Name of Claimant SANMIYA, Morio Case 1317

Custodian File 5150

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	
3015.00	150.75 40.18										190.93

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	
						1600.	192.00	192.00

TOTAL RECOMMENDATION 382.93

CASE NO: 1317

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

December 1, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. MORIO SANMIYA

PROCEEDINGS AT HEARING

Original.

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

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

Toronto, Ontario,

December 1, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. MORIO SANMIYA

PROCEEDINGS AT HEARING

APPEARANCES:

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

R.A. BEST, ESQ., appearing for the Claimant.

A. SMITH, ESQ., Secretary,

G.N.R. UPTON, ESQ., Official Interpreter,

A.G. VEITCH, ESQ., Official Reporter.

MRS. MORIO SANMIYA, the claimant herein, being first duly sworn, testified through the interpreter, as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature (Indicating)?

A. Yes.

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

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

A. Yes.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM, MARKED EXHIBIT 1.)

MR. BEST: It is in two parts; one pertains to a house and the other to a factory but they are both on the same lot, so that they are really one parcel of real estate.

Q. I understand that you formerly owned a low, a lot and factory combined, or a lot and a factory behind the house at 640 Cordova Street, in Vancouver. Is that correct?

A. Yes.

Q. And you bought this lot with whatever was on it at the time in 1936?

A. In 1936.

THE SUB-COMMISSIONER: For how much?

MR. BEST: Q. And, how much did you pay for it then?

A. I bought the property and the building originally for $500., and then constructed the factory at the back.

Q. You paid $500. for the lot and the small

house which was on it at the time?

A. Yes.

Q. Now, the house which was on the property when you bought it in 1936 was your home and still standing at the time of evacuation?

A. I altered the house and then put the factory, built the factory at the back.

Q. Let us speak of the house alone for the moment. I understand that after you built your factory you used the house as an office?

A. No. My children were living in the front house.

Q. Now, according to your claim in 1937, that is the year you built the factory, you put a new basement into the house. Is that right?

A. Yes.

Q. And, why was that done?

A. I was told that it was necessary to construct a basement and my son asked that the basement be made.

Q. And for what was the basement used after the factory was erected?

A. There was a lavatory put there.

Q. And who used it?

A. The employees in the factory.

Q. That was the reason, I take it, that you installed these toilets and wash basins and put a new roof on the place and redecorated it?

A. Yes.

Q. And all these repairs, including the new

cement walk to the factory and from the house to the street and so on were done in 1937 and the total cost was a thousand dollars. Is that right?

A. Yes.

Q. I see. Well, now, so far as the factory is concerned, I understand it was one large building, that is, with one room, no walls in the room, itself? Is that right?

A. No walls?

Q. No; partitions; no interior walls?

A. Yes, one room.

Q. And it would be a building about 50 feet by 25 feet?

A. Yes.

THE SUB-COMMISSIONER: What kind of factory?

MR. BEST: Q. You operated a dressmaking factory there?

A. Yes.

Q. And was this a one or two-storey building?

A. All on one floor.

Q. And it was an all-stucco building?

A. Yes.

Q. You paid $4,000., apparently, to build this building in 1937?

A. Yes, $4,000.

Q. Did you pay that to one contractor, to do the whole job, or did you let out several contracts?

A. It was given to different parties.

Q. I see.

MR. CHRISTIE: Your honour, at this point I will

tender as Exhibit 2 the appraisal of Johnson, Reeve & Watson, dated July 19, 1943. The appraised amount is $2,000.

I submit also the appraisal of Loewen & Harvey, Limited, dated January 8, 1944, and the appraised amount is $2,700.

(TWO APPRAISALS, MARKED EXHIBIT NO.2)

MR. BEST: Q. Do you know how old the house was when you bought the property in 1936?

A. I do not know.

Q. Apparently Mr. Reeve has estimated its age as 40 years in 1943. Do you think it was that old, or older, or what do you say about that?

A. I think it was probably something like that.

Q. I see. He says further that the interior of the house was in poor condition. What do you say about the interior of the house?

A. It was not in particularly good condition, sir.

Q. I see. Incidentally, was it in any better condition at the time of evacuation than when you bought it?

A. Yes. I had done some repairs and it was in better condition.

Q. Were there some old sheds at the rear of this factory building?

A. Yes. There was a garage.

Q. There was a garage. And, it faces on a lane at the back? A. Yes.

Q. Mr. Reeve says:

" In view of the condition of the house portion and the necessity for alterations for office use with factory, also in view of cost of pulling down old sheds at rear to obtain lane access---"

Apparently the garage faced on to the lane but the lane did not come right through to the factory. Was that the situation? Do you follow me?

A. I do not understand it.

Q. I do not quite follow what he has here. Was there any neeessity to pull down the garage to get access to the lane from the factory?

A. I do not understand.

Q. There is some suggestion here that you would have to pull down the garage to get access to the lane. It does not seem to make sence to me, either.

A. The garage was not on the lane. The lane was clear.

Q. But the garage faced the lane so that you could take a car from the lane into the garage, I take it? A. Yes.

Q. There is a remark in the Loewen & Harvey appraisal that the house was used as office accommodation for the business. I think you told us that your children lived in the house. Is that right?

A. No. It was not used as an office.

Q. I see. Is that your signature (Indicating)?

A. Yes.

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

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

A. Yes.

MR. BEST: I am filing as Exhibit 3 a personal chattels claim form pertaining to the equipment in the factory, with an attached list.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO.3)

Q. Now, apparently at the time you were evacuated you left your factory and all the sewing machines and equipment in it?

A. Yes.

Q. By the way, how many people worked in this factory?

A. About 12 or 13.

Q. And you had 17 power machines, that is, sewing machines, in the place?

A. Yes, power machines.

Q. Were they all bought over a period of time or were they bought at one time?

A. I bought them all at once.

Q. That is, when you purchased the business in 1935. Is that it?

A. Yes.

Q. Do you know how old these machines were when you bought the business in 1935?

A. I think they had been used about eight years, sir.

Q. What was their general condition at the time

of evacuation? A. They were in use right up to the time, satisfactorily and their condition was good, sir.

Q. What kind of time clock was this for which you paid $150., in 1939?

A. It was a punch clock for employees coming and going from work.

Q. An International Business Machine clock?

A. Yes. Well, I do not understand the "International."

Q. Do you know the name?

A. It was a Business machine clock.

Q. Is that your signature (Indicating)?

A. Yes.

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

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

A. Yes.

MR. BEST: I am filing as Exhibit 4 another personal chattels claim form relating to the household effects.

(PARTICULARS OF PERSONAL CHATTELS, HOUSEHOLD EFFECTS, MARKED EXHIBIT NO.4)

Q. Where were your personal chattels and furniture left?

A. They were all left in the old building in front.

Q. That is, at 640 East Cordova Street?

A. Yes.

Q. What type of picture was this large new hand-painted picture for which you are claiming?

A. It was a painting by a man called Okamura in New Westminster, sir. I loaned the individual $50., and took that picture which was worth $75., as security.

Q. What type of vacuum cleaner was this for which you are claiming $25.?

A. It was an electric vacuum cleaner for which I paid $90.

Q. In respect of this 1,000 feet of spruce lumber which you valued at $50., for what was it to be used?

A. My husband had bought it to press liquor, Saki.

Q. I understand your husband was in the Saki-making business. Is that right?

A. Yes.

Q. And this lumber was to be used by him for some presses which he intended to build?

A. Yes.

Q. How old was this gas range for which you claim $35.?

A. It was bought by my daughter and had not been used a year.

Q. All right; thank you.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated April 22, 1942. I ask you whose signature is that (Indicating)?

A. My signature.

MR. CHRISTIE: I am tendering this J.P. Form as Exhibit 5.

(J.P. FORM, MARKED EXHIBIT NO.5)

Q. When were you evacuated?

A. In 1942. In May 1942.

Q. And was this personal property left in the care of anyone?

A. I just left it there.

Q. And, what did you do with the key to the property? A. I gave the key to the Custodian, sir.

Q. I am showing you a photograph. Will you tell me of what this is a picture?

A. This is the front house.

Q. And is the factory to the rear of this house?

A. Yes.

MR. CHRISTIE: I tender this picture taken the 9th day of April 1943, as Exhibit 6.

(PHOTOGRAPH OF CLAIMANT'S PREMISES, MARKED EXHIBIT NO.6)

And is this section where the house and factory is located an industrial section?

A. No. That was not an industrial district; it was a residential district.

Q. Were there any other factories near your factory?

A. No.

Q. But, you were permitted to erect factories in this district?

A. I obtained a permit for it.

MR. CHRISTIE: I tender as Exhibit 7 a Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.7)

Q. You obtained this property by an assignment of a mortgage. Do you understand that?

A. Yes. And, it was cheap on that account, sir.

Q. I see. You may sit down for a moment. I want to file some material.

I am tendering as Exhibit 8 the following tenders on the property which are made in response to an advertisement appearing in the Vancouver newspapers on the 14th, 16 and 17th days of April 1945. The tenders are as follows:

A tender of Richards, Akroyd & Gall, Limited, dated January 4, 1944, and is in the amount of $3,400. Attached to this tender is a letter dated January 7, 1944, a copy of a letter, from F.G. Shears to Messrs Richards, Akroyd & Gall, in which they state as the rusult of a telephone conversation this bid of $3,400. was to include the machinery; as the machinery had beenalready sold or an offer for this purchase accepted, this particular offer was rejected.

Then, a tender dated November 16, 1944, by Campbell & Pemberton on behalf of John Stetcher. The amount of $2,000.

A tender of Campbell & Pemberton dated November 24, 1944, a tender for a client, the British Columbia Association of Seventh Day Adventists, and the amount tendered is $2,700.

A tender by Giuriato Brothers, April 27, 1945.

The tender amount is $800.

A tender of E.A. Alm on behalf of Wong Yuen. This tender is dated May 5, 1945, and is in the amount of $3,015. This tender was accepted and the property was sold for this amount to Wong Yuen.

(FIVE TENDERS, MARKED EXHIBIT NO.8)

Then, I have the following appraisals of the equipment and fixtures of the factory, or dressmaking plant, which I am tendering as Exhibit 9:

The first is an appraisal of Thompson & Binnington Limited, bailiffs, dated May 6, 1942. The appraised amount is between $1,700., and $2,000. It is evidently an appraisal of both the equipment in the plant and the household furniture. Attached to this appraisal is a detailed inventory. It contains five sheets.

Then, there is an appraisal of the Singer Sewing Machine Company dated January 4, 1944, The appraisal is in the sum of $1,100, for a person purchasing the plant for use in manufacturing and if it is a dealer $700.

Then, there is an appraisal of the household chattels by the Alberta Furniture Company dated January 4, 1944. They state:

"We would not be prepared to offer more than $40. for the lot."

(APPRAISALS, MARKED EXHIBIT NO.9)

Then, there is a letter which I will file as Exhibit 10, of Harold D. Campbell, dated December 28, 1942, in which it is stated that he has received an

offer from Mr. J.J. King to purchase the equipment for the sum of $1,600. In this letter he refers to the fact that he has received eight offers over a period as a result of advertising ranging from $550. to a top of $1,200.

(LETTER, DECEMBER 28, 1942, MARKED EXHIBIT NO.10)

It is my understanding that all these chattels were sold en bloc for $1,600., and that there was no auction.

Q. Do you remember where you purchased this time clock?

A. I bought it from a store but I do not remember the name.

Q. Have you any receipts here or any documents to show the prices you paid for these various fixtures and equipment?

A. No. I have not got any receipts.

Q. And, with respect to this various equipment which you used in your factory, I understand that you bought them when you started this business, that you bought it in one block. Is that right? Is that correct?

A. Yes.

Q. Did you have anyone to advise you when you purchased this equipment as to the values?

A. No. I bought it, myself.

Q. Were you familiar with the value of different dressmaking equipment?

A. I learned the prices of the materials from

the person from whom I bought them.

Q. Would it fair to say that you accepted the valuations of that gentleman when you bought these different machines and equipment?

Is that too difficult a question to answer?

A. A friend of mine told me that they did not consider that the prices were dear.

Q. Pardon? A. A friend of mine told me that they did not consider that the prices were dear.

Q. And had this friend of yours any experience in the dressmaking business?

A. My friend had experience in this business, sir.

Q. And, how do you remember all these various amounts? Is this just guess-work on your part or did you have any records from which you compiled these? There is a long list there.

A. These are the prices at which I would have liked to have sold the goods.

Q. And does that same reasoning apply to the prices which you have set for your household furniture?

A. These are the prices at which I bought making reductions for goods which are old.

Q. And were all these goods stored in your house, including the lumber?

A. I left the lumber in the factory.

Q. You left the lumber in the factory?

A. Yes.

MR. CHRISTIE: I think that is all, thank you.

be advertised for sale by the Custodian. She states that the price she would like to obtain for the property would be in the neighbourhood of $6,000, "but I would like to have submitted to me any tenders in excess of $5,000."

(REPORT AND LETTER, MARKED EXHIBIT NO.12)

Then, I am submitting as Exhibit 13 a real property summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.13)

As Exhibit 14 I am submitting the Personal Property Summary.

(PERSONAL PROPERTY SUMMARY, MARKED EXHIBIT NO.14)

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

It is submitted that the Personal Property was sold at its fair market value; that is, the personal property, including all this equipment, household furniture, the effects and chattels of every kind.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch,
Official Reporter.

I, John A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

John A. McGibbon,
Deputy Commissioner.

JAN 14 1948

Case 1317.

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

5150

Toronto 0261

R.A. Bank

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

(1) NAME SANMIYA (Print) Surname MORIO (MRS.) Given Name (RCMP) Reg. No. 16091

(2) Pre-Evacuation Address 2222 DUNDAS ST., VANCOUVER, B. C.

(3) Present Address 14 CHILTON ROAD, TORONTO, ONTARIO.

(4) REAL ESTATE

(a) Street Address (if any) 640 CORDOVA, ST., E, VANCOUVER, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) CITY OF VANCOUVER.
LOT - 8 - BLOCK 59, DISTRICT LOT - 196.
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 196.

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

(i) Farm
(ii) Residence Type of business Wholesale Dressmaking Factory.
(iii) Business
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner.

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

(i) Land - - - - - - - - - - - - - - - - - $ 500.00
(ii) Buildings - - - - - - - - - - - - - - - $ 4,500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 3,000.00

1941 VALUE

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 8,000.00
(v) Amount at which Custodian sold property and credited your account - - $ 4,391.57
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3,608.43

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation HAROLD D. CAMPBELL (PER. C.C. MESSENGER) 812 STANDARD BANK BLDG. VANCOUVER B.C.

(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 BLOCK ALL WINDOWS AND DOORS TO AVOID ANY DANGER OF BREAK-INS.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") C. C. MESSENGER - H. D. CAMPBELL, 812 STANDARD BANK BLDG., VANCOUVER. B.C.

(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 $_____

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) - $ 3.608.43

(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 YES.

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Mario Sanmija 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 9th day of January A.D. 1947 R. D. Best, A Commissioner &c.

Mrs Mario Sanmija

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.

SANMIYA, Morio (Mrs.)
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1317-1
DATE DEC 1 1948
FILLED BY R A Beale

16091
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
House	3	Frame	Residence	25'x 122'	1936	

Type of Locality	Cost Price
Industrial	$500.00

Improvements made by Claimant

1937 -New basement put in New foof Interior redecorated and repainted Toilet and was basins installed Property fenced in on two sides New sidewalk put in from factory to house and from house to street. New doors and windows	$800.00
New roof on garage New high fence erected at rear of property	$200.00

Estimated Value Date of Sale

Land $500.00

House $1000.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

1945 - Land $550.00
Improvements $2100.00
Total $2650.00

Insurance: House $2000.00
Factory $2500.00
$4500.00

SUMMARY

Estimated value	Land	$500.00 ✓
	House	1000.00 ✓
	Factory	3500.00 ✓
		$5000.00
Sold by Custodian		$ 3015.00 ✓
Claim		$ 1985.00

Morio Sanmiya
Signature

SANMIYA, Morio (Mrs.)

(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1317 - 1
DATE DEC 1 1948
FILLED BY R A Bell

16091
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
Factory	1 room 50' x 24'	Stucco	Business	25 x 122	Built in 1937	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Industrial	$4000.00 labour and material	1937 -- New furnace installed $150.00 1938 -- Exterior stucco $300.00	Factory only - $3500.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Morio Sanmiya
Signature

1317

1317-2

EXHIBIT No. _____

DATE Dec. 1/48

FILED BY K.A.Christie

JOHNSON, REEVE AND WATSON

Estate Agents

Bank of Nova Scotia Building
602 West Hastings Street
Vancouver, B. C.

19th July, 1943.

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

File No. 5150

Dear Sir:

Catalogue No. 66
Lot 8 Block 59 D. L. 196
640 East Cordova Street

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

Location	Industrial dwelling district, East End.
Land	25' x 122'
Building	Old one storey frame house on concrete wall with basement. 3 rooms. Wash room with new basin and w.c. Concrete floor in basement and 1 w.c. Siding walls. Duroid roof. Factory building 1 storey frame 24' x 50' on concrete wall. Fir floor. plastered. stucco walls and composition roof.
Condition	House about 40 years old. Interior in poor condition. Roof new. Factory of recent construction - good condition.
Rent	Vacant
City Assessment	$2,750 (Land $440 Building $2,200)
Taxes	$82.50
Appraisal	In view of the condition of the house portion and the necessity for alterations for office use with factory, also in view of cost of pulling down old sheds at rear to obtain lane access with plank or gravel roadway, and the difficulty of finding a purchaser who could use the factory under present conditions, we are of the opinion that the valueof this property is not more than $2,000.

Yours faithfully,

JOHNSON, REEVE & WATSON

per "D. W. ReevE"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 13/48 F. May

1317-2

EXHIBIT No. _____

DATE Dec. 1/48.

FILED BY K.A.Christie

LOEWEN & HARVEY LIMITED

Estate Agents Insurance

751 Dunsmuir Street
Vancouver, B. C.

8th January, 1944

The Department of The Secretary of State
Office of The Custodian
(Japanese Evacuation Section)
605 Royal Bank Bldg.
Granville Street (Hastings St.E.)
Vancouver, B. C.

Dear Sir:-

Re: Catalogue No. 66, 640 East Cordova Street,
Lot 8, Block 59, D.L. 196.

This lot is 25 x 120 feet and is on the South side of Cordova Street, between Princess and Heatley Avenue, is level with the street and lane.

On the front of the property there is a Bungalow, 29 x 23 ft. containing an entrance hall, kitchen with small sink, living-room, behind which there is a small room into which has been built a wash-room containing toilet and basin. At the rear of the house and connected to it, is a two storey frame, stucco building 50 x 25 feet, with Patent roof, which has been used as a factory for the manufacture of dress goods. The building is of recent construction, containing two (2) sky-lights and has ample window space. There is no basement in the building but it has a brick chimney to the ground and is heated by an open hot air furnace. An entrance from this building leads to the basement of the house, which has cement floor and foundations and toilet for the use of employees.

The exterior of the house is Drop-siding with Patent roof and this building has been used as office accommodation for the business conducted in the rear. On the rear of the property there is a wooden garage with shingle roof and wooden floor.

The property is fenced, and has a cement walk to the front and to the side entrance of the building at the rear.

In our opinion a fair valuation is $2700.00.

Yours faithfully,

Loewen and Harvel, Limited.
"A. Rout Harvey"
Director.

ARH/F.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 13/49 F. May

SANMIYA, Morio (Mrs.)
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1317-J
DATE DEC 1 1948
FILLED BY R A Best

16091
Reg. No.

Factory

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
The claimant purchased the inventory which is listed in the attached inventory in 1935 for $3000.00 cash. The only equipment purchased since 1935 was a New Time Clock valued at $120.00 purchased in 1939 at $150.00.					
Value of equipment as per attached inventory -- $2448.90					

Description of Storage of Goods:

The chattels were stored at 640 Cordova St. E., Vancouver. A list was given to the Custodian.

General Statement as to Chattels not Described above:

Complete Summary

Estimated value of fixtures and equipment	$2448.90
Estimated value of household furniture	409.05
Total	$2857.95 ✓
Sold by Custodian	1600.00
Claim	$1257.95

Additional Comments, if any:

Morio Sanmiya
Signature

EXHIBIT No. 1317-J
DATE DEC 1 1948
FILLED BY R.A. Bust

SANMIYA MORIO, (MRS.)

Inventory of Fixtures and Equipment	Estimated Value
17 Power machine sewing complete	850.00
1 Over edge machine	200.00
1 Hemstitching machine	300.00
1 Buttonhole machine	200.00
1 Button sewer machine	100.00
1 Electric cutter	80.00
1 Motor 2 H.Power 220 Volts	50.00
1 Brick furnace stand	3.00
4 Boxes machine needles, 100 in each box	40.00
1 Time clock	120.00
1 Cutting table - 35 feet x 3 feet	50.00
1 Sawdust furnace	150.00
1 Smokin g marker machine	5.00
16 Individual light stands	32.00
16 Individual Globes 25W	2.40
16 Individual Thread holders	32.00
20 Stooles	10.00
1 Leather padded stool	.50
17 Individual Boxes containing buttons	10.00
4 iron board	2.00
2 iron	4.00
1 Iron table with individual light & switches	30.00
1 Figure	3.00
1 Built in shelves & drawers	5.00
1 Leather belt	10.00
1 Curved ruler	1.00
1 L-shaped ruler	1.00
2 brooms	1.00
	$2282.90

Continued on Page 2.

EXHIBIT No. 1917-8
DATE DEC 1 1948
FILLED BY R. A. Post

1 Showcase		50.00
1 Clock		5.00
1 Mirror		10.00
1 Table 2' 6½" x 1' 11"		5.00
1 Button cover machine		20.00
32 Thread holders		16.00
3 Blinds 32"		3.00
4 Light Globes 40W		.50
10 Cushions		1.00
4 Bill holder		2.00
2 Rubber carpet 13" x 32"		3.00
2 yd sticks		1.00
1 Motor shaft		10.00
13 Machine attachments	2 gather 3 Bias attachers 2 presher foot 2 Corder 3 Foot Hemmer. 1 large nut	26.00
2 Cloth weights.Metal		5.00
3 Cloth weights. Small		3.00
34 Cover Machine attachments		3.00
34 Cover Machine Molds		3.00
1 Hole Pancher		2.00
2 Hole Marker		1.00
4 Clamps		1.00
1 Pinker		5.00
2 Marker		4.00
		166.00

Total - - - - - $2448.90

SANMIYA, Morio (Mrs.)
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1317-4
DATE DEC 1 1948
FILLED BY R.D. Rose

16091
Reg. No.

House

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Vacuum cleaner	1932	new	$ 90.00	good	$25.00
Lumber - Spruce 1000'	1928	new	80.00	good	50.00
1 Gas range	1941	new	40.00	good	35.00

The claimant is claiming on the chattels listed in the attached inventory valued at $409.05.

Description of Storage of Goods:

The chattels were left at 640 Cordova St. E. Vancouver, B.C.and a list was given to the Custodian.

General Statement as to Chattels not Described above:

Additional Comments, if any:

Morio Sanmiya
Signature

EXHIBIT No. 1317-4
DATE DEC 1 1948
FILLED BY B A Bosb

SANMIYA, MORIO, (MRS.)

INVENTORY OF HOUSEHOLD FURNITURE	Estimated Value
6 Tables	20.00
1 Couch leather bed	15.00
1 Leather sofa	5.00
2 Rocking chairs	5.00
1 Electric Gramaphone	2.00
2 Bridge lamps	10.00
2 Table lamps	5.00
1 Book case	2.00
1 Screen covered box	
1 Vacuum cleaner	25.00
3 Book ends	1.00
8 Oil painting pictures	30.00
1 large new hand painted picture	50.00
8 blinds	1.00
2 chairs	2.00
1 meat mincer	.50
lumber	50.00
table and chairs	6.00
2 heavy pots	1.00
1 Gas stove range	35.00
1 Bath tub (in basement)	35.00
2 Chairs, old	1.00
1 Large mirror	.50
1 wooden cupboard	2.00
1 Office chair	2.00
1 Cutting table	1.00
6 blinds	1.00
50 Hangers	1.00
6 Umbrellas	1.00
Small rug	1.00
5 Window screen	1.00
Scale	5.00
7 Lamp shades	2.00
3 Shades	1.00
Rug 13 x 6	.75

EXHIBIT No. 1317-4
DATE DEC 1 1948
FILLED BY R A Berk

1 Fish bowl	50
Japanese Guitar with case	20.00
Umbrella stand	2.00
1/2 oz. cups	.30
Sugar bowl set	.15
6 small dishes	.50
2 Vasex	.50
2 Trays	.30
12 pairs chop sticks	.25
2 large dishes	1.20
Mixing bowl	2.00
Rubber mats	2.50
Milk jug	.10
Ear phone	1.00
1 Screen door	2.00
1 Wire stove guard	2.00
Wash tubs	1.00
Set dyes	7.00
Pipe cutter	5.00
Keyhole saw	1.00
Pipe vice	2.00
Meat saw	2.00
Chisel	1.00
Plane	2.00
Long ladder	15.00
3 Tubs (wooden)	1.00
Large shovel	2.00
Step ladder	3.00
Bucket	.75
Axe	.50
Double axe	1.50
Hatchet	.50
Large hammer	3.00
Levels	2.50
Hand saw	1.50
Hammer	.75

Total - - - $ 409.05

FORM "JP"

FILE No. 1317-5
EXHIBIT No.
DATE Dec. 1/48
FILED BY K.A.Christie

BUREAU HASTINGS PARK

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: SANMIYA Morio (Mrs. Koichiro)

HOME ADDRESS: 2222 Dundas St., Vancouver, B. C.

REGISTRATION NUMBER 02961 SEX: Female AGE: 58

OCCUPATION: Dressmaker

(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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Koichiro

ADDRESS OF WIFE OR HUSBAND: same as above

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: (1) 640 E. Cordova St. Lot 8, Block 59, District Lot 196, Group 1, New Westminster District, Plan 196. (2) 2200 Block Triumph St., Lot 12, Block 24, District Lot 184, Group 1, New Westminster District, Plan No. 178

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) Three room house and basement frame bldg. and One room Factory, Stucco.

3. INSURANCE (Give particulars; state where policies are) Insured under two policies. Companies unknown. House insured $2000.00 Factory insured $2500.00

4. TAXES (Amount and where payable) (1) $75.00 (2) $30.00 City Hall. 1941 paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) (1) Vacant (2) No buildings.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession

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

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling house, 2222 Dundas St. Vancouver

2. LANDLORD'S NAME AND ADDRESS: Mr. Gilbert, Caperley Rounsfell & Co. Vancouver, B. C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: $24.00 per month paid to date.

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:

Furniture as per list attached left in house at 640 E. Cordova St. Vancouver, B. C.

Machinery and equipment as per list attached left in factory at 640 E. Cordova St., Vancouver, B. C.

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"

4. INSURANCE

5. MORTGAGES OTHER

6. MONEYS OV

7. BONDS, DE

8. BANK ACC

9. LIFE INSU

10. INTEREST

11. SAFETY DI

LIABILITIES:

1. PERSONAL

2. TRADE DE

I, the unders area as set out ab or other securitie

I certify tha every descriptio and indirect.

Dated this

R. A. B

FOR DEPART

HOUSE 640 E. Cordova St.

6 Tables

1 Couch leather bed

1 Leather sofa

2 Rocking chairs

1 Electric Gramaphone

2 Bridge Lamps

2 Table Lamps

1 Book case

1 Screen-covered box

1 Vacum Cleaner

3 Book Ends

8 Oil Painting Pictures

1 Large new hand painted picture

8 Blinds

2 Chairs

1 Meat Mincer

Lumber ——————————————— X

Table and Chairs

2 Heavy Pots

1 Gas stove Range ——————————————— X

FACTORY 640 E. Cordova St.

1 Showcase

1 Clock

1 Mirror

1 Table 2'6½ x 1'11"

1 Button cover machine

32 Thread holders

3 Blinds 32"

4 Light globes 40W

10 Cushions

4 Bill holders

2 Rubber carpet 13" x 32"

2 Yd. sticks

1 Motor shaft

13 Machine Attachments — 2 Gather. 3 Bias Attachers. 2 Presher foot. 2 Corder 3 Foot Hemmer. 1 large nut

2 Cloth weights. Metal

3 " " Small

34 Cover Machine Attachments

34 " " Molds.

1 Hole Pancher

2 Hole Marker

4 Clamps

1 Pinker

2 Marker

Reg. No.-02961

STATEMENT OF PERSONAL PROPERTY OWNED by SANMIYA (Morio)
Mrs. Koichiro
WHOLESALE DRESSMAKERS' STOCK at 640 E. Cordova St.,
Vancouver, B. C.

17 Power machine sewing complete

1 Over edge machine

1 Hemstitching machine

1 Buttonhole machine

1 Button sewer machine

1 Electric cutter

1 Motor 2 H. Power 220 Volts.

1 Brick furnace stand

4 Boxes Machine needles, 100 in each box

1 Time clock

1 Cutting table - 35 feet x 3 feet.

1 Sawdust furnace

1 Smocking marker machine

16 Individual light stands

16 Individual Globes 25W

16 Individual Thread holders.

20 Stooles.

1 Leather paded stool

17 Individual boxes

4 Iron board.

2 Iron

1 Iron table with individual light & switches

1 Figure

1 Built in shelves & drawers.

1 Leather belt

1 Curved Ruler

1 L-shaped ruler

2 Brooms.

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) ~~$1000~~ $1,000.00 in Victory bonds in own possession

8. BANK ACCOUNTS: ~~Nihe~~ None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 22nd day of April 1943.

(Signature) "M. Sanmiya"

"R. A. Munns"
Witness

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 13/43

FOR DEPARTMENTAL USE

EXHIBIT No. 1917-6
DATE DEC 1 1948
FILLED BY K. A. Christie

SANMIYA, Morio, Mrs. Koichiro
640 Cordova St., Vancouver, B. C.
Evac. File 5150



Picture Taken April 9, 1943

1317-7

EXHIBIT No Dec. 1/48

DATE

FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

Vancouver, B. C.

6/11 minutes 10 a.m. o'clock 9th day of June, 1945

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
Lot 8,
Block 59,
District Lot 196,
Group 1, New Westminster District,
Plan 196.

viz:

Registered Owner: Jacob Alexander Maddaugh

Volume 42-168, Folio 44890 E. Absolute.

Registered Charges: C.B. Vol. 26, Folio 464 - 37549F. 3/10/10 3:14 Charles Fox Todd Mortgage for $3100. payable 17/9/15; Interest 8%
C.B. Vol. 50, Folio 16 - 91932 H. 13/11/31 2:38
J.H. Todd & Sons Limited, in Liquidation Assignment of Mortgage 37549F. (inter alia)
C.B. Vol. 50, Folio 18 - 91933 H. 13/11/31 2:40
J. H. Todd & Sons Ltd. Assignment of Mortgage 37549F. (inter alia)
Filing 35893 The Custodian Vesting Certificate filed.
C.B. Vol. 50, Folio 175 - 51501 M. 9/2/45 2:40
Morio Sanmiya Assignment of Mortgage 37549F.
C.B. Vol. 50, Folio 175 - 51502 M. 9/2/45 2:41 The Honourable the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations respecting trading with the enemy (1943) Transmission of Mortgage 37549F.

Applications for Registration Noe

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To Custodian's Office,
506 Royal Bank Bldg.,
City

"W. C. Brown"
Registrar
"CC"

L.I. 1800/45.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 13/49 F. May

1317-8

EXHIBIT No. ____

DATE Dec. 1/48

FILED BY K.A.Christie

RICHARDS, AKROYD & GALL LIMITED

Insurance - Real Estate - Rentals - Mortgages

614 Pender Street West,
Vancouver, B. C.

Rec'd JAN 4 1944

January 4th 1944

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

Dear Sir;

Re. Catalogue No. 66 File 5150
Covering Factory 640 East Cardova St.

On behalf of JOHN STECHER of 914 Davie Street, Vancouver, B. C. We hereby tender the sum of Three Thousand Four Hundred Dollars, as in full purchase price of Lot 8, Block 59 D/L 196 known as 640 East Cordova St. Vancouver, B. C. Classified as factory. Cheque for ten percent of the purchase price will be forthcoming immediately upon receipt of request from you.

RICHARDS AKROYD & GALL LTD.

Per. "P. N. Parker"

Confirmed.

"John Stecher"

Purchaser.

Includes "the machinery"
Custodian letter Jan. 7/44 attached
"2"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 13/49 L. May

1317-8

EXHIBIT No.

DATE Dec. 1/48

FILED BY K.A.Christie

7th January, 1944.

Messrs. Richards, Akroyd & Gall Ltd.,
614 Pender Street West,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 66
640 East Cordova St.

We are in receipt of your letter of the 4th instant in which you submit an offer, on behalf of your client, Mr. John Stecher, to purchase the above property for the sum of $3,400.00.

We now understand from telephone conversations with you that this offer was to include the machinery as well as the building and we have to inform you that an offer for the purchase of the machinery has already been recommended for acceptance and we cannot, therefore, accept the offer contained in your letter under reply.

Yours truly,

F. G. Shears,
Director.

PMH

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 13/48 F. May

1317-8

EXHIBIT No. Dec. 1/48
DATE
FILED BY K.A.Christie

CAMPBELL & PEMBERTON

Real Estate and Financial Brokers

506 Crown Building
615 West Pender Street
Vancouver, B. C.

November 16, 1944.

Your File No. 5150

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

Attention Mr. F. G. Shears:

Dear Sirs:

Re - Catalogue No. 66
640 East Cordova Street

We hereby offer to purchase the above property on behalf of our client, Mr. John Stecher, for the sum of $2,000.00 cash, and in support thereof we are enclosing herewith Mr. Stecher's cheque, drawn in your favour for the amount of $200.00.

Will you be good enough to advise us as soon as possible, as to whether this offer is acceptable.

Yours very truly,

CAMPBELL & PEMBERTON.

Per. "F. G. Campbell"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 13/49 F. May

1317-8

EXHIBIT No.

DATE Dec. 1/48

FILED BY K.A.Christie

CAMPBELL & PEMBERTON

Real Estate and Financial Brokers

506 Crown Building
615 West Pender Street
VANCOUVER, B. C.

24th Novr. 1944.

Rec'd NOV 24 1944

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

Dear Sirs:

Attention Mr. F. G. Shears

Re: Catalogue No. 66
640 East Cordova Street

We hereby offer to purchase the above property on behalf of a client for the sum of $2700.00 cash, and we enclose herewith a certified cheque drawn in your favour for this amount.

Will you please advise us at your earliest convenience if this offer is accepted, in which case we will require the deed to be made in the name of: British Columbia Association of Seventh-Day Adventists. We understand that this is a properly registered company.

Yours very truly

Campbell & Pemberton

per "F. G. Campbell"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 13/49 F. May

1317-8
EXHIBIT No.
DATE Dec. 1/48
FILED BY K.A.Christie

GURIATO BROS.

GROCERY IMPORTERS

404 Union Street

VANCOUVER, B. C.

April 27, 1945.

Rec'd 5/5/45

The Custodian,
509 Royal Bank Bldg.,
675 W. Hastings St.,
Vancouver, B. C.

Gentlemen: Re Parcel A

We are enclosing a certified cheque for $80.00 as ten percent (10%) of the offer for property described as Parcel "A" in the City of Vancouver, specified as "Lot 8, Block 59, District Lot 196, New Westminster District, Plan 196, known as 640 E. Cordova St."

Our offer for the above described property amounts to $800.00. We understand the property has no encumbrances.

As we are manufacturers of food products, this property insterests us as a location for our facilities.

Very truly yours,

GIURIATO BROS.

"T. Giuriato"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 13/49 E. May

EXHIBIT No. 1317-8

DATE Dec. 1/48

FILED BY K.A.Christie

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
THE CUSTODIAN OF JAPANESE EVACUEE PROPERTY

VANCOUVER OFFICE

Receipt No. 12623

Date 15th May 1945

RECEIVED from J. Y. Lim, c/o R. C. Messenger, 812 Standard Bank Bldg.

the sum of Three Hundred and one 50/100---------- Dollars

~~Cash~~
Cheque
~~Money Order~~

re: PROPERTIES SUSPENSE ACCOUNT Regn. No. File No. 5150

Deposit re purchase price of Cat. 66 640 Cordova Street East Vancouver
Purchaser Wong Yuen

$301.50/100

"C. H. Reed" Cashier
For The Custodian of Japanese Evacuee Property.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 14/49 F. May

EXHIBIT No. 1317-8

DATE Dec. 1/48

FILED BY K.A.Christie

Real Estate - Loans

E. A. ALM

538 West Pender Street
VANCOUVER, Canada

May 5th, 1945.

Rec'd 5/5/45

The Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Tender - 640 E. Cordova St.

We are enclosing herewith tender for Mr. R. C. Messenger in connection with the above property, together with certified cheque for $301.50. The enclosed offer is self-explanatory.

Yours truly,

E. A. ALM

(per) "P. Ryan"

/PR

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 14/49 F. May.

1317-9
EXHIBIT No
DATE Dec. 1/48
FILED BY K. A. Christie

THOMPSON & BINNINGTON LIMITED

BALIFFS

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

May 6, 1942.

Harold D. Campbell Esq.,
510 West Hastings St.
City

Attention Mr. Messenger.

Dear Sir:-

Re Sanmiya (Morio) Mrs. Koichiro
640 E. Cordova St.

As per your instructions we inspected the above premises, and enclosed please find detailed Inventory of Plant & Equipment also Household Furniture.

In our opinion if you could realize between $1700.00 and $2000.00 for the Equipment & Furniture, you would be getting a very fair price for same.

If you could interest some person in the Building as well as the Equipment & Furniture, who could operate the business as a going concern, you should realize at least $5000.00.

Hoping this is the information you require.

Yours truly,

THOMPSON & BINNINGTON LTD.

Per W. G. B. Thompson (signed)

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 14/49 F. May

STATEMENT OF PERSONAL PROPERTY OWNED BY SANMIYA (MORIO)
MRS. KOICHIRO

WHOLESALE DRESSMAKERS STOCK AT 640 E. CORDOVA ST. VANC. B.C.

17 Power Sewing machines complete

1 Over Edge Machine

1 Hemstitching Machine

1 Buttonhole Machine

1 Button Sewer Machine

1 Electric Cutter

1 Motor 2 H. Power 220 Volts

1 Brick furnace stand

4 Boxes Machine needles, 100 in each box

1 Time clock

1 Cutting Table - 35 ft. x 3 ft.

1 Sawdust furnace

1 Smocking marker Machine

16 Individual light stands

16 Individual globes 25W

16 Individual thread holders

20 stools

1 Leather padded stool

17 individual boxes

4 Iron board

2 Iron

1 Iron table with individual light & switches

1 figure

1 built in shelves & drawers

1 Leather belt

1 Curved ruler

1 L-shaped ruler

2 brooms

1 Showcase

1 Clock

1 Mirror

1 Table 2'y½" x 1'11"

1 Button cover machine

FACTORY (2)

32 Thread holders

3 Blinds 32"

4 Light globes 40W

10 Cushions

4 Bill holder

2 Rubber Carpet 13" x 32"

2 Yd. Sticks

1 Motor shaft

13 Machine attachments (2 Gather - 3 Bias attachers - 2 Presher Foot
(2 Corder - 3 Foot hemmer - 1 Large nut.

2 Cloth weights. metal

3 " " small

34 Cover Machine attachments

34 " " molds

1 Hole puncher

2 Hole marker

4 Clamps

1 Pinker

2 Marker

HOUSE 640 E. CORDOVA ST.

6 Tables

1 Couch leather bed

1 Leather sofa

2 Rocking chairs

1 Old Radio

1 Bridge Lamp

2 Table lamps

1 Book case

1 Screen covered box

1 Vacuum cleaner

3 Book ends

8 Oil Painting pictures

1 Large new hand painted picture

8 blinds

2 Chairs

1 Meat mincer

Lumber

Table & Chairs

2 Heavy pots

1 Gas stove range

1 Bath tub (in basement)

2 Chairs (Old)

Shoe rack

1 Large Mirror

1 Wooden Cupboard

1 Office chair

1 Cutting table (small)

6 Blinds

60 Hangers

6 Umbrellas

2 Canes

Photograph developer

2 Demi-Johns

2 Stools

Small rug

5 Window Screens

Scale

Meat Chopper

Alarm Clock

7 Lamp shades for ceiling fixtures

Lamp

3 Shades

Rug 13 x 6

1 Fish Bowl (glass)

2 Little Racks

3 Paintings

4 Ft. black out paper

3 Black out curtains

Japanese Guitar with case

Umbrella Stand

3 pairs Curtain Rods

½ Doz. Cups

Sugar bowl set

2 Vases

6 Small dishes

2 Trays

12 pairs Chop sticks

2 Large dishes

1 Japanese Mixing bowl

Rubber mats

Milk Jug

1 Glass Candy Bowl

1 Ear phone

2 Pictures

1 Thermometer

1 Screen door

1 Wire stove guard

1 Wash tub

1 Set Dyes

1 Pipe Cutter

1 Pipe vice

1 Keyhole Saw

1 Meat Saw	2.50
1 Chisel	1.00
1 Plane	2.00
1 Long Ladder	15.00
3 Tubs (wooden)	1.00
1 Large shovel	2.00
1 Large step ladder	3.00
1 Bucket	.75
1 Axe	.50
1 Double Axe	1.50
1 Hatchet	1.50
1 Large Hammer	3.00
1 Large Medicine Cabinet	———
2 Levels	2.50
1 Hand Saw	1.50
1 Hammer	.75

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 14/49 L. May

1317-9

EXHIBIT No. Dec. 1/48
DATE
FILED BY K.A.Christie

SINGER SEWING MACHINE COMPANY

Manufacturers Agency

Shelly Building
119 West Pender Street
Vancouver, B. C.

January 4, 1944

Rec'd JAN 4 1944

Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Sewing machine equipment,
640 East Cordova St.

Upon inspecting the equipment at the above address, it is my opinion that top prices for this equipment would be as follows:

Dealer	$700.00
Person purchasing plant for use in manufacturing	$1100.00

We are enclosing our invoice covering charges for time spent in appraisal.

Yours truly,

SINGER SEWING MACHINE COMPANY

"F. Turrall"

General Agent

FT/PW

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 14/49 F. Turrall

1317-9
EXHIBIT No.
DATE Dec. 1/48
FILED BY K.A.Christie

ALBERTA FURNITURE CO.

2 Stores

VANCOUVER, B. C.

Jan. 4, 1944

Custodian of Enemy Property
506 Royal Bank Building
Vancouver, B. C.

Re: Furniture at 640 E. Cordova Street

Dear Sir:

When inspecting the household chattels at the above address, we found that most of these have no commercial value. We would not be prepared to offer more than $40.00 for the lot.

In our opinion that outside resale value which could be recovered after repairing and bringing it into condition, would be $100.00.

We are enclosing herewith our account for $5.00 for our services in making this appraisal.

Yours very truly,

ALBERTA FURNITURE COMPANY

Signature Illegible

Manager

DC:LS

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 14/49 L. May

1317-10

EXHIBIT No.
DATE Dec. 1/48
FILED BY K.A.Christie

HAROLD D. CAMPBELL

Chartered Accountant

808-812 Standard Bank Bldg.

VANCOUVER, B. C.

December 28, 1943.

Your File No. 5150.

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

Dear Sirs:

Re - Sewing Machine Equipment
Mrs. K. Sanmiya
640 Cordova Street.

Further to my letter to you of the 16th inst., and your reply of the 18th, I have endeavoured to comply with your suggestion in contacting both parties mentioned.

I have now to advise you that one of the parties is now definitely uninterested in purchasing either the equipment or the property, as they have found they are unable to obtain all the material required for the merchandise which they had proposed to manufacture.

I have, however, received a firm offer, supported by a certified cheque for 10% thereof, from Mr. J. J. King of the King Agencies Ltd., 421 West Cordova Street, to purchase the equipment for the sum of $1,600.00 which will be less, of course, the usual 5% commission to myself.

In considering this offer there are two points ~~whi~~ I would like to draw to your attention. The offer itself is very close to the minimum appraisal price set by Thompson & Binnington of $1,700.00. This appraisal was made over a year and a half ago and equipment of this kind definitely depreciates. The eight offers received over a period, as a result of the different advertising, ranged from $550.00 to a top of $1,200.00. Apparently the real reason for the low offers is that none of the people interested have been in a position to utilize the whole set up. The arrangement of the plant is such that if it is broken down into individual units, approximately 40% to 50% of its value is lost.

While Mr. King will not be able to use more than half the equipment at the present time, he anticipates that he will gradually be able to use most of it and as a result of this, I was able to persuade him to make the above offer.

In addition to the above, Mr. King has instructed me to offer to rent the premises on a month to month basis for $20.00 a month. If the operation proceeds according to plan, he will be prepared to offer to purchase the property itself if your asking price is a reasonably fair one. He understands, of course, if, during his rental of the premises, an offer from some other party to purchase the premises is received and found acceptable by your office, that he would have to vacate the premises on ninety (90) days' notice if unprepared at that time to purchase it himself.

In view of the length of time it has taken to obtain anywhere near

Your File No. 5150 December 28, 1943.

Office of the Custodian, (Continued)

a satisfactory offer for this equipment, despite the advertising done by myself, the continual depreciation of the equipment and also the fact that most of the machines are very old ones and will have very little value when new sewing machines come on the market, I very strongly recommend this offer be accepted. I particularly urge the acceptance of this offer as I am personally satisfied that there is every chance of a sale of the property to Mr. King at your asking price.

Your earliest consideration of this offer will be much appreciated.

Yours very truly,

H. .D. CAMPBELL

Per. "R. C. Messenger".

RCM:JM

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 14/49

x. 20—125M—8-45

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

JUL-10-45 04397 L 6 — 362.42

PAID

5/5 1317-11

EXHIBIT No. 8 Co.

Notice Mailed DATE DEC 1 1945

FILLED BY K. G. Chrislee

1945

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $			Taxes Levied
19.132	Mills	General Purposes	$ 4,140,842.51
15.686	"	Interest and Instalments	3,394,914.40
17.682	"	Schools	3,827,128.68
52.500	"	Gross	$11,362,885.59

CITY OF VANCOUVER

TAX STATEMENT, 1945

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1945

Land	$111,832,840
Improvements	104,603,076
Total Value for Taxation	$216,435,916

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/Cs IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/Cs. 1945	CURRENT GENERAL TAXES 1945	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1945
			CONSOLIDATED		NOT CONSOLIDATED									
IMPROVEMENTS	LAND		CAPITAL SUM	INSTALMENTS DUE	1942 & PRIOR	1943	1944							
2100	550	1600			85 93	85 93	86 62		84 00	△ 342 48	☆ 23 30	3 36		362 42 ☆△
PAYMENT ON A/C APPLIED														

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1945.
3% if paid on or before 3rd August, 1945.
2% if paid on or before 4th September, 1945.
1% if paid on or before 3rd October, 1945.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.

SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Cat. 66

J. A. Maddaugh,
% M. Sanmiya,
% The Custodian of Enemy Property. B1478
attn Geo Peters
Royal Bank Bldg

B1478 LOT. 8
BLK. 59
D.L. 196

ROLL No. Description of Property

NOTE.—Is your property correctly described?

READ CAREFULLY!

If a deposit has been made in payment or part payment of these taxes please bring or mail **Deposit Receipt** with this Tax Statement to the Tax Office, City Hall, for adjustment.

PAYMENT BY INSTALMENTS:

CURRENT TAXES may be paid in instalments of not less than $1.00, and such payments **must be applied first to local improvements, Special Assessments and Miscellaneous Accounts** (if any), on which no rebate is allowed.

REBATE: After payment of the Local Improvements, Special Assessments and Miscellaneous Accounts, Rebate will be allowed on the amount of General Taxes only as follows:

Up to 3rd July, 1945	4 per cent.
Up to 3rd August, 1945	3 per cent.
Up to 4th September, 1945	2 per cent.
Up to 3rd October, 1945	1 per cent.

ARREARS OF TAXES, **other than Consolidated Arrears,** can also be paid in amounts of not less than $1.00, with interest thereon at 6% per annum from date of delinquency to date of payment, and such payment will be applied to the taxes longest in arrears. Taxes are levied for the calendar year, and become delinquent on 31st December in year of levy. Property becomes **liable for Tax Sale** when any arrears have been delinquent for a period of two full years.

Arrears of Taxes must be paid in full before payment of Current Taxes can be accepted, except in the case of Consolidated Arrears.

CONSOLIDATION OF ARREARS:

Under the "Vancouver Tax Consolidation Act, 1936 (Second Session)" all taxes remaining unpaid on 31st December, 1936, together with interest to that date (except such taxes as remained unpaid on properties which were included in the 1936 Tax Sale) have been consolidated, and the time for payment thereof extended over a period of **10 years in equal annual instalments.**

Payment is required before the 3rd October, 1945, of the following:—

A. Interest on the outstanding balance of the Capital Sum at 5% per annum.

B. Ninth instalment of the Original Capital Sum (if not already paid).

C. The Full amount of the 1945 taxes.

Failure to make payment in full, as above, before the passing of the By-Law authorizing the Annual Tax Sale (about the 3rd of October in each year) will render the property liable to Tax Sale in that year.

Under the said Act all payments made after 31st December, 1936, will be applied under the Consolidation Scheme. The full amount of Consolidated Arrears with interest can, however, be paid up at any time.

Communications in reference to change of address should be sent to the City Assessment Commissioner, City Hall.

FOR FURTHER INFORMATION, call at Tax Office, City Hall, 453 West 12th Avenue, or phone FAirmont 2711.

1317-12
EXHIBIT No.
DATE Dec. 1/48
FILED BY K.A.Christie

RE - SANMIYA (MORIO) Mrs. KOICHIRO (Widow)

2222 Dundas Street, Vancouver, B. C. - 02961

Property at 640 East Cordova Street

FORWARD:

On receipt of the above Declaration I immediately endeavoured to contact the declarant, but found the premises at 640 East Cordova Street locked and boarded up, and a telephone call to the rental agents of the premises at 2222 Dundas Street, Cperly, Roundsfell & Co., where Mrs. Sanmiya lived, provided the information that she had moved out and a new tenant moved in. To the best of their knowledge, the Sanmiyas had already left for Alberta. Purely by accident I located Mrs. Sanmiyam her daughter and son-in-law, staying with friends. They were preparing to leave the same night for the prairies.

Due to the limited amount of time available in which to arrange details of the disposal of the property, I have taken certain steps for the protection of the property and of your Office, and also to expedite Mrs. Sanmiya's expressed wishes therewith. These normally would have been recommended by written report and action withheld, awaiting your approval and instructions.

My report on the property involved, Mrs. Sanmiya's requests in that connection and my protective actions to date follow:-

DESCRIPTION OF PROPERTY:

1. The property owned by the above at 640 East Cordova Street is built on a lot approximately 30x120'. At the time this property was purchased in 1938 by Mrs. Sanmiya, there was a small one storey frame building, without foundation or basement. This was more or less rebuilt, a cement foundation and basement being added, plumbing also being installed. There is now foilet facilities on the ground floor and the basement and a bath-tub also in the basement, together with the usual kitchen sink.

2. At the back of this building, Mrs. Sanmiya erected a one storey oblong frame building, inside measurement approximately 50x25' with windows on two sides and one end, and two sky-lights. The nature of the construction was such that it was possible to add an additional storey if required later. The outside is stuccoed.

3. The purpose of this builing was to house a wholesale dress manufacturing plant, which she was then operating on Gore Street on rented premises. It is exceptionally well built and well lighted. The house in front is attached to the rear building, forming the wall of one end of it. The living quarters on the ground floor were occupied by the foreman of the plant, who also acted as watchman and caretaker.

4. The basement of the front building provided toilet facilities for the employees engaged in the plant, storage space, and a large sawdust bin supplying the fuel for the heating arrangements of the plant.

5. The plant itself is, as stated, well constructed and well heated, has conveniently built-in wall cupboards and is generally modern. There are numbers of small businesses to whose purposes it could be adapted with no real outlay.

6. Mrs. Sanmiya advises that the cost of rebuilding the old frame house and erection of the plant cost her between $4000.00 and $4500.00 in 1938. This cost included a frame garage at the rear of the property.

7. The "JP" Declaration shows that there are two policies in force on the buildings, one of $2000.00 and one of $2500.00. I have eventually located the Agent, a Mr. I. Hamagaki, representative of A. S. Matthew & Co. Ltd., 402 West Pender Street. He advises me that the property is insured for $2500.00 only, under Policy No. 6011933, of the Michigan Fire and Marine Insurance Company. This expires on the 13th of September, 1942. The property was apparently insured previously for $200.00 and on expiry of that coverage was replaced by the policy above-mentioned.

Sanmiya (Morio) Mrs. Koichiro (Widow)

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8. The taxes on the property are paid for 1941.

CONTENTS:

9. Mrs. Sanmiya incorporated in her "JP" Declaration an inventory of the contents of the house and the plant, the latter consisting mainly of power driven sewing machines of different types. On contacting her she gave me an additional list of articles and apparently this list overlapped the original one. In view of the value of the contents I thought it advisable to have a professional inventory made immediately to establish, to the satisfaction of both Mrs. Sanmiya and your Office, the actual contents of the building. This was done by Thompson & Binnington and a copy of their inventory is attached herewith. This was accepted by Mrs. Sanmiya as the inventory in facto.

10. Mrs. Sanmiya confirms the statement in the Declaration that there is no fire or burglary insurance on the contents; she felt that latter unnecessary as she had a watchman living on the premises. As the property is now untenanted and under no supervision, I have felt it imperative to immediately place $2000.00 fire insurance on the contents of the building and a similar amount of burglary protection. This has been placed with Parsons Brown Ltd., policies to be payable to G. W. McPherson, Deputy Custodian, or his successors, the account for the premiums to be sent to me and to be charged against the realization of the disposal of the property.

11. As Mrs. Sanmiya expressed the definite wish that the property be sold (the basis of sale is detailed subsequently in this report) I took the opportunity of obtaining an appraisal by Mr. Thompson of the plant equipment in bulk. This did not include the sundry odd furniture and fixtures in the dwelling quarters in the front part of the property. Thompson & Binnington have incorporated this valuation of $1700.00 to $200.00 in their inventory report which is enclosed. They have also expressed their opinion of the value of the building and equipment as a whole as about $5000.00.

12. The equipment which includes twenty odd power sewing machines and other electrically driven equipment, has been liberally covered with vaseline and otherwise protected from deterioration.

DISPOSITION:

13. Mrs. Sanmiya expressly wishes this property sold. As this was her intention I arranged for her to discuss the value of the property with Mr. Thompson, Appraiser, who also supervised the inventory of the property, and fortunately the price which she had in mijd was in line with what he considered a realizable amount. You will note that he has valued the building and fixtures at approximately $5000.00. She will be satisfied with this amount but would like to obtain close to $6000.00 if possible.

14. I am enclosing herewith a request from Mrs. Sanmiya to myself as Agent of your Office, to liquidate the property along specific lines. This was given prior to her discussion with Mr. Thompson and although the main basis is not altered, she has agreed with Mr. Thompson that an auction of the few effects contained in the living quarters would not be practical and that they should be included in the general sale. Another variation from the enclosed request is that when the property is advertised for sale calling for tenders, under the regulations laid down by your Office, the bids should be called for on alternative bases:-

Specifically:

(1) Tenders should be called for on the property, plant and equipment as a whole.

(2) Tenders for the property and plant, without the equipment.

(3) Tenders for the equipment alone.

I feel that she is wise in this respect as the present conditions in the wholesale

dessmaking business in Vancouver, are not such that they are sufficiently profitable to attract many interests but Orientals. This is due to the extremely low manufacturing costs in Eastern Canada. The equipment, however, might possibly be absorbed by some of the large existing wholesale dressmaking establishments.

15. The plant itself, however, is an excellent one and could be used for hundreds of other purposes besides dressmaking and considering the increased building costs, and the delay and trouble in obtaining materials to complete a plant of this nature, should have a very ready market. It is quite possible that any apparent loss involved in separating the equipment from the plant would more than be off-set by the price obtainable for the latter. The equipment itself is evidently in quite good running order, despite the fact that it is at least twelve years old. Whether the total number of machines can be absorbed by any one operator in Vancouver is problematical and if no reasonable offer is received for the equipment as a whole, could be split up in units and sold for quite a good price, in my opinion, considering this equipment will be no longer manufactured for the duration of the war.

TITLE:

16. In view of Mrs. Sanmiya's immediate departure I enquired as to the nature of her Title to the property and on sending to her Bank for what documents she had, I found that there was an obvious defect therein. As clear Title could not be passed, as matters stood, and it might be extremely hard to get the necessary information from her by correspondence later, I sent her over to Norris & MacLennan, Barristers, asking them to look into the matter. They discussed the situation fully and have reported to me. A copy of this report is attached. I had advised Mrs. Sanmiya that if she wished to sell the property it was up to her to provide clear Title and any costs involved in doing so, of course, would be charged against the realization of its sale.

Reference to Mr. MacLennan's report shows that her attitude is that we should endeavour to pass Title as it now stands, if possible. However, if this should prove a stumbling block in the way of a good offer, she will naturally be prepared to make application to the Court, under the "Quieting Titles Act", and bear the cost of such clearance.

RECOMMENDATION:

17. I recommend that you approve the steps so far taken and immediately authorize me to advertise the property for sale, along the lines requested by Mrs. Sanmiya which conform with the conditions of sale and advertisement laid down by your Office. On receipt of your detailed authority and instructions as to the sale of the property, I will write Mrs. Sanmiya asking her to send me specific authority conforming to your instructions. This will supersede the present authority enclosed, which has been to some extent, modified verbally by Mrs. Sanmiya already.

18. I took the opportunity before Mrs. Sanmiya left, of obtaining from her a sworn Declaration regarding creditors which is negative. I am enclosing this for your files to facilitate the transfer of the funds on realization of the property.

19. It is extremely fortunate that I was able to contact Mrs. Sanmiya before she left, as it can be readily seen from this report that to arrange matters by correspondecne would have been very unsatisfactory and taken a long time to advance as far as I have got in a few days.

May 7, 1942. "H. D. Campbell"

N.B. Reference to both the "JP" Declaration and Mrs. Samiya's instructions to dispose of the property, shows that there is a lot on Triumph Street owned by her which she also wishes to sell. I have not had time as yet to investigate legal Title to this but will do so when making a supplementary report. Offhand my suggestion would be that I be instructed to list this with a Real Estate Firm.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 16/48 F. May

EXHIBIT No. 1317-12
DATE Dec. 1/48
FILED BY K.A.Christie

Vancouver, B. C.,
May 2, 1942.

H. D. Campbell, Esq.
812 Standard Bank Building,
510 West Hastings Street,
Vancouver, B. C.

Attention Mr. Messenger:

Dear Sir:

After discussing the disposal of my property at 640 East Cordova Street, I have decided to authorize and request you to arrange for its sale on the following basis:-

1. I request that you arrange for the sale of the household furniture and effects by means of a public auction, arrangements with regard to it and the ~~autioneerr~~ auctioneer to be left to your discretion.

2. The property itself consisting of the land, the dwelling house on the front of the property and the wholesale dressmaking plant in the rear, together with its equipment, should be advertised for sale by you, as Agent for the Office of the Custodian, such advertisement calling for tenders. It is to be stipulated in the advertisement that neither the highest nor any tender is of necessity accepted.

The price which I would like to obtain for the property would be in the neighbourhood of $6000.00 but I would like to have submitted to me any tenders in excess of $5000.00. No sale of the property is to be made without reference to myself.

With regard to the Lot I own in the 2200 block Triumph Street, Legal Description - Lot 12, Block 24, District Lot 184, Group 1, New Westminster District, Plan No. 178, I request that this be sold. The assessed value is $600.00 but I would be willing to consider offers considerably less and request that any offer made be submitted to me.

"Morio Sanmiya"
Mrs. Morio Sanmiya

"Kazuko Sanmiya"
Witness
Mrs. Kazuko Nakamura,
(Daughter)

"Mitsuji Nakamura"
Witness
Mrs. Mitsuzji Nakamura
(Son-in-law)

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 16/49 K. May

EXHIBIT No. 1317-13

DATE Dec. 1/48

FILED BY K.A.Christie

-----SUMMARY-------

--REAL ESTATE--

File No. 5150

August 18th, 1947

Reg. No. 02961

Catalogue No:	66
Japanese Name;	Morio (Mrs. Koichiro) SANMIYA
Civic Address:	640 East Cordova Street, Vancouver, B. C.
Legal Description:	Lot 8, Block 59, District Lot 196, Plan 196, Vancouver, B. C.
Classification:	Factory and Dwelling

- - - - - - - - - - - - - - - - -

Registered in the name of:	Jacob Alexander Maddaugh as per Certificate of Encumbrance dated March 16th, 1943., subject to a Mortgage for $3100.00 and assignments thereof as shown on said Certificate of Encumbrance. An unregistered Assignment of Mortgage from J. H. Todd & Sons Ltd. to Morio SANMIYA for $3100.00 indicated her interest in the property and through which she was to obtain title. Particular reference is made to letter of March 28th, 1945 of Norris & MacLenna, Barristers, to the Custodian. Custodian Vesting #35893. See under "Remarks" below for some particulars as to negotiations clearing title.
Title;	as above noted and cleared for new owner.
Sold to:	Wong Yuen for $3,015.00 Cash as at May 31st, 1945.
Title delivered to:	Wong Yuen per R. C. Messenger as Sept. 13, 1945. Certificate of Title #127569-L. Adjustments completed.
Funds released to account of:	Mrs. Morio SANMIYA as August 23rd, 1945.
Chattels:	None involved
Fire Insurance:	Transferred to new owner. Policy #584847 - British & European Insurance Co. Ltd. delivered to Wong Yuen per R. C. Messenger as September 13, 1945.
Remarks:	As defined in letter May 2, 1942 of Mrs. Morio SANMIYA to H.D.Campbell "The property itself consisting of the land, the Dwelling house on the front of the property and the wholesale dressmaking plant in the rear". Harold D. Campbell, C.A. acted for the owner at her request, in looking after this property and the Custodian agreed. The rentals from same commenced as February 15th, 1944 and terminated March 1st, 1945, the tenant being J.J. King, paying $20.00 per month. The file will require to be studies through a maze of negotiations to follow all the details necessary to clear the Title so that the purchaser, Wong Yuen, would receive clear title which he did as per Land Registry Office Registration of July 13th, 1945, application dated June 26, 1945. Certificate of Title No. 127569.

Assessed Value 1945

Land	-	$ 550.00
Improvements	-	2100.00

Remarks:

Valuation - $2000.00
(Johnston, Reeve & Watson)
Valuation - $2700.00
(Loewen & Harvey Ltd.)

- - - - - - - - - - - - - - -

Sale Price - $3015.00

NOTE: Re Furnace - please see memo April 11th, 1945 advising that the Furnace is not to be included in sale price of the Building, but that it is the personal property of Mr. King, former tenant. No information on file indicates what became of it as the intending purchaser does not seem to have been advised of this situation.

The above summary is certified to be in accordance with the information on file August 18th, 1947.

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

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 16/49 [signature]

EXHIBIT No. 1317-14

DATE Dec. 1/48

FILED BY K.A.Christie

File No. 5150

SUMMARY

PERSONAL PROPERTY

Morio (Mrs. Koichiro) SANMIYA
Reg. No. 02961

August 18th, 1947.

CHATTELS:

Fixtures:
Equipment:
Machinery:

(These as represented in Bill of Sale of January
) 24, 1944, to John Joseph King, were all disposed of
(for the sum of $1600.00 Cash. See also our letter
) of January 6th, 1944 to H. D. Campbell, and Receipt No. 7454 dated January 6th, 1944-$1490.00, made up as indicated therein. Some confusion has developed on the file on account of the rather careless reference to the contents of the Bill of Sale. The letters above referred to, seem to state that the sale to J.J. King ocvered chattels, fixtures and equipment at 640 East Cordova Street, Vancouver, B.C.

The general statement however, sent to Mrs. SANMIYA in our letter of Sept. 19, 1945 refers to the sale as "of Sewing Machine equipment" which caused reply from her according to letter February 25th, 1946.

In view of the comparative small value of chattels as per valuation of Alberta Furniture Co. in their letter of January 4th, 1944 re Furniture and the negotiations concerning the contents of 640 East Cordova Street, it may be assumed that the said Bill of Sale covered all Furniture, equipment, fixtures and machinery at that location.

NOTE: A Memo dated November 30th, 1942 re Gunji SANMIYA indicates that he had certain enumerated chattels at 640 East Cordova Street. If they were there at the date of the Bill of Sale to J.J. King of the contents at that address, they do not show in the individual items of the Bill of Sale. If included in Bill of Sale they would, according to the valuation of Alberta Furniture Company, above referred to, have little saleable value.

BONDS: On Page 3 of Registration dated April 22, 1942 by Morio SANMIYA is recorded as follows:-

"$1000.00 in Victory Bonds in own possession".

As these did not come under the control of the Custodian, no action was taken by this office in respect to same.

BANK ACCOUNT: Reference is made to a Bank account by Mrs. Morio SANMIYA at the Bank of Montreal in a letter dated March 20th, 1942 by P. S. Ross & Sons. The file does not reveal any action required or taken by the Custodian.

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

No other Personal Property of Morio SANMIYA is revealed on the file.

The above Summary is certified to be in accordance with the information on file, August 18th, 1947.

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

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 16/49 F. May