q Just look it over and make sure it is correct.

THE COMMISSIONER: You will probably find that is a copy of the endorsement on the claim.

MR. HUNTER: In the analysis, my lord, it does show where they are left.

THE COMMISSIONER: I take it this is just a copy of the claim as filed.

MR. BREWIN: Q: Now as far as you are concerned, then, the items you have for the house that you put in your claim, they were with the house things that were rented with the property to Mr. Constable, is that correct? A: This is the thing, they were left in the house like these heavy things.

Q When you say "these", you are pointing to the items under "with the house"? A: Yes.

Q Then there are quite a large number of items in the claim under "basement". Where were they left?

A We had set aside quite a big room there for putting all those things there.

Q I see you have a number of items listed under attic? Were those things in the attic?

A Yes. We left them up there. They are not heavy things, you see.

Q Are you prepared to say that all those items were

there? A: Yes, when we left.

Q And did you leave the items in the basement and the attic in any one's care particularly, or did you just leave them there?

A Oh, we just left them there.

Q I notice an item here about fireworks and I believe you have some further information about them. I think you wrote the Custodian about them at one time. What information have you about the fireworks?

A Well, I don't remember whether I got any letter, but I think they said they couldn't trust fireworks or something.

Q That is what you understood the Custodian to say?

A I think so.

Q And then do you know anything about it yourself?

A So a friend of mine told me they were with the Police and I wrote to Vancouver about the fireworks and I didn't get any reply.

Q What were these fireworks?

A We used to sell them in the store at Halloween, you know, and these persons who took over our store didn't want to have the fireworks, so we had to store them.

Q Perhaps my friend will bring this up, but I notice from the correspondence that you received ten cartons of personal effects from the Custodian some time after evacuation, is that correct?

A Yes. Well the ten cartons, you know, the big cartons and small, just the ordinary small box carton like that (indicating), they still call it a carton or box.

Q What was in the cartons? A: They were old school books that were not needed. Most of the junk they didn't want, they sent it over.

Q Did it include any of the items you have made a claim for? A: No, there wasn't a thing in there.

Q Now another thing, I understand you made some arrangements with the Custodian to receive a trunk with some things in it. A: That is included in the ten cartons, you see, one of them.

Q A trunk? A: Yes, they call it the ten cartons.

Q But cartons and a trunk are not quite the same thing. A: There wasn't ten cartons. I imagine they came in, so they must have included the trunk. It was just a box, you know.

Q Deal with the trunk now. Did you have the trunk sent to you? A: Yes. An empty trunk came in with the lock broken and thin rope was tied around it but somebody broke into it.

Q Where did it come to? A: It was supposed to come to Revelstoke, but it came to Toronto.

Q You were in Revelstoke? A: Yes, the whole family.

Q Did you write and ask for this trunk to be sent to you or did the Custodian inform you it would be sent to you? A: I'll tell you what, I wanted to have all the attic things sent to Revelstoke where my mother and father were, so I wanted all the things from the attic and

I wanted then sent over to Revelstoke, and so the Custodian sent some of the things right to Toronto here.

Q I see. You know that from the correspondence, do you? A: Yes.

Q Did you ever get the trunk in Toronto?

A Yes.

THE COMMISSIONER: I suppose the correspondence is available to be filed?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Isit not more trustworthy than the witness' recollection?

MR. BREWIN: Q: You got the trunk eventually, did you?

A Yes. It was an empty trunk.

Q Now I notice in your correspondence, again my friend may bring this out, there was a letter from Mr. Lefeaux saying he had been asked to look after your personal property. Mr. Lefeaux was your lawyer in Vancouver, was he?

A Yes, he was my lawyer, but I didn't leave anything to look after, just the house and these properties. I didn't leave personal things to him.

Q Did you ever ask him to inquire about your personal things? A: Well, I wrote to him and to the Custodian to show, you see, he was my lawyer for a long time -- Mr. Lefeaux was -- so naturally I correspond with him so often, you know, and I wrote to him and asked him about it.

Q On the analysis that has been filed, there is a statement, "In his letter of December 23rd, 1943,

Mr. Lefeaux stated he had been requested to look after their personal effects." What can you tell us about that? Perhaps you have told us already, that you asked him to inquire about them, is that right? A: Yes.

Q But you didn't ask him to take care of them?

A No, no, I didn't. Oh no.

Q And in respect to the items that are not listed, are the values which you have put on them in your claim form fair and reasonable to the best of your knowledge? A: Yes.

MR. BREWIN: That is all, thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is further submitted that the personal property sold was sold for its fair market value. It is submitted that claims made for property not sold by the Custodian are exorbitant. It is submitted that personal property was left under the custody, control or management of some person other than the Custodian, appointed by the owner, and accordingly only those chattels which came under the custody, control or management of the Custodian are within the terms of reference.

THE COMMISSIONER: Under the last statement do you include all the chattels?

MR. HUNTER: Yes.

MR. BREWIN: Under whose control do you say they were left?

MR. HUNTER: You will have a chance to ask us later, Mr.

Brewin.

THE COMMISSIONER: I think it should be declared now, Mr. Hunter.

MR. HUNTER: They were left under the control, first of all, of the tenant, my lord, and secondly their solicitor. I tender the appraisal of the Pemberton Realty Corporation Limited, dated October 5th, 1943, on No. 374, 1075 West 8th Avenue. "This is a two storey frame house with 4 rooms down and 2 open grates. 3 rooms up and bath and toilet. Cement basement and foundation. Hot air furnace. Roof in bad condition. 40 years old. Value, $1800.00."

(APPRAISAL MARKED EXHIBIT NO. 7).

MR. HUNTER: This property, my lord, was assessed in 1943 for land, $950.00, improvements, $1400.00, total assessment, $2350.00. It was advertised under catalogue No. 374, tenders closing the 4th of October, 1943, The tenders were as follows: $1800.00, September 11th, 1943, from C.G. Constable through Ker & Ker Limited. This was rejected.

THE COMMISSIONER: $1400.00, was it?

MR. HUNTER: $1800.00, my lord. That was the same amount as the appraisal, actually. $2300.00, October 1st, 1943, revised tender from C.G. Constable through Ker & Ker. Later it was accepted. Before it was accepted, however, there was an offer on October 12th, 1944, from a mannamed Leonard through Ackroyd, Gall & Richards, which was rejected. The tender of $2300.00 from C.G. Constable was

approved by the Advisory Committee on October 4th, 1943, and the property sold as of October 29th, 1943.

THE COMMISSIONER: Is that Mr. Justice Sidney Smith's committee?

MR. HUNTER: Yes, my lord.

I tender as the next exhibit, Exhibit 8, the appraisal of Johnson, Reeve & Watson, dated the 19th of July, 1943. This refers to the business property at the corner of Granville and West 5th Avenue, my lord.

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

Location: Old established but decadent shopping district near South end of Granville Street Bridge. This corner derives some benefit from being at the first street car stop south of the Bridge.

Land: 60 feet on Granville Street 120 feet on 5th Avenue. North West corner, 20 ft. lane at west end of lots.

Buildings: (1) Granville Street - 1 storey frame building 60' x 60' with 3 shops.

(2) 5th Avenue - 1 storey frame building 60' x 50' with 4 shop premises.

Condition: Buildings over 35 years old and depreciated through lack of maintenance. Plaster and plumbing need repairs and also exterior woodwork. Three of the 5th Avenue shops have been used for manufacturing purposes and wear and tear has been excessive including removal of partitions.

Income: Rents $161 monthly $1,932 yearly. Taxes

$368. Water rates $180. Insurance $80. Repairs (estimated) $200 Collections $97 - Surplus for interest, depreciation and loss by vacancy, $1,000.

City Assessment: $7,660 (Land $4,760. Buildings $2,900).

Appraisal: There is no prospect of speculative rise in rents or values in this district. Allowance should be made for cost of putting buildings into good condition.

"We are of the opinion that the market value of this property is $7,000. Yours faithfully, Johnson, Reeve & Watson, per D.W. Reeve".

(LETTER MARKED EXHIBIT NO. 8)

THE COMMISSIONER: Was that appraisal referred to the Committee?

MR. HUNTER: Yes, they were always referred to the Committee, my lord. That will go in as Exhibit 8. The assessment you already have, my lord, $2350.00. This was advertised under catalogue No. 374, tenders closing --

THE COMMISSIONER: $7,660.00 the assessment was?

MR. HUNTER: $7,660.00. This was advertised in catalogue No. 155, tenders closing the 1st of September, 1943. The tenders were as follows: $7000.00 June 23rd, 1943, from Mr. Wong Bing, through Macaulay, Nicolls Maitland & Company, which was accepted. Before that was accepted, an offer came in of $3300.00 on July 9th, 1943, from H.A. Roberts Limited, and this was, of course, rejected.

MR. BREWIN: What was the date of sale?

MR. HUNTER: It was approved by the Advisory Committee July 29th, 1943, and sold as of the 6th of August, 1943, the sale price being, of course, $7000.00.

MR. BREWIN: I meant to ask you about the date of the sale of the houses. I haven't got that.

MR. HUNTER: The 29th of October, 1943.

THE COMMISSIONER: Those were the only two offers, were they? the $7000.00 and $3300.00?

MR. HUNTER: Yes, my lord. Mr. Shears points out that was a mistake saying the tenders closed September 1st, my lord. Actually they closed on July 19th, 1943, and all those tenders were within the limits.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is this your signature? A: Yes, that is my signature.

Q And that J.P. form is made out according to your instructions? A: Yes.

MR. HUNTER: This is the J.P. form of the witness, my lord, dated the 15th of May, 1942, and under "Statement of Personal Property Owned", it shows none. Under paragraph 6, under the statement of all real property and under "Occupancy and Leases", it says, "Refer to W.W. Lefeaux, Metropolitan Building, Vancouver, B.C., who is looking after the property". I tender that as Exhibit 9.

(J. P. FORM MARKED EXHIBIT NO. 9).

THE COMMISSIONER: There is no reference in that J.P. Form to the fact that these household goods were left in the house, is that the situation?

MR. HUNTER: In that form, my lord, none are declared, but in the other form by the brother there are some declared.

Q Do you know your brother's signature?

A Yes. Yes, that is my brother's.

Q He is here, is he? A: Yes.

MR. HUNTER: He can identify this, if necessary, later, my lord, but this is his J.P. form datedthe 30th of April, 1942, and under statement of personal property owned he declares those chattels which are shown in column 1 of the analysis. He also adds this, "All left in house, 1075 West 8th Avenue, Vancouver, B.C. Arrangements made to rent house furnished." Then under the "Statement of All Real Property" on page 1, he shows the 1075 West 8th Avenue, Vancouver, property being handled by W.W. Lefeaux, Vancouver, B.C. Under "Liabilities" on page 3, "Personal Debts", under "Remarks" he says, "The property is being handled by W.W. Lefeaux, Vancouver, B.C., 837 West Hastings Street." I tender that as Exhibit 10.

(J.P. FORM MARKED EXHIBIT NO. 10).

MR. HUNTER: I have some correspondence here in connection with the chattels, my lord. I would suggest that this particular correspondence go in as one exhibit. The first is a letter dated July 22nd, 1944, from Wallis W. Lefeaux to the Custodian re Takako Mitsui and Koei Mitsui, 1075 West 8th Avenue, and business premises 2039 Granville Street, etc.

"Dear Sir: As Solicitor for the above parties I

hold their Power of Attorney and I am enclosing herewith an order from them to pay to me any monies which you may receive for their account. Will you be good enough to let me have your cheque for moneys on hand. Yours very truly".

Q Witness, would you identify the signatures on that letter? A: Yes, that is the signature of ourselves.

Q That is the signature of yourself and your brother?

A Yes.

MR. HUNTER: Another letter, dated May 16th, 1942, from the same solicitor to the Custodian re the same matter.

"Dear Sir:

"I have arranged for the removal of the Mitsui family to Trout Lake City and I understand they have reported their properties to you. I have been handling the business of this family for some years and they instruct me that it is their wish that I should continue to do so. The above-named own the following properties:"

And he then gives the description of the properties, my lord.

"Rents for these stores are being collected by Macaulay, Nicolls, Maitland & Co. Ltd. and paid to me.

"I hold Power of Attorney from the above-named and I would suggest, if it is agreeable to you, that rents from the stores could be collected as they are now and I could collect the rent for the house

(rental has been arranged) and attend to insurance, etc. as usual. If it is necessary that monies pass through your hands I can of course account to and pay you monies I receive. Will you please advise me what arrangement you decide to make in the matter? "

Next is a letter from Ker & Ker Limited, dated February 5th, 1943, to the Custodian re File No. 7034, Mitsui, Koei, 1075 West 8th Avenue.

"In response to your request of recent date, enclosed herewith please find list of furniture which is at the above property and is being used by the tenant, Mr. Constable.

"All the other furniture was taken by the Japanese owner when he moved from the property."

And enclosed is a list dated Wednesday, February 3rd, 1943; "Dear Sirs: Following is the list of furniture left by the Japanese at 1075 West 8th which is now under the jurisdiction of the Custodian: 1.Washing machine; 2. 2 Bed Springs and Steads; 3. 1 Hot Water tank; 4. 2 Tables and 6 chairs; 5. Old stove; 6. 3 or 4 old flower stands and old tables. (Signed) Mrs. Constable." The signature is in typewriting, my lord, but I presume the original would be signed by her. She was the tenant.

THE COMMISSIONER: Is there anything there to indicate what the relationship of Ker & Ker was to the claimants?

MR. HUNTER: They would be the Custodian's agent to make a report on this property, my lord.

MR. BREWIN: I suppose that goes in more or less as information, does it?

THE COMMISSIONER: Yes. That is the basis on which I will receive it. These letters will have to be proved later.

MR. HUNTER: The next is a letter from the Custodian dated March 1st, 1943, to Mr. Koei Mitsui, saying:

"Dear Sir:

"With the purpose of protecting your personal property, we have investigated your former address and the following is a list of your chattels found there.

	Washing machine
2	Bed springs and steads.
1	Hot water tank
2	Tables and 6 chairs
	Old stove
3	or 4 old flower stands & old tables.

"If this list is correct, please sign and return the attached copy for our record.

"We assume that you have no other chattels in the restricted area of British Columbia requiring our protection.

"Your prompt reply will be appreciated."

I should like to have that letter identified, my lord.

Q Do you know whether your brother received that letter? A: No. I didn't get any letter like that that I remember.

Q Do you remember whether your brother got it?

A Well my brother is right here.

MR. HUNTER: Possibly we can refer back to that when the brother goes on the stand. I would tender that

group of correspondence as Exhibit 11.

THE COMMISSIONER: And this is received for information only, subject to proof at a later date.

MR. HUNTER: Exactly, my lord, subject to the direction you have made before.

THE COMMISSIONER: Yes. Just apropos of that situation, Mr. Brewin, I would appreciate it if counsel for the claimants will let me know or let Government counsel know whether formal proof of such documents as Exhibit 11 will be required.

MR. BREWIN: Yes, my lord.

THE COMMISSIONER: Perhaps you may not feel disposed to commit yourself on it at the moment but I think if possible we might avoid requiring the Government to produce formal proof in every instance.

MR. BREWIN: Oh yes, I think so.

THE COMMISSIONER: There may be many in which there is no real necessity for it.

MR. BREWIN: I noticed the letter there that the tenants said something here about some personal property which we can't know about obviously without calling the tenants and asking them if they went to the basement or up into the attic and looked around.

THE COMMISSIONER: Ker & Ker who were then acting as Government agents in relation to the property will have to be called and if Mrs. Constable is available I think perhaps she should be called in view of the fact that many of these articles were later found to be missing.

MR. BREWIN: Yes, quite. The only thing I was worried

about was the possibility of statements of that sort that are rather important being taken; for instance, the letter which they say was sent to the brother. There is a copy of that here. No doubt it was sent and I wouldn't expect proof of that.

THE COMMISSIONER: You will call the brother later and that can be dealt with by counsel with him.

MR. HUNTER: There are a number of letters referring to the things which were shipped, my lord. I wasn't really going to produce it unless it was wanted, but in view of the fact there seems to be some trouble about the trunk I can read it to you and it will give you the picture of what happened anyway, and you can decide whether it should be filed.

THE COMMISSIONER: Very well.

MR. BREWIN: The only thing about the trunk is that there were apparently some things sent to the claimant. I don't know whether the Custodian had any information as to what was in the trunk, but the trunk was apparently broken into. I don't know who would be responsible for that, but I would argue that the Custodian would be.

THE COMMISSIONER: Let us have the documents and see what assistance we can get from them.

MR. BREWIN: I don't think you will find anything in them.

MR. HUNTER: The first is a letter from Mr. Lefeaux, the solicitor for the claimants, addressed to the Custodian and dated January 20th, 1944, which says, "Dear Sir: Ihave your letter of the 17th instant

and am pleased to hear that you still have a trunk of personal effects belonging to my clients. The articles they valued most were apparently stored in the attic and the present occupants of the house advise me that they do not think anything was taken from the attic. As soon as possible I will go around to the house and see if the effects are there. If their effects are still in the attic I will arrange to have them shipped to the Mitsuis."

The next letter is a letter from the Custodian to the B.C. Security Commission, or a copy, rather, dated March 20th, 1944, re the claimants, and their premises.

"We have a letter from Mr. Wallis W. Lefeaux requesting us to ship to the above mentioned Japanese 10 Packages Personal and Household Effects stored at the above address in charge of the tenant Mr. Byron (BA 0712M).

These to be shipped with 1 Trunk Personal Effects belonging to Mr. K. Mitsui. The last mentioned item is in our warehouse.

If you will be kind enough to arrange the shipment, we will be pleased to reimburse you for the charges."

The next is a letter from Mr. Lefeaux, dated May 1st, 1944, addressed to the Custodian:

"Referring to your letter of January 17th last, where you advise me net proceeds of sale of effects $159.24, I have been asked by my clients if you can supply them with a detailed list of this

sale. I note in your letter you say later detailed lists will be available.

"They complain they have lost a number of good articles. In your letter you refer to a trunk of personal effects. These goods have all been shipped to my clients and they state that they received the green trunk but it was simply an empty box. I would appreciate any further particulars you can give me with regard to these effect.

"They advise me in their letter that these effects were shipped to Toronto. My request was that they should be shipped to Revelstoke. However, I do not think that will matter now."

THE COMMISSIONER: Apparently Mr. Lefeaux did not himself make the shipment. It must have been done by the Custodian.

MR. HUNTER: Yes, my lord, it would have to be.

THE COMMISSIONER: He referred in his letter to shipping them himself.

MR. HUNTER: I judge from this that it was probably the Custodian or some employee.

THE COMMISSIONER: Yes.

MR. HUNTER: Next is a letter dated May 8th, or a copy of a letter, rather, of May 8th, 1944, to Mr. Lefeaux, from the Custodian.

"As requested in your letter under reply, we are enclosing herewith detailed statement of the proceeds of auction sale of these Japnese' effects.

"We are indeed sorry to hear of the loss of the contents of the trunk shipped to them. As far

as we can trace, this trunk was delivered by us to the B. C. Security Commission in the condition in which it was received. It would appear, therefore, that anything removed from it must either have been taken while it was stored on the premises or perhaps lost in transit. We will gladly make further investigations if particulars of the missing articles are supplied to us but are afraid it will be very difficult to trace anything."

MR. HUNTER: Next, a letter dated March 17th, 1944, from Mr. Lefeaux to the Custodian.

"Pursuant to our several conversations over the ' phone, I would now advise you that there are ten packages of personal and household effects ready for shipment from 1075 West 8th Avenue, present tenant Mr. Byron, telephone BA. 0712M (listed under name of C.G. Constable). I would appreciate your arranging to have these packages collected and shipped by freight with the trunk of personal effects you are holding in storage to Mr. K. Mitsui, Revelstoke, B. C."

These packages were apparently collected and prepared by Mr. Lefeaux and then the Custodian shipped them.

THE COMMISSIONER: Yes.

MR. HUNTER: The next is a letter which should have actually gone in before the May correspondence from the B .C. Security Commission, dated April 5th, 1944, and addressed to Miss Takako Mitsui,

"Dear Madam: Shipped from Vancouver, March 31st, via

Canadian National Railways, 13 parcels effects, 550 lbs., on instructions from the Custodian, on which we are paying the following charges:

Richmond Transfer, cartage . . . . . $ 3.40
C.N.R. freight 22.00
$25.40

"As per understanding with the Custodian, we are asking him to send us cheque for this amount, debiting your account.

"Original bill of lading enclosed herewith. Yours very truly".

And attached is a little slip saying, "Received from Custodian for shipping to Takako Mitsui, 10 cartons of effects, 1 ironing board, 1 crated carton, 1 trunk, Ex-992 Powell," signed B. C. Security Commission, per M.D. MacDonald."

Q Miss Mitsui, I assume that the items shown on this slip here are the items which were received by you?

A Yes.

MR. HUNTER: I don't know whether there is any point in putting that correspondence in, my lord, unless my friend wants it.

THE COMMISSIONER: Well I think it is perhaps desirable because it is quite possible Mr. Lefeaux will be called in Vancouver.

MR. HUNTER: I see.

THE COMMISSIONER: And from his point of view, I think it is desirable this correspondence should be available.

MR. HUNTER: I will file the group of correspondence then,

as Exhibit 12.

(CORRESPONDENCE MARKED EXHIBIT NO. 12).

THE COMMISSIONER: Before you go on with something else I would like to ask you a question.

Q Are you able to say now, Miss Mitsui, what was in the trunk when you left the 5th Avenue house?

A Well a lot of things of my parents, you know, were inside.

Q Are you able to say what they were? Were they personal effects, clothing, and that kind of thing?

A Yes, a lot of Japanese things.

MR. HUNTER: Q When you gave Mr. Lefeaux this power of attorney, it was understood, of course, that the furniture in the house went with the lease, that is the ordinary furniture. What discussion did you have with him, if any, about this furniture which was stored in the attic and in the basement?

A Well you see when we had to evacuate, we went on our own like, not at the Government's expense, or anything like that.

THE COMMISSIONER: Q Now, just a moment, witness, will you direct your mind to the question that counsel has asked you? What discussion did you have with Mr. Lefeaux in regard to the chattels left in the house? A: Well I was going to say we went to a furnished house at Trout Lake, that is why we left everything behind.

Q I am not concerned with why you left it behind, but what conversation did you have with Mr. Lefeaux before you left? What did you ask him to do for you

in regard to the chattels? A: Well, I didn't ask him to do anything.

MR. HUNTER: Q: Was it discussed? That is what I am trying to find out. Obviously certain furniture was rented to your tenant but obviously there were certain personal chattels which were left in the attic and left in the basement. Did you discuss with him what was to be done with those?

A Yes, we had discussed with him that we have set aside a room in the basement and attic as arranged.

Q And they were just to be stored there and left there?

A Yes.

Q You didn't discuss with him the question of selling it? A: No.

Q Was there any understanding about what was to be done with it later?

A No, just to leave them there.

Q And he was to look after the house, and see that it was rented?

A Yes, something like that.

Q I see. Now, I judge from what you declare that these chattels all belong to your brother, do they?

A Well, they are all our family's things.

Q You declared none and your brother did declare them?

A Yes.

Q Was that simply a matter of convenience? Are they owned jointly by you or does your brother own them all? A: My brother owned them all.

Q You have no interest in the chattels?

A No.

Q They are all owned by your brother?

A Yes.

MR. HUNTER: Possibly we better have the brother then. There are two original reports here, my lord, by Ker & Ker. They were not asked to make appraisals, as I mentioned yesterday, they were asked to go and make an inspection and give a report. Incidental to their attendance on the premises and inspecting them, they did, however, give gratuitous values and on the West 8th Avenue property, 1075, they show a value of $2000.00 gross.

MR. BREWIN: What does "gross" mean, if I may ask? Apart from mortgages?

MR. HUNTER: Well it would be the overall value. That is, the net would be what you actually received from the sale, I presume. I am not sure myself, but I would think that would be the logical conclusion.

THE COMMISSIONER: My guess would be that he is referring to commission, that he could sell it for $2000.00 plus the amount of the commission that the agent would receive.

MR. HUNTER: That may well be, my lord, and then the other one shows $9,500.00, that is for the business block. The latter one I just mentioned is dated May 27th, 1942, and the other May 14th, 1942.

THE COMMISSIONER: He is lower on the house and higher on the business property than the other appraisal.

MR. BREWIN: He is only $300.00 down, I think. The other valuation was $2300.00 on the house.

MR. H UNTER: I suggest in order that my friend may get the benefit from these that they be filed.

MR. BREWIN: Thank you very much.

THE COMMISSIONER: I may say that all of these real estate firms that have been mentioned are well known in Vancouver. They are allvery competent real estate firms.

MR. HUNTER: The inspection reports of Ker & Ker will be filed as Exhibit 13.

(REPORTS MARKED EXHIBIT NO. 13).

THE COMMISSIONER: Any re-examination of this witness?

MR. BREWIN: No, no further questions.

THE COMMISSIONER: That is all, thank you, Miss Mitsui.

MR. BREWIN: I will call the brother, Koei.

(Witness aside)

THE COMMISSIONER: Now, Mr. Brewin, I am quite content to have you ask this witness whether he is prepared to confirm what has been said by his sister or if anything has been said with which he disagrees, he might tell us.

MR. BREWIN: I was going to ask him that generally and then one or two specific questions.

KOEI MITSUI, one of the claimants herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q Mr. Mitsui, have you heard the evidence given by your sister? A: Yes.

Q Can you confirm it or do you disagree with anything she has said? A: I confirm most

of her points, but certain things perhaps I can enlarge upon. I don't think she gave you the full details of some of the things you asked her.

Q I see. Well that is rather general, but perhaps I will give you a chance at the end to say something about that. I have in mind to cover one or two points myself. I notice in regard to the store that according to the form that was filed, it was purchased in 1939 for $10,000.00, is that correct?

A Yes.

Q And you can confirm that of your own knowledge?

A Yes.

Q Then I wanted to ask you about Mr. Lefeaux. Can you tell us what instructions were given to him or what you employed him to do?

A Well being our personal friend, we thought he was the logical man to ask.

THE COMMISSIONER: I am not concerned with that. I know Mr. Lefeaux and have for years, so if you just answer your counsel's question. What was it you asked Mr. Lefeaux to do?

A We asked him to look after our property on Granville Street and our residence on 8th Avenue during our evacuation.

MR. BREWIN: Q: Did you go into any more detail, or just in those general words?

A Those were the general words of his. Perhaps we can refer to details later on.

Q What details did you go into later on?

A Most of these details were covered in the letters

you were quoting.

Q Yes, I see. Did you ask him -- in one letter he says he had been requested to look after the personal effects. What do you say about that? In what sense was he asked to look after them?

A These personal effects were mostly connected with the residence on 8th Avenue. When we left there, we stored a number of personal goods in the basement and attic. When we rented the house there, we thought we could rely on the tenant there to protect it. Mr. Lefeaux was asked to look after the house and I presume these goods were left under his control, or under his power.

Q Then you said there were some other things that your sister said that you could explain. What have you in mind there? A: Well, it was mostly concerned with these personal goods that were stored in the basement and attic.

Q What can you tell us about them?

A Well, there was one letter there which I didn't receive at all.

Q I meant to ask you about that letter. Have you a copy of that letter? Perhaps his Lordship has it there. Here is a copy of a letter dated March 1st, 1943, addressed to yourself at Winnipeg, Manitoba. Would you read the copy of that letter and tell me if you received the original of that letter?

A At that date I wasn't in Winnipeg. I had moved to Toronto.

Q Did you receive the letter, that is the first thing?

A No.

Q You say you weren't in Winnipeg?

THE COMMISSIONER: That is part of which exhibit?

MR. HUNTER: It wouldbe Exhibit 11, I believe.

MR. BREWIN: Q: Is there anything else you can add to or that you want to delete from what your sister told us? A: She said that all of that property was my personal property, that is all mine.

THE COMMISSIONER: The household goods? A: Yes.

Q Yes. A: Well, I think it was for a matter of convenience that I assumed the responsibility.

MR. BREWIN: Q: I see. It was a family matter, was it?

A Yes, that is right. We thought it could be better arranged that way.

Q You assumed the responsibility for making the declaration? A: Yes.

Q I noticed in the declaration but Ihaven't it in front of me, there is a reference to linoleum rugs. There is no such thing as a linoleum rug, is there? Were they two separate things, linoleums or rugs?

THE COMMISSIONER: Q: I presume what you refer to as linoleum rugs are floor coverings that are not fastened down, is that correct?

A I don't think there were any rugs. I think they were left as they were in the house.

Q On the floor? A: On the floor.

MR. BREWIN: Q: Here you have had typed out by whoever typed it out for you, it says four linoleum rugs. Were they separate things, or were they linoleums and

rugs, or linoleum rugs or what was it?

A They were linoleums and also rugs . In the dining room there was a rug, and in some bedrooms there were linoleum rugs.

MR. BREWIN: I never heard of the expression "linoleum rugs" before.

THE COMMISSIONER: It is a new one to me.

MR. BREWIN: I thought perhaps they were two separate things, linoleums and rugs.

THE COMMISSIONER: Is that all you require from this witness?

MR. BREWIN: Yes, I think so. There is one point I would ask your direction on, your Lordship, and perhaps Mr. Hunter can set me right as to practice. I notice on the analysis put in a number of items where it says "no record at any time". It seems to me that some of these items are mentioned in perhaps a slightly different form in the J.P. declaration. I don't know whether this is the time to point those things out or whether later when we come to argument.

THE COMMISSIONER: I think it had better be left until later. Really it is a matter of argument.

MR. BREWIN: Yes. That is all the questions I have.

THE COMMISSIONER: Is there any cross-examination, Mr. Hunter?

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Mitsui, I have a letter here from Mr. Lefeaux, your solicitor, addressed to the Custodian, dated the 23rd of December, 1943, and the reference is to

yourself and your sister and your personal properties. He says, "Dear Sir: I have been requested by my clients to look after their personal effects left at the above address. I understand your office is insisting on selling these properties, and I would appreciate your getting your Department handling this matter to advise me if or when they are taking any special steps towards selling this property." Is what Mr. Lefeaux stated there correct, that he was requestedby you people to look after your personal property?

A Yes.

MR. HUNTER: I tender that as Exhibit 14.

(LETTER MARKED EXHIBIT NO. 14).

Q Now, you have stated that you were really declaring these on behalf of your family. Perhaps you would clarify your position. Are you now stating that you and your sister are joint owners of this personal property? A: Are you referring to the chattels?

Q Yes, just purely for the purpose of clarifying the situation. Who does own these chattels?

A They belong to the family and we thought it should be left under our two names and the business carried on much easier.

Q Are you claiming on behalf of yourself with the consent of all your family, or are you both claiming a joint interest or a half interest in these chattels? A: I think it is with the consent of the family.

Q You are claiming on behalf of the family with their consent, is that correct?

A Yes.

Q Any recommendation that might be made would be made to you, is that correct? A: Yes.

THE COMMISSIONER: That is all, thank you, Mr. Mitsui.

MR. BREWIN: That is all on the case that I have.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"T.P. HORROBIN"
Official Reporter.

Case 1012 DEC - 2 1947

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

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

ACKNOWLEDGED

7034, 9215 Toronto

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

(1) NAME MITSUI (Print) Surname KOEI TAKAKO Given Name (RCMP) Reg. No. 06545 06541

(2) Pre-Evacuation Address 1075 West 8th Avenue, Vancouver, B.C.

(3) Present Address 234 First Avenue, Toronto 8, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) (1) - 107 West 8th Avenue (2)- 2039-45-49 Granville St. Vancouver, City or Municipality, B.C. Province

(b) Legal description (lot number, block number, section number, etc.)

(1) Lot 18 and East 5 ft. of Lot 19 Block 315 D.L. 526

(2) Lots 22 and 23 Block 250, D.L. 526

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

(i) ~~Farm~~
(ii) Residence
(iii) Business
(iv) Any other type of property (describe)

Type of business (1) Residence (2) Store

(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.)

Joint Tenants

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

(i) Land - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - (1) $5000.00 (2) 13,000.00
(v) Amount at which Custodian sold property and credited your account - - $2300.00 7,000.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $2700.00 (2) 6,000.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(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") In no one's care.

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $ 1699.00

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) - $ 10,399.00

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, We, Koei and Takako Mitsui of the City of Toronto in the County of York

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 Toronto in the County of York this 25th day of November A.D. 1947. F A Brewin

Koei Mitsui

Takako Mitsui

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.

With the House:	VALUE	
Chesterfield Set	$250.00	
Lamps	20.00	
Dining room set	50.00	
Curtains, Rods, Blinds, etc.	20.00	
Linoleum- inlaid	125.00	
Dish Wash Machine	125.00	
Rugs	100.00	
Fire Screen	14.00	
	$704.00	
2 Tables -Book End	50.00	
	$754.00	$754.00

Furniture left in house.

Basement

1-Hot Water Tank - new	30.00	
2-Wash Machine with Ironer	150.00	
3-Sewing Machine	65.00	
4-Garden Tool-Lawnmower, shovel, pitch forks, axe, pipes.	50.00	
5-Carpenter Box Tools	35.00	
6-Washing Table	50.00	
7-Beds and springs	30.00	
8-Dresser	20.00	
9-Fireworks-fire crackers to sell on Halloween.	75.00	
10-Kitchen Stove	75.00	
11-Dishes - Japanese Western sets	100.00	
12-Kitchen table and chairs	50.00	
13-Kitchen utensils, pots and pans, jars,	35.00	
14-Plumbing pipes, hot water, brass pipes	15.00	
15-Magazine stands	10.00	
16-Lamp stands-3	30.00	
17-Rugs-Oriental	80.00	
18-Crockers -3	25.00	
19-Silver wares-Dinner set	75.00	
20-Cabinet-Carpenter	60.00	
21-2 pairs skiis	15.00	
22-Roller skates	6.00	
	1081.00	1081.00

Most of above articles were packed up in boxes.

Attic

Table Lamps - 3	15.00	
Books-Encyclopedia	50.00	
Ice Cream Machine	15.00	
Electric Hot irons	10.00	
Electric Apparatus, wire, plugs, etc.	10.00	
Soda water machine	10.00	
Bicycle parts	5.00	
	115.00	115.00
Left in attic.		$1950.00

TOTAL PERSONAL PROPERT		$1950.00
Sold by Custodian		251.00
	TOTAL CLAIM	$1699.00

MITSUI, Koei and MITSUI, Takako
(Claimant's Name)

REAL ESTATE
(Other than farm)

06545 - 06541
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
1. House - 1075 West 8th Ave.	7	Frame	Residence	65 x 160'	1939	
2. Store -(2039-2049 Granville) F517-23 W.5th	3 stores on Granville St. 4 stores on 5th Avenue	Frame	Store Property	60 x 120'	1939	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
1. Residential	1. about $3500.	1. Furnace,garage, floors fixed	$5000.
2. Street car stop, good location for store	2. $10,000.	2. extra window pane,floor fixed & fixed roof - expended over $1000.	$13,000.

Comments re upkeep of premises:

EXHIBIT No. 1012 - 1
DATE 6 may 1948
FILED BY I. a. Brewin

Comments re Appraiser's report not covered above:

(1) Mr. Keller of North American Life, sold this house to claimants' father, said house worth $6500. in 1929. Best house in district. Rented at time of evacuation for $30.00 a month to a friend. Mr. Constable to look after. Claimant believes it was resold by Mr. Constable at considerable profit.

(2)

2039 Granville	rented for		20.00
2045	"	"	50.00
2049	"	"	50.00
1515 W.5th	"	"	10.00
1517-21-23	"	"	33.00
Neon sign	"	"	8.33
			171.33

at time of evacuation,before that operated as coffee shop etc.by claimant.

Takako Mitsui
Signature

FORM 21. 2000. 12-41

RENT STATEMENT

VANCOUVER, B.C., March 31,

Mr. Kohei Mitsui,
1075 W. 8th Ave.,
Vancouver, B. C.

MARCH - 1942.

IN ACCOUNT WITH **MACAULAY, NICOLLS, MAITLAND & CO., LTD.**

435 HOWE STREET

DISBURSEMENTS		COLLECTIONS					
		PREMISES	TENANT	RENTAL	ARREARS	DATE PAID TO	PAYMENT
Water to Feb. 7 re 1515-23 W. 5th	14.15	2039 Granville	Mitchell Filus	20.00		Mar. 31	20.00
to Feb. 2 - re 2039/49 Granville	19.70	2045 Granville	Wong Bing	50.00		Mar. 31	50.00
		2049 Granville	Owner				
Commission @ 5% on $213.00	10.65	1515 W. 5th	A. Cornell	10.00		Mar. 31	10.00
CHEQUE HEREWITH	168.50	1517-21-23 W. 5th	Suprema Polish Co.	33.00		Mar. 31	33.00
	213.00	Roof	Neon Products	100.00		Feb.28/43	100.00
				213.00			213.00

EXHIBIT No. 1012-2
DATE 6 may 1948
FILED BY J. A. Brewin

M 21. 2000. 12-41

RENT STATEMENT

VANCOUVER, B.C., March 31, 1942

Mr. Kohei Mitsui,
1075 W. 8th Ave.,
Vancouver, B. C.

MARCH - 1942.

N ACCOUNT WITH **MACAULAY, NICOLLS, MAITLAND & CO., LTD.**
435 HOWE STREET

DISBURSEMENTS		COLLECTIONS						
		PREMISES	TENANT	RENTAL	ARREARS	DATE PAID TO	PAYMENT	REMARKS
ɛer to Feb. 7 re 515-23 W. 5th	14.15	2039 Granville	Mitchell Filus	20.00		Mar. 31	20.00	
Feb. 2 - re 039/49 Granville	19.70	2045 Granville	Wong Bing	50.00		Mar. 31	50.00	
		2049 Granville	Owner					
mmission @ 5% on 213.00	10.65	1515 W. 5th	A. Cornell	10.00		Mar. 31	10.00	
EQUE HEREWITH	168.50	1517-21-23 W. 5th	Suprema Polish Co.	33.00		Mar. 31	33.00	
		Roof	Neon Products	100.00		Feb.28/43	100.00	Annually
	213.00			213.00			213.00	

EXHIBIT No. 1012-2
DATE 6 may 1948
FILED BY J. A. Brewin

MITSUI, Takako
MITSUI, Koei

1075 W. 8th Ave., Vancouver, B. C. lot 18 cat # 374

Evac. File #9215 ✓
Evac. File #7034



Picture Taken April 29, 1943.

EXHIBIT No. 1012-3
DATE 6 may 1948
FILED BY I. a. Brennan

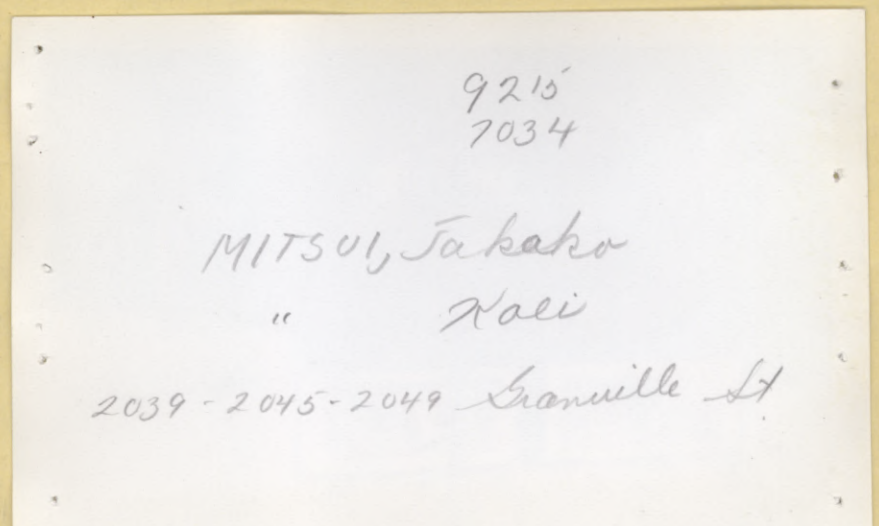
MITSU, Takako
MITSUI, Koei
2039-2045-2049 Granville St., Vancouver, B. C.
Evac. File 9215
Evac. File 7034



Picture Taken May 3, 1943

EXHIBIT No. 1012-4
DATE 6 may 1948
FILED BY D. A. Brewin.

MITSU, Takako
MITSUI, Koei
2039-2045-2049 Granville St., Vancouver, B. C.
Evac. File 9215
Evac. File 7034



Picture Taken May 3, 1943

EXHIBIT No. 1012-4
DATE 6 may 1948
FILED BY D. a. Brewin.

2

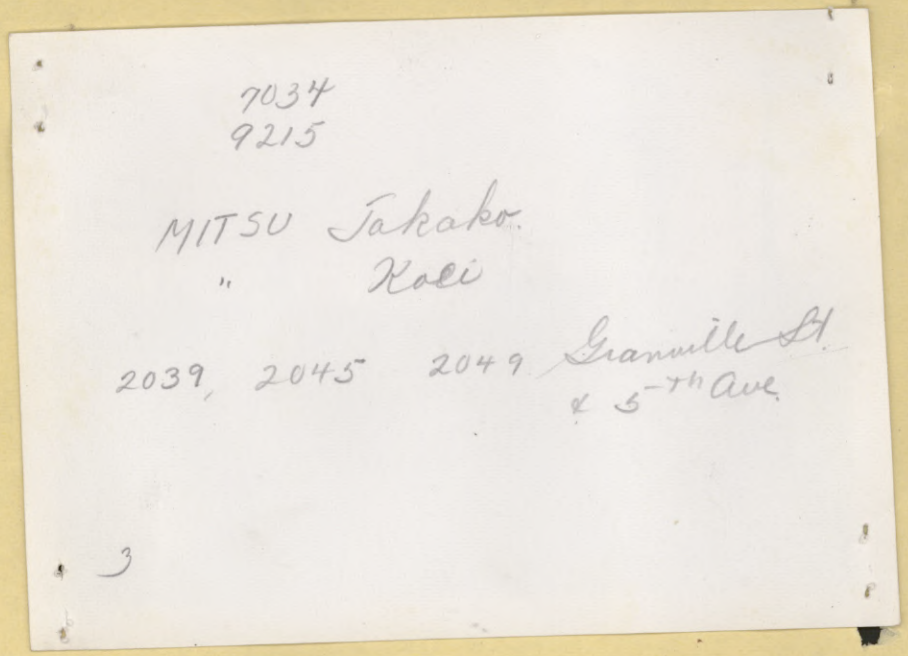
MITSU, Takako
MITSU, Koli
2039, 2045, 2049, Granville St. & 5th Ave.
Vancouver, B. C.
Evac. File 7034
Evac. File 9215



Picture Taken May 3, 1943.

2

MITSU, Takako
MITSU, Koli
2039, 2045, 2049, Granville St. & 5th Ave.
Vancouver, B. C.
Evac. File 7034
Evac. File 9215



Picture Taken May 3, 1943.

MITSUI, Koei and MITSUI, Takako
(Claimant's Name)

PERSONAL CHATTELS

06545 - 06541
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
made by a Mr. Constable					
1. Chesterfield Set	1940	New	250.	good condition	250.
2. Lamps (1 floor & 3 table lamps)	1941	New	30.	" "	20.
3. Dining Room(Furniture set, tables & chairs)	1940	Used	75.	" "	50.
4. Linoleum (Hall,Den etc.)	1940	New	200.	" "	125.
5. Dish Washing Machine (electrical)	1940	Used	150.	" "	125.
6. Rugs	1940	New	150.	" "	100.
7. 2 Table - bookend	1940	New	75.	" "	50.
8. Washing Machine with ironer	1942	New	175.	Working all right	150.
9. Sewing Machine	1934	New	100.	" " "	65.
10. Garden Tools (lawnmower)	Lawnmower 1940	New	25.($25.for other tools)	" " "	50.
11. Fireworks (for Halloween)	1940		100.	" " "	75.
12. Rugs, Oriental	"	New	125.		80.
13. Silverware,packed in box, dinner set	"		100.		75.
14. Handmade Carpenters Cabinet	"	New	100.		60.
15. Encyclopedia	1939		100.		50.

Description of Storage of Goods:

13 V 5

EXHIBIT No. 1012-5
DATE 6 may 1948
FILED BY Z. a. Brown

General Statement as to Chattels not Described above:

Additional Comments, if any:

Letter April 14/47 on Custodians file as to fireworks.
10 cartons of effects sent do not include any of above articles, chiefly books.
Letter May 1,1944 as to trunk received with nothing in it. Broken into(
Letter March 1,1943, enclosing list,no reply.
Dec.23/1943 Letter from Mr. Lefeaux.

Takako Mitsui
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7034 & 9215 EXHIBIT N

NAME Koei MITSUI and Takako MITSUI

REG. No. 06545 & 06541

DATE

DECLARATION Apr. 30/42 & May 15/42.

EVACUATION About May 29/42 & May 30/42

INVENTORY

TAKEN BY KER & KER LTD.

DATE Feb. 3/43

Koei MITSUI's JP DECLARATION:

1 cook stove
4 tables
6 chairs
5 beds
1 chesterfield
2 sewing machines
1 wool rug
4 linoleum rugs
1 washing machine
1 floor lamp
3 table lamps
1 lawnmower
1 Carpenter bench and set of tools
1 electric dishwasher
School Books
Kitchen Utensils and Dishes
-all left in house, 1075 W.8th Ave. Arrangements made to rent house furnished.

Takako MITSUI's JP DECLARATION:

"NONE"

Washing Machine
2 bed springs and steads
1 hot water tank
2 tables & 6 chairs
Old stove
3 or 4 old flower stands and old tables.

DETAILS OF CLAIM		SALES: AUCTION		SALES: TENDER &c	SOLD WITH REAL PROP.
Left "In no one's care".					
With the house:					
Chesterfield Set	250.00				
Lamps	20.00				
Dining room set	50.00				
Curtains, rods, blinds, etc.	20.00				
Linoleum - inlaid	125.00				
Dish wash machine	125.00				
Rugs	100.00				
Fire screen	14.00				
2 tables - book end	50.00				
Furniture left in house.					
Basement:					
Hot water tank - new	30.00		25.00		
Wash machine with ironer	150.00		65.00		
Sewing machine	65.00		17.50		
Garden tool - lawnmower, shovel, pitch forks, Axe, pipes	50.00				
Carpenter box tools	35.00		6.50		
Washing Table	50.00				
Bed and springs	30.00		1.00		
Dresser	20.00				
Fireworks - fire crackers to sell on Halloween	75.00				
Kitchen stove	75.00				
Dishes - Japanese Western Sets	100.00	CH	11.10		
Kitchen table & chairs	50.00				
Kitchen utensils, pots and pans, jars	35.00	K.	6.65		
Plumbing pipes, hot water, brass pipes	15.00		1.00		
Magazine stands	10.00				
3 lamp stands	30.00				
Rugs - Oriental	80.00				
3 crockers	25.00		8.75		
Silverwares - dinner set	75.00				
Cabinet - carpenter	60.00		1.00		
2 pr. skiis	15.00		3.25		
Roller skates	6.00				
(Most of above articles were packed up in boxes)					
Attic:					
Table lamps - 3	15.00				
Books - Encyclopedia	50.00				
Ice cream machine	15.00				
Elec. hot irons	10.00		10.00		
Electric apparatus, wire, plugs, etc.	10.00				
Soda water machine	10.00				
Bicycle parts (left in attic)	5.00		.25		
	$1950.00		156.90		
			20.00	- Bench	
			9.45	(M) Miscellaneous (made	
			16.00	- Gas Water Heater	
			3.50	- Wheelbarrow	
			.30	- 2 stands	
			.50	- 2 small showcases	
			$206.65	- TOTAL CUSTODIAN SALE	

RECAP. of CLAIM:

$575.00 - sold for $156.90
770.00 - declared, not found
480.00 - no record at any time
75.00 - abandoned
50.00 - no account, theft, etc.
$1950.00

1699

SALES TION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
			250.00					
				20.00				
				50.00				(fixtures.
				20.00				The rods and blinds possibly regarded as
			125.00					Possibly left as fixture.
			125.00	100.00				
				100.00				
			50.00	14.00				
			50.00					
25.00								
65.00								
17.50								
				50.00				
6.50								
				50.00				
1.00								
				20.00				
								22/47).
			75.00					Declared in letter Apr.14*47. Referred to R.C.M.P.(see letters Apr.
					75.00			See statement of abandoned goods dated Dec.11/43.
11.10								
						50.00		
6.65								
1.00								
				10.00				
				30.00				
			80.00					
8.75								
				75.00				
1.00								
3.25								
				6.00				
			15.00					
			50.00					
				15.00				
10.00								
				10.00				
				10.00				
.25								
56.90			770.00	480.00	75.00	50.00		

EXHIBIT No. 1012-6
DATE 6 may 1948
FILED BY J.W.G. Hunter.

20.00 - Bench
9.45(M)Miscellaneous (made up largely of "Boxes and Contents" on auction sheets).
16.00 - Gas Water Heater
3.50 - Wheelbarrow
.30 - 2 stands
.50 - 2 small showcases
206.65 - TOTAL CUSTODIAN SALES.

GENERAL REMARKS: In their JP Forms, both above claimants stated that W.W.Lefeaux was handling their property, and in his letter of Dec.23/43 Mr. Lefeaux stated he had been requested to look after their personal effects. These claimants gave Mr. Lefeaux their Power of Attorney - see letters July 22 and May 14/42.

G. Robertson

ESTABLISHED 1887

1012 - 7

EXHIBIT No. 6 May 1948

DATE

FILED "J.W.G. Hunter"

PEMBERTON REALTY CORPORATION LTD.

Telephone PAcific 8241

418 Howe Street

VANCOUVER, CANADA.

October 5, 1943.

#374--1075 West 8th Avenue,
18 and E. 5' 19/315/526.

This is a 2-storey frame house with 4 rooms down and 2 open grates. 3 rooms up and bath and toilet. Cement basement and foundation. Hot air furnace. Roof in bad condition. 40 years old.

Value . . . . . .$1800.

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM-JM

City Real Estate Appraisals Property Management Mortgages Farm lands.

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

July 7, 1948

D. V. Johnson.

Douglas W. Reeve, F.S.I.
Chartered Surveyor and valuer

TELEPHONE MArine 8264
Cable Address "JONREE" VANCOUVER.

1012 - 8
EXHIBIT No.
DATE 6 May 1948
FILED BY J. W. G. Hunter

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. 7034/9215

Catalogue No. 115

Dear Sir: Lots 22and 23 Block 250 D.L. 526
2039 to 2049 Granville Street
1515 to 1523 West 5th Avenue.

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

Location Old established but decadent shopping district near South end of Granville Street Bridge. This corner derives some benefit from being at the first street car stop south of the Bridge.

Land 60 feet on Granville Street 120 feet on 5th Avenue. North West corner. 20 ft. lane at west end of lots.

Buildings (1) Granville Street -1 storey frame building 60' x 60' with 3 shops.
(2) 5th Avenue-1 storey frame building 60' x 50' with 4 shop premises.

Condition Buildings over 35 years old and depreciated through lack of maintenance. Plaster and plumbing need repairs and also exterior woodwork. Three of the 5th Avenue shops have been used for manufacturing purposes and war and tear has been excessive including removal of partitions.

Income Rents $161 monthly $1,932 yearly. Taxes $368. Water rates $180. Insurance $80. Repairs (estimated) $200 Collections $97 - Surplus for interest, depreciation and loss by vacancy, $1,000.

City Assessment $7,660 (Land $4,760 Buildings $2,900)

Appraisal There is no prospect of speculative rise in rents or values in this district. Allowance should be made for cost of putting buildings into good condition.

We are of the opinion that the market value of this property is $7,000.

Yours faithfully,

JOHNSON, REEVE & WATSON
per "D. W. Reeve"

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

July 7th, 1948.

D. W. Johnson.

FORM "JP" FILE No.

BUREAU POWELL STREET

REAL ESTATE

OFFICE OF THE CUSTODIAN

1012 -9

EXHIBIT NO.

JAPANESE SECTION

DATE 6 May 1948

FILED BY J.W.G. Hunter.

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: MITSUI Takako

HOME ADDRESS: 1075 W, 8th Ave., Vancouver, B.C.

REGISTRATION NUMBER 06541 SEX: Female AGE: 25

OCCUPATION: Store Clerk, 'Windsor Coffee Shop' 5th Ave. & Granville St.

Vancouver, B.C.

(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: My brother, E. Mitsui, 1075 W. 8th Ave., Vancouver, B.C.

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: (a) Lot 18, Block 315, D.L. 526

E section 5' of Lot 19, 1075 W. 8th Ave., Vancouver, B.C.

(B) Lot 22 and 23, Block 250,

D.L.526. North West Corner of 5th Ave. & Granville St., Vancouver. Property owned jointly by Takako and Koei MITSUI.

2. BUILDINGS AND OTHER IMPROVEMENTS: (A) 7 room, 2 storey, wooden, building.

Garage.

(B) 5 stores, in building. wooden,

2 of the stores having living quarters at back.

3. INSURANCE (Give particulars; state where policies are) Refer to W.W. Lefeaux,

Metropolitan Building, Vancouver, B.C.

4. TAXES (Amount and where payable) (A) $85.93, paid for 1941) Payable at City Hall
(b) $383.36, paid for 1941)

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) (pencilled note)
(-30/6/42 City)
(Hall advise)
(taxes paid)
(1942 "g")

Clear Title

6. OCCUPANCY AND LEASES (If vacant so state) Refer to W.W. Lefeaux,

Metropolitan Building, Vancouver, B.C. who is looking after the property.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: W.W. Lefeaux, Metropolitan Building, Vancouver, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: My brother has half interest in property, Koei MITSUI.

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

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

4. STATE WHEREABOUTS OF LEASE: None

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

None

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

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) $5.00 War Savings Certificates, $50.00 Victory Bond, in my own possession.

8. BANK ACCOUNTS: $2000.00 Imperial Bank of Canada, Fairview Branch.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 15th day of May 1942

(Signature) "T. Mitsui"

"A. E. McArthur"
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.

July 7, 1948 C.M. A. Johnson.

FORM "JP"

Marine Bldg.
BUREAU HASTINGS-PARK

FILE No. 1012-10

OFFICE OF THE CUSTODIAN

EXHIBIT No. 6 May 1948

DATE J.W.G. Hunter.

FILED BY

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: MITSUI, Koei

HOME ADDRESS: 1075 W. 8th Ave., Vancouver, B.C.

REGISTRATION NUMBER 06545 SEX: Male AGE: 20 (pencilled note- 'son of Kohei M')

OCCUPATION: Student

(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:

MARRIED?

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

None

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION:

1075 W. 8th Ave., Vancouver, B.C.
Property being handled by W. W. Lefeaux, Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS:

Dwelling house and garage.

3. INSURANCE (Give particulars; state where policies are)

Name of Company unknown, policy in hands of W.W. LEFEAUX, Van. B.C.

4. TAXES (Amount and where payable) $80.00 paid to City of Vancouver, to the end of 1941.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

self

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: W.W. LEFEAUX, Van., B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: TAKATO, MITSUI has part interest

9. IF FARM LAND STATE CROPS SOWN

None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS:

None

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

None

4. STATE WHEREABOUTS OF LEASE: None

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

None

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1. Cook stove, 4. Tables, 6. Chairs, 5. Beds, 1. Chesterfield, 2. Sewing machines, 1. Wool rug, 4. Linoleum rugs, 1. Washing machine, 1. Floor lamp 3. Table lamps, 1. Lawn mower, 1. Carp. bench & set of tools, 1. Electrict dish washer, School books, Kitchen utensils and dishes.

All left in house, 1075 W. 8th Ave., Van. B.C. Arrangements made to rent house furnished.

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 TAKATO MITSUI, 1075 W. 8th Ave., Van.

None

Company unknown. Policy with W. W. LEFEAUX. 837 West Hastings St.

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Sun Life Ass. Co. Van. B.C., No. unknown, $1000.00 20 year endowment, beneficiary mother, SHIZUTO MITSUI. Policy in own possession.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS:

2. ~~TRADE DEBTS:~~ REMARKS: The property is being handled by W. W. LEFEAUX. Vancouver, B.C. 837 West Hastings St.

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 30th day of April 194 2

(Signature) "Koei Mitsui"

"H. J. Logan"
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.

July 7/48 C. M. L. Johnson.

1012-11

EXHIBIT No.

DATE 6 May 1948

FILED BY "J.W.G.Hunter"

Wallis W. Lefeaux
Barrister, Solicitor
Notary

Telephone: PAcific 4434

422 Metropolitan Building
837 West Hastings Street
Vancouver, B.C.

July 22, 1942.

R.P. Alexander,
Manager,
Japanese Evacuation Section,
Office of Custodian,
Royal Bank Bldg.,
Vancouver, B.C

Re Takako Mitsui & Koei Mitsui,
& 1075 W. 8th Ave.
& Business Premises 2039 Granville St. etc.

Dear Sir:

As Solicitor for the above parties I hold their Power of Attorney and I am enclosing herewith an order from them to pay to me any monies which you may receive for their account. Will you be good enough to let me have your cheque for monies on hand.

Yours very truly,

"W. Lefeaux"

WWL/BB

Encl.

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

July 7, 1948 E.M.V. Johnson.

Attached to
1012 - 11
EXHIBIT No.
6 May 1948
DATE
FILED BY
J. W. G. Hunter

1075 W. 8th Ave.,
Vancouver, B.C.

May 14, 1942.

C. L. Drewry, Esq.,
Manager,
Japanese Evacuation Section
Office of Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Will you please pay to our Solicitor and Attorney, Mr. W. W. Lefeaux, Vancouver, B.C., any monies which you may receive for our account.

Yours very truly,

"Takako Mitsui"

"Koei Mitsui"

Witness:

"Frances Farthing"
1080 Gilford St.,
Vancouver, B.C.

Stenographer.

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

July 7, 1948 C. M. L. Johnson

WALLIS W. LEFEAUX
Barrister, Solicitor,
Notary.

Attached to
1012 - 11

EXHIBIT No.
6 May 1948
DATE
FILED BY J. W. G. Hunter

Telephone:PAcific 4434

422 Metropolitan Building,
837 West Hastings Street
VANCOUVER, B.C.

May 16, 1942.

C. L. Drewry, Esq.,
Manager,
Japanese Evacuation Section,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

(notes in margin written in ink -

Re Takako Mitsui & Koei Mitsui,
1075 W. 8th Ave. Vancouver.

Phoned Kerr & Kerr - They not very agreeable to relinquish

-

afterwards

phoned LEFEAUX & spoke to Mr. Alexander FGS

Lefeaux very desirous for Macaulay to act and was asking Mitsui (?) agreed to leave house with Kerr & Kerr

Dear Sir:

I have arranged for the removal of the Mitsui family to Trout Lake City and I understand they have reported their properties to you. I have been handling the business of this family for some years and they instruct me that it is their wish that I should continue to do so. The above named own the following properties:- Lot 18, E. 5 ft. of Lot 19, Block 315, D.L.526, Plan 590, Certificate of Title No. 70117L, being 1075 W. 8th Ave. Vancouver, and Lots 22 and 23, Block 250, D.L. 526, Plan 590, being stores at the corner (N.W. corner) of 5th and Granville. Rents for these stores are being collected by Macaulay, Nicolls, Maitland and Co. Ltd. and paid to me.

I hold Power of Attorney from the above-named and I would suggest, if it is agreeable to you, that rents from the stores could be collected as they are now and I could collect the rent for the house (rental has been arranged) and attend to insurance, etc. as usual.. If it is necessary that monies pass through your hands I can of course account to and pay you monies I receive. Will you please advise me what arrangement you decide to make in the matter?

Yours very truly,

"W. Lefeaux"

WWL/BB

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

July 7/48

C. M. V. Johnson

attached to
EXHIBIT 1012 - 11
DATE 6 May 1948
FILED BY J. W. G. Hunter

KER & KER

LIMITED

475 Howe Street,
VANCOUVER, B.C.

February 5, 1943.

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

Attention Mr. G. B. Spain

Dear Sirs: Re: File No. 7034 - MITSUI, Koei
1075 West 8th Avenue

In repponse to your request of recent date, enclosed herewith please find list of furniture which is at the above property and is being used by the tenant, Mr. Constable.

All the other furniture was taken by the Japanese owner when he moved from the property.

Yours very truly,

KER & KER LTD.

"J. M. Anderson"

Rental Manager.

JMA:HD
Encl.

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

July 7, 1948 W. J. Johnson

Attached to
1012 - 11
EXHIBIT No.
DATE 6 May 1948
FILED BY
J. W. G. Hunter.

Wednesday, Feb. 3rd, 1943.

Dear Sirs:

Following is the list of furniture left by the Japanese at 1075 West 8th which is now under the jurisdiction of the Custodians.

1. Washing machine
2. 2 Bed Springs and Steads
3. 1 Hot Water tank.
4. 2 Tables and 6 Chairs.
5. Old Stove
6. 3 or 4 old flower stands and old tables

(signed) Mrs. Constable.

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

July 7, 1948 C. M. V. Johnson.

Attached to
1012 - 11
EXHIBIT No.
DATE 6 May 1948
FILED BY
J. W. G. Hunter

7034
9215

Mar. 1. 1943

Mr. Koei MITSUI,
Registration No. 06545,
Winnipeg, Man.

Dear Sir:-

With the purpose of protecting your personal property, we have investigated your former address and the following is a list of your chattels found there.

Washing machine
2 Bed springs and steads
1 Hot water tank
2 Tables and 6 chairs
Old stove
3 or 4 old flower stands & old tables

If this list is correct, please sign and return the attached copy for our record.

We assume that you have no other chattels in the restricted area of British Columbia requiring our protection.

Your prompt reply will be appreciated.

Yours truly,

Geo. B. Spain
Protection Department

(penned note - 'so assume in absence of answer')

(penciled note - 'no reply')

Enc.
GBS:IF

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

July 7-48. C. M. L. Johnson

1012 - 12

6 May 1948

J. W. G. Hunter

RECEIVED from Custodian for shipping to Takako Matsui 06541

Ex. 1075 W. 8th Vancr.

10 ctns effects

1 Ironing Board

1 Crated Carton

1 Trunk Ex 992 Powell

31 - 3 - 44

B. C. SECURITY COMMISSION

Per M. D. MacDonald

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

July 7, 1948 E. M. D. Johnson

Attached to
1012 - 12

EXHIBIT No. 6 May 1948
DATE
FILED BY J. W. G. Hunter

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
VANCOUVER, B.C.
April 5th, 1944.

Miss Takako MITSUI
Reg. No. 06541
c/o Mrs. S. Shendroff,
11 Conrad Ave.,
TORONTO, Ont.

Dear Madam:

Shipped from Vancouver, March 31st, via Canadian National Railways, 13 parcels effects, 550 lbs., on instructions from the Custodian, on which we are paying the following charges:

Richmond Transfer, cartage	$3.40
C. N.R. freight	22.00
	$25.40

As per understanding with the Custodian, we are asking him to send us cheque for this amount, debiting your account.

Original bill of lading enclosed herewith.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION

C. W. Fisher
Transportation.

CWF::FF
Encl.
c.c. Gen.Files
Treasury
Custodian of Alien Property

Please send cheque per your file #7034 - 9215, letter March 20th.

"C. W. Fisher"

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

July 7, 1948 M. L. Johnson.

Attached to Exhibit 1012 - 12

May 8th 1944

7034
9215

Mr W.W. Lefeaux,
422 Metropolitan Nldg,
837 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

Re: MITSUI, Koei
MITSUI, Takako

As requested in your letter under reply, we are enclosing herewith detailed statement of the proceeds of auction sale of these Japanese ' effects.

We were indeed sorry to hear of the loss of the contents of the trunk shipped to them. As far as we can trace, this trunk was delivered by us to the B.C.Security Commission in the condition in which it was received. It would appear, therefore, that anything removed from it must either have been taken while it was stored on the premises or perhaps lost intransit. We will gladly make further investigations if particulars of the missing articles are supplied to us but are afraid it will be very difficult to trace anything.

Yours truly,

H.F.Green
Protection Department.

Pen.Note:"(1) items in attic never declared
(2) ours of 1-3-43 not answered
(3) Tenant appointed by Mitsui"
H.F.G.

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

July 10th 1948

m.a. Mcadam

Attached to Exhibit 1012 - 12

WALLIS M. LEFEAUX

422 Metropolitan Building,
837 West Hastings Street,
Vancouver, B. C.

May 1, 1944.

H.F.Green Esq.,
Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Bldg,
Vancouver, B. C.

Re Files 7034 & 9215,
T & K. Mitsui

Dear Sir:

Referring to your letter of January 17th, last, where you advise me net proceeds of sale of effects $159.24, I have been asked by my clients if you can supply them with a detailed list of this sale. I note in your letter you say later detailed lists will be available.

They complain they have lost a number of good articles. In your letter you refer to a trunk of personal effects. These goods have all been shipped to my clients and they state that they received the green trunk but it was simply an empty box. I would appreciate any further particulars you can give me with regard to these effect. X

They advise me in their letter that these effects were shipped to Toronto. My request was that they should be shipped to Revelstoke. However, I do not think that will matter now.

Yours truly,

W.M.LeFeaux

Pen: Note X See list 449. Does Mr Wills or Mr Smith recall this?

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

July 10th 1948 M. A. Nicola

Attached to Exhibit 1012 - 12

March 20, 1944

7034
9215

The B.C. Security Commission
360 Homer Street,
Dick Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Takako MITSUI #06541
Koei MITSUI #6545
1075 West 8th Ave.

We have a letter from Mr Wallis W. LeFeaux requesting us to ship to the above mentioned Japanese

10 Packeges Personal and
Household Effects.

stored at the above address in charge of the tenant Mr Byron(BA 0712M)

These to be shipped with 1 Trunk Personal Effects belonging to Mr K. Mitsui. The last mentioned item is in our warehouse.

If you will be kind enough to arrange the shipment, we will be pleased to reimburse you for the charges.

Yours truly,

Geo. B. Spain
Protection Department.

GBS:JS

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

July 10th 1948

M.A. Mosby

Attached to Exhibit 1012 - 12

Wallis M. LeFeaux
Barrister, Solicitor,
Notary.

422 Metropolitan Building,
837 West Hastings Street
Vancouver, B. C.

March 17, 1944.

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

Attention H.F.Green Esq.,

Re Takako Mitsui & Koei Mitsui,
Files 7034 & 9215:

Dear Sir:

Pursuant to our several conversations over the 'phone, I would now advise you that there are ten packages of personal and household effects ready for shipment from 1075 West 8th Avenue, present tenant Mr Byron, telephone BA. 0712M (listed under name of C.G.Constable). I would appreciate your arranging to have these packages collected and shipped by freight with the trunk of personal effects you are holding in storage to Mr K.Mitsui, Revelstoke, B. C.

Pen Note"6-12-43
List 449
File 7034
HFG"

Yours very truly,

"W.M.LeFeaux"

Pen: Note: "GBS - please so arrange with BCSC and acknowledge on both files when done HFG"

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

July 10th 1948

M. A. Macdonald

Attached to Exhibit 1012 - 12

WALLIS M. LeFeaux
Barrister, Solicitor,
Notary.

422 Metropolitan Building,
837 West Hastings Street,
Vancouver, B. C.

January 20th, 1944.

H.F.Green Esq.,
Protection Dept,
Office of the Custodian,
Royal Bank Building,
VANCOUVER, B. C.

Re: T & K Mitsui
File No. 7034/9215

Dear Sir:

I have your letter of the 17th instant and am pleased to hear that you still have a trunk of personal effects belonging to my clients. The articles they valued most were apparently stored in the attiv and the present occupants of the house advise me that they do not think anything was taken from the attic. As soon as possible I will go around to the house and see if the effects are there. If their effects are still in the attic I will arrange to have them shipped to the Mitsuis.

Pen Note: N.B. "Never declared & our letter 1-3.43 not answeredHJG"

Yours very truly,

"W.M.LeFeaux"

Pen: Note:
Jan 22nd 44. I contacted Mr LeFeaux by 'phone. He will visit to attic and advise us the contents. "Spain"

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

July 10th 1948 ma

EXHIBIT NO. 6 May 1948

DATE

FILED BY J.W.G.Hunter

Registration Number 06545

MITSUI, KOEI.

1075 West 8th Avenue, Vancouver, B. C.

LOCATION AND NATURE OF PROPERTY:

Lot 18 as amended and the E. 5' of Lot 19, Block 315, D.L. 526, Group 1, New Westminster District.

OWNERSHIP: MITSUI, KOEI.

BUILDING: The house is situated at 1075 West 8th Avenue on the North side between Oak and Spruce Streets. It is a large old fashion frame type of dwelling containing centre hallway, den, living room, dining room, kitchen; open stairway to 3 bedrooms and bathroom. Full basement concrete floor and stone foundations. Hot air heating plant, laundry tubs and toilet in the basement. The exterior and interior are in fair condition. The interior needs some decorating. there is a single garage to the east of the dwelling with a driveway to the street.

LAND: The size of the Lot is 50.33 x 117.

TAXES: No arrears. 1942 taxes $85.93 gross; $3.44 rebate; nett $82.49. No local improvements.

ASSESSMENT:

Land	$950.00
Building	1400.00
Total	2300.00

2350.-

INSURANCE: We contacted Mr W.W.LeFeaux who holds the Insurance Policy on the above property as solicitor for Mr Koei Mitsui. Mr LeFeaux advises that the Policy is Sentinel Insurance Company Policy in the amount of $2100.00 on the dwelling and $1000.00 on the contents contained therein and that when the contents are removed it is his intention to transfer the $1000 on the contents to the dwelling, which would make a total of $3100100 on the dwelling. This amount will be more than ample.

FINANCIAL POSITION: We are advised by Mr W.W.LeFeaux, solicitor for Mr Koei Mitsui that the title deeds for the property are on file in the Land Registry Office.

REMARKS According to the J.P.Form there is a list of furniture which is to be left on the property and it states that arrangements have been made to rent the house furnished. We have been advised contrary to this, that it is their intention to rent the dwelling unfurnished to one Mr C.M.Constable at a rental of $30.00 per month, said rents to commence when the property is vacated by them and occupied by C.M.Constable. No deposit has been made upon the rental of this property.

RECOMMENDATIONS: We recommend that the Owner rent the property to the said C.M.Constable at a rent of $30.00 per month, said rents to commence as soon as possible after vacating the premises. We will advise Mr Koei Mitsui and the new tenant that the rents must be paid to this office and that they will in turn be forwarded to the office of the Custodian. You will note that the amount they have rented the property for is slightly less than our rental value but we do not think that the arrangement should be disturbed.

THE RENTAL VALUE: The rental value of the property is $35.00 per month.

THE SALE VALUE: The property in its present condition would probably sell for $2000.00 gross.

The above property was inspected on May 14th 1942 by the writer.

KER & KER LTD
Per "Alan N.Ker

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
July 9th 1948

File No.9215

Registration Number 06541

MITSUI, TAKAKO

1075 West 8th Avenue, Vancouver. B. C.

LOCATION AND NATURE OF PROPERTY:
Stores Number 2039, 2043 and 2049 Granville Street.
Stores Numbered 1515 to 1523 inclusive, 5th Avenue West.
Lots 22 and 23, Block 250, D.L. 526, Group 1, New Westminster District.

OWNERSHIP: Jointly owned by Takako Mitsui (Spinster) and Koei Mitsui(Student)

BUILDING: A one storey store building located on the north-west corner of 5th Avenue and Granville Street. The building is partially divided by a passageway which separates the section of the building on Granville Street from that portion which is located on the north side of 5th Avenue. The Granville Street frontage is divided into three stores number 2039, 2043, and 2049. The 5th Avenue frontage is divided into three stores numbered 1515 to 1523 actually six stores in all in the Block (Note: The J.P. Form shows 5 stores).

There are living quarters at the rear of two stores.

LAND: The size of each Lot is 30 x 120: Total area 60 x 120.

TAXES: No arrears .
1942 taxes: Gross $383.36. rebate $13.04, nett $370.32.

ASSESSMENT:

Assessment of Land	$4760.00
Assessment of Building	3000.00
Total assessed Value	$7760.00

INSURANCE: In connection with the Insurance on the above Building; The J.P. Form which covers this property, under Section"B", shows that there is no insurance on the Building. This does not seem possible to us. We have endeavours to contact Mr Mitsui but were unable to doso. We will check this matter thoroughly with Mr Mitsui, if he has not been evacuated, and also through his solicitor, Mr W.W.Lefeaux, Metropolitan Building, City. We thought it advisable to forward in our report without this information so that the matter would not be delayed. We will cover the insurance by letter.

FINANCIAL POSITION: The financial position of the property is good. As we were unable to contact Mr Mitsui we searched the property and found same to be clear title, and as it produces a considerable revenue and there is no indebtedness, it is undoubtedly in an excellent financial state.

REMARKS: In connection with your request for a Report on the above property you show on the J.P. form two properties one being, (a) 1075 West 8th Avenue, Lot 18 as amended and the E.5' of Lot 19, Block 315, D.L. 526: The other being (b) Lots 22 and 23, Block 250, stores located at the North-west corner of 5th Avenue and Granville Street. (This is the property we have reported on at the present time.) We previously reported on the property at 1075 West 8th Avenue on May 16th 1942, being registration number 06545, no file number. We are therefore eliminating this property from our present Report. 1075 West 8th Avenue has already been rented to a tenant and we are collecting the rents on behalf of the Office of the Custodian.

Referring to property (b), this as previously stated contains 6 stores. These are rented to the following tenants at the stated rents:-

2039 Granville Street:
Tenant: Mr M. Filus.
Monthly Tenancy.
Rent: $20.00 per month.
Rental date May 1st to May 31st 1942 (Rent Paid)
Collection Agent at present Macauley, Nicholls, Maitland & Co.Ltd., 435 Howe Street.

2043 Granville Street:
Tenant: Wong Bing Wah and Wong Bing Tom
Monthly Tenancy.
Rent: $50.00 per month.
Rental date May 1st to May 31st 1942 (Tenant states rent paid)
Tenant has occupied premises since 1928.
Collection Agent at present Macauly, Nicholls, Maitland & Co.Ltd. 435 Howe Street.

2049 Granville Street:
Tenant: Mr and Mrs Harry Gleed.
Monthly Tenancy.
Rent: $50.00 per month.
Rental date May 6th to June 5th 1942 (Tenant states rent paid)
New Tenant.
Collection Agent W.W.Lefeaux, Metropolitan Bldg.

1515 W 5th Avenue:
Vacant.

1517 -23 inclusive W. 5th Avenue
Tenant: James Adams.
Monthly tenancy.
Rent: $43.00 per month.
Rental date May 1st to May 31st 1942 (Tenant states rent paid)
Tenant has occupied premises for considerable period of time.
Collection Agent at present Mccaulay, Nicholls, Maitland & Co., Ltd 435 Howe St.

We procured the following information and although it has no bearing on the actual real estate we thought it might be valuable to the office of the Custodian. Mr and Mrs Harry Gleed and/or G.W.Gleed are purchasing the Confectionery business located at 2049 Granville Street from the Mitsuis. The gross purchase price of the business was $3,653.51, less two rebates totalling $155.45, making a nett purchase price of $3,498.06. The Purchasers agreed to pay $17.50 per month interest on the above amount and a principal repayment quarterly, no set amount, the principal repayment to be dependent upon the business with maximum repayment of $100.00 quarterly. These payments are apparently made to W.W. Lefeaux, Solicitors.

RECOMMENDATIONS:

We recommend that the rents of the stores which are occupied at the present time be allowed to stand.

The tenants of these properties are apparently paying rents to two different sources W.W.Lefeaux and Macauley Nicolls, Maitland & Co. Ltd and as we have made the above complete Report covering these premises, and also taking into consideration the fact that we have made a complete Report on 1075 West 8th Avenue (Koei Mitsui property) which has now been rented and which rents we are collecting, we think it would facilitate matters and save a considerable amount of overlapping if we were instructed to look after both properties belonging to the Mitsuis. The office of the Custodian would not then be dealing with three agents, but only with one.

If the above meets with your approval, we recommend that we be instructed to advise the present tenants to forward their rents to this office for the coming month. These instructions should be in our

hands prior to May 31st 1942 which would be the next rental date for the garious premises. If you so instruct us, we of course will also advise Mr W.W. Lefeaux, Solicitor, and Macaulay, Nichlls, Maitland & Co.Ltd that we have been appointed to take complete charge, which is in accordance with your letter to us covering this property.

THE RENTAL VALUE:

The rentals received for the above stores meet with our idea of valuation. We feel confident that 1515 West 8th Avenue could also be rented for a reasonable amount.

THE SALE VALUE:

We feel that the property should bring approximately $9,500.00 gross.

This property was inspected on May 27th 1942 by the writer.

KER & KER LTD.

Per "Alan N.Ker."

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

July 9th 1948

m.a. Nicholls

1012 - 14

EXHIBIT No.

DATE 6 May 1948

FILED BY J.W.G.Hunter

WALLIS M. LeFEAUX
Barrister, Solicitor,
Notary.

422 Metropolitan Building,
837 West Hastings Street,
Vancouver, B. C.

Dec. 23rd, 1943

The Custodian,
Dept of Sec. of State,
Royal Bank Bldg,
VANCOUVER, B. C.

ATTENTION P. DOUET Esq.

Re: T & K. Mitsui and 1075 West 14th Avenue, City, Files 9215 and 7034.

Dear Sir:

I have been requested by my clients to look after their personal effects left at the above address. I understand your office is insisting on selling these properties, and I would appreciate your getting your Department handling this matter to advise me if or when they are taking any special steps towards selling this property.

Pen:Note: ackd 3/1 when sending cheque.

Yours very truly,

"W.M.LeFeaux"

Pen: Note:
LeFeaux has already been advised of the sale of the property. This refers to chattels only."

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

July 10th 1948 m.a.

MEMORANDUM

OK HJB

TO: Mr. F. G. Shears

December 12, 1949.

FROM: Mr. J. Cuming

Case No. 1012 - Koei & Takako MITSUI

Special Award of ($?) in addition to normal award.

Award: Award Sheet notes $1500.00 additional for this property and figures given you by Mr. Justice Bird notes $1047.14.

Property:
2039-45-49 Granville Street and 1515-23 West 5th Avenue, Vancouver, B. C., being Lots 22 and 23, Block 250, District Lot 526, Group 1, N. W. D., Plan 590. (Catalogue #115).
(6 stores - 3 on Granville and 3 around corner on 5th Ave.)

Claimed value:			$ 13,000.00
Assessed Value (1943):	Land	$4760.00	
	Improvements	2900.00	$ 7,660.00

Claimant's Exhibit No. 1 notes the property as having been purchased during 1939 at a price of $10,000.00 and that over $1000.00 had been spent repairing same.

JP Form of Takako Mitsui notes this property comprises "5" stores.

Ker & Ker Limited report Exhibit #13 notes "6" stores.

Transcript, Page 3, Line 10, notes "7" stores.

Ker & Ker Exhibit No. 13 dated May 27, 1942, quotes gross sales value of property as being $9500.00.

Johnson, Reeve & Watson on July 19,1943 (Exhibit #8) quote market value as $7000.00.

Tenders to Catalogue advertising:

$3300.00	July 9, 1943	H. A. Roberts	REJECTED
7000.00	June 23, 1943	Wong Bing	ACCEPTED

Sold to Wong Bing as at August 6, 1943, for $7000.00.

JC/ER