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BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

3330

3330

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 INFORMATIONNAME: MAIKAWA, TokioHOME ADDRESS: 2633 McGill St., Vancouver, B.C.REGISTRATION NUMBER 06043 SEX: Male AGE: 34OCCUPATION: Directing Manager

(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 (T. MAIKAWA STORES LTD. 369 Powell St., Vancouver)MARRIED? YesNAME OF WIFE OR HUSBAND: MISAOADDRESS OF WIFE OR HUSBAND: 2633 McGill St., Vancouver, B.C.NAMES OF ANY LIVING CHILDREN: MINAKO (F)ADDRESS OF CHILDREN: 2633 McGill St., Vancouver, B.C.AGE OF CHILDREN: 4 yrs.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: Lot 2993 D.L. H.T. 2633 McGill St. VanR. E 1/2 Lot 299 Town Hastings Suburban Land

2. BUILDINGS AND OTHER IMPROVEMENTS:

4 room frame building, shingle roof4 room bungalow 1 garage

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

Agent, MIZUHARA, 200 block Powell St., Vancouver, B.C. \$2 2,0004. TAXES (Amount and where payable) \$69.81, payable City Hall, Vancouver, 1941paid

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. Title 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: 2633 McGill St., Vancouver, B.C.

(dwelling house)

2. LANDLORD'S NAME AND ADDRESS. Self

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:

3 place Chesterfield, \$200, lamp stand \$25, 2 bed set \$200, 2 rugs \$150, tables \$25, novelty shelf \$50, chandelier \$35, piano \$600, chairs \$80, refrigerator \$150, electric stove \$250, sewing machine \$150, kitchen chairs \$25, linoleum \$35, tea wagon \$20, chinaware \$50, kitchenware \$50, garden tools \$75, washing machine \$150. All at present in dwelling house

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

CLAIM ON ANY SUCH PROPERTY

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

None

4. INSURANCE CARRIED ON ABOVE PROPERTY \$2,000, agent, MIZUHARA, 200 block
Powell St., Vancouver, B.C.

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)
\$16,000 loaned to T. MAIKAWA STORES LTD., 369 Powell St., Vancouver, B.C.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$50 Victory Bond 1951 maturity, in own possession

\$20 War Savings Certificates, in own possession

8. BANK ACCOUNTS Bank of Montreal, Main & Hastings Branch, \$4,000

9. LIFE INSURANCE Dominion Life Ins. \$4,000, Vancouver Branch, beneficiary
wife MISAQ, in own possession

10. INTEREST IN ANY ESTATES OR TRUSTS. Interest in T. MAIKAWA STORES LTD.,
as above

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: T. MAIKAWA STORES LTD. ~~None~~ in hands of Custodian

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

Dated this 9th day of April 1942.

(Signature)

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Nov. 30/42

Our File No. 3330

Full Name MAIKAWA, Tokio
(Surname in Block Letters)

Registration No. 06043

☒ Male - Female
(Check)

Age Mar. 28/1908

Former Address 2633 McGill Street, City.

Date Evacuated May 18/42 Naturalized - ☒ Canadian-Born - National
(Check)

Present Address Bridge River, B. C.

☒ Married - Single
(Check)

Name of Wife nee (NAKAMURA) Misao #06045

Name of Husband - - - -

Name of Mother (Natsuhara) Kiki
(In Japan)

Name of Father MAIKAWA, Tomakichi (In Japan)

Names of Children under 16 Minako (F) 20/8/37.

Requested by Mrs. Burraston

Registered with Custodian Yes
(Yes or No)

Additional Information Directing Manager. Owns house at above address.

Managing Director for T. Maikawa Stores Ltd., Shareholder in the Company.

SUMMARY

-- REAL ESTATE --

File No. 3330

Reg. No. 06043

Catalogue No: 146

Japanese Name: Tokio MAIKAWA,

Civic Address: 2633 McGill Street, Vancouver, B.C.

Legal Description: E $\frac{1}{2}$ of Lot 299, Town of Hastings
(Except portion shown as a Lane on Plan
5826) City of Vancouver,

Classification: Dwelling

Registered in the name of: Tokio MAIKAWA .

Title: Clear

Sold to: William Charles Moore, Caterer, of 2633 McGill
Street, Vancouver, B.C., for \$3000.00 Cash, as
at August 21st, 1943.

Title delivered to Registered owner October 20, 1943, all
adjustments having been completed.

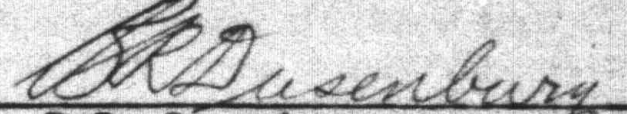
Funds released to Credit of Tokio MAIKAWA on October 19, 1943,
advised December 2, 1943.

Chattels: Not involved

Insurance: Transferred to William Charles Moore, Purchaser.

Remarks: The property was rented by MAIKAWA to Moore at a
low rental because Moore was a good friend of his
(Ltr. 17-7-42, A.H. Young, Barrister). No unusual
difficulties arose in administering same. Moore
subsequently purchased the property.

Correct Summary
August 15th, 1945.


B.R. Dusenbury,
Administration Department.

File No. 3330

August 15th, 1945.

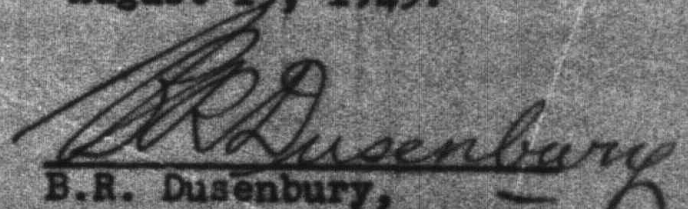
SUMMARY

-----CHATELS-----

Re: Tokio MAIKAWA
Reg. No. 06043

The registration form enumerated 20 items of Household effects. Some of these, namely Piano, sewing machine, Bench stool and small leather stool, were later listed at Campbell's Storage Ltd. The piano and stool were delivered to Mr. Moore and the sewing machine and Bench stool were forwarded to MAIKAWA. MAIKAWA's letter of the 28th December 1942, approved of this action. According to our letter of October 21, 1943 to MAIKAWA, all chattels had been satisfactorily dealt with and there was no further action required by the Custodian. -Accordingly ChateLS account Closed.-

Correct Summary
August 15, 1945.


B.R. Dusenbury,
Administration Department.

File No. 3330

SUMMARY

August 15th, 1945.

PERSONALTY

Re: Tokio MAIKAWA
Reg. No. 06043

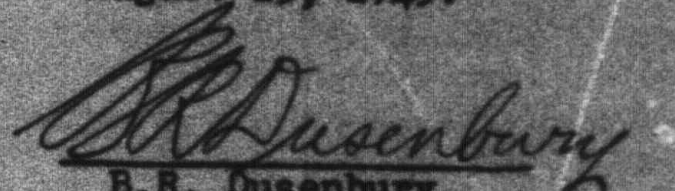
The registration form listed the following:-

Bonds,
War Savings Certificates
Bank a/c with Bank of Montreal,
Main & Hastings St., Vancouver.

As these did not come under the control of the Custodian and were either in possession of MAIKAWA or in his name, no action was taken by the office of the Custodian.

An 81 share interest in T. MAIKAWA Stores Ltd. was indicated, which will have consideration of P.S. Ross & Sons, Chartered Accountants, also an account of \$11,000.00 plus interest owing by the Company to MAIKAWA.
-No action by Custodian required.-

Correct Summary
August 15, 1945.


B.R. Dusenbury,
Administration Department.

File No. 3330

SUMMARY

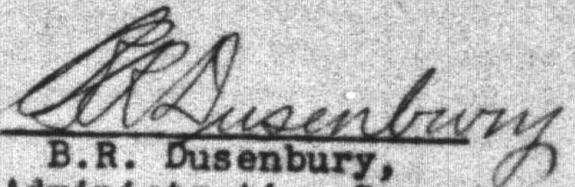
August 15, 1945.

FIRE INSURANCE

Re:- Tokio MAIKAWA,
Reg. No. 06043

Fire insurance was maintained on House and Furniture at 2633 McGill Street, Vancouver, B.C., while required. That on House was transferred to Purchaser as at August 21st, 1943, and that on Furniture was cancelled as at November 7, 1943. Refunds credited to MAIKAWA. -
Accordingly Closed -

Correct Summary
August 15th, 1945.


B.R. Dusenbury,
Administration Department.

File No. 3330

SUMMARY

August 15th, 1945.

---LIFE INSURANCE---

Re:- Tokio MAIKAWA,
Reg. No. 06043

The Life Insurance was that revealed in the registration form consisting of \$4,000.00 in Dominion Life Insurance Company; beneficiary Misao MAIKAWA, wife- Policy in possession of Tokio MAIKAWA. -No action by Custodian required.-

Correct Summary,
August 15th, 1945.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

File No. 3330

August 15th, 1945.

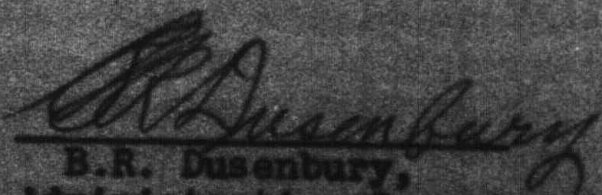
SUMMARY

- CLAIMS -

Re:- Tokio MAIKAWA
Reg. No. 06043

The only claim lodged against this Japanese was that of M. FURUYA Co. for \$85.72. On investigation it was found to have been paid May 15/42 as evidenced by a letter from P.S. Ross & Sons dated January 11th, 1943. - Accordingly cancelled -

Correct Summary
August 15th, 1945.


B.R. Dusenbury,
Administration Department.

File No. 3330

August 15th, 1945.

SUMMARY

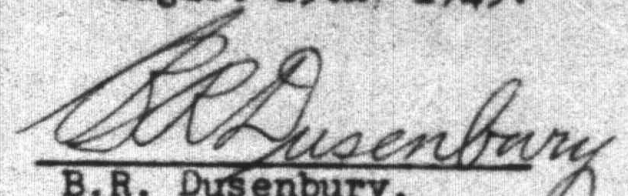
-- SPECIFIED ARTICLES --

Re:- Tokio MAIKAWA
Reg. No. 06043

There are no Cameras, Radios, Fire Arms,
Motor vehicles or Vessels revealed in the Registration
or the File.

--Accordingly Closed --

Correct Summary,
August 15th, 1945.


B.R. Dusenbury,
Administration Department.

3330

June 19, 1942

Albert H. Young Esq.,
1009 Dominion Bank Building,
207 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re Tokio Maikawa

Thank you very much for your letter dated June 17th sending us copy of agreement dated May 18th covering the premises at 2633 McGill Street, Vancouver, made between Tokio Maikawa as the Landlord and Mr. William Charles Moore as the tenant.

As this property has now vested in the Custodian, and as you have confirmed to us the desire of Mr. Maikawa that you look after this property for him, and as you have confirmed to us your willingness to do so, and as the arrangements appear reasonable, it is not likely that the Custodian will, for the present, interfere.

However, it will be necessary for you to remit all moneys which you collect direct to this office. Remittances of all moneys collected, less the usual collection fee, must be made monthly in a form satisfactory to the Custodian's office and must be mailed to reach this office not later than the 10th of the month following the month in which such moneys were collected by you.

The present intention is to use moneys received, so far as they will extend, to pay taxes, insurance premiums, mortgage payments, if any, and any other carrying charges on the property in question.

We would appreciate receiving your first report and remittance, to reach us not later than July 10th and your sending to us at that time all sums, less the usual collection fee coverings rents collected to date.

Yours truly,

RPA/PMH

R. P. Alexander,
Assistant Manager.

3330

May 1st, 1942.

The Pemberton Realty
Corporation Ltd.,
418 Howe Street,
Vancouver, B.C.

Dear Sirs:-

re Maikawa, Tokio

We thank you for your letter of April 17th and have noted your report on the above property.

As the owner is still in occupation, we would be glad if you would discuss with him the possibilities of his making his own arrangements, subject to our final approval, regarding the renting or otherwise disposing of his property and personal effects, prior to evacuation.

If this idea appeals to the owner, please get him to submit his proposals to you and pass them on to us with your comments and recommendations.

If nothing can be arranged along the lines suggested above please endeavour to find a suitable tenant when the owner has evacuated the premises.

Any personal property remaining after evacuation should be listed, stored and adequately insured against fire. An inventory in duplicate should be sent to us for our records.

We have noted that the house and personal property are registered with the Custodian by Mr. Maikawa and have been insured through an agent, one Mizuhara, of 200 Block Powell Street, Vancouver, B.C. and we shall be glad if you will endeavour to ascertain and advise us the names of the insurance companies and the policy numbers.

Yours truly,

C.L. Drewry
Manager

JSK:EB

3330

Aug. 2, 1943.

Mr. William Charles Moore,
2633 McGill Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 146.

Your letter of the 16th instant enclosing cheque for \$300.00 and offer to purchase 2633 McGill Street for the sum of \$3,000.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us certified cheque for the balance of the purchase price, namely, \$2,700.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not you are a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees and forwarded to you, after which the documents will be submitted for registration and control of the property will pass.

Yours truly,

F. G. Shears
Director.

FGS:AS

3330

October 21st, 1943

Mr. Tokio MAIKAWA,
Reg. No. 06043,
Bridge River, B. C.

Dear Sir:-

Mr. Moore called on the writer yesterday and ~~tells me~~ that all your belongings have been disposed of either by shipment to you or purchase by Mr. Moore. Although we have no record of this on our files so that these transactions are not quite regular, we understand that you are a personal friend of Mr. Moore and we will raise no objection.

We understand that Mr. Moore is looking after a "whatnot" or corner cabinet for you for the duration and we will not interfere with this arrangement.

Unless, therefore, we hear from you to the contrary, we shall assume that your chattels have been satisfactorily dealt with and there is nothing further for the Custodian to do for you in this connection.

Yours truly,


H. F. Green
Protection Department

HFG:IP

NOTE TO FILE: The Custodian will not concern himself with the article of furniture referred to above and chattels may be considered fully and satisfactorily accounted for on this file. 

File No. 3330

December 8th, 1943

Memo for File.

Re: CLAIMS.

There are NO claims on file as at
this date.

GDM/GH

Office of the Custodian,
Japanese Evacuation Section,
Administration Dept.

Bridge River B.C.

January 17th 1944
JAN 25 1944

Rec'd	
File	3330
Ans.	John
Referred	M. Laorn

File # 3330

Dear Sir -

No doubt this must be already on the file; nevertheless I wish to make it clear to the office as to my personal loan to the T. Maikawa Stores Ltd., which is to the amount of \$16,000.00 less \$5,000.00 received by myself on May 1942 as part payment of the loan. This to date leaves the balance of \$11,000.00 plus whatever interest accrued.

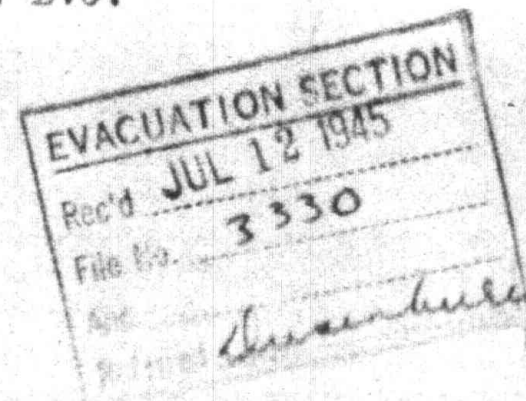
Would the office be kind enough to acknowledge the figures and may I expect an early reply.

Yours truly

Tokio Maikawa

Reg. No. 06043

Bridge River, B.C.
July 9, 1945



Dept. of the Secretary of State
Office of the Custodian
606 Royal Bank Building
Vancouver, B.C.

Attention Mr. B. R. Dusenbury

Dear Sir:

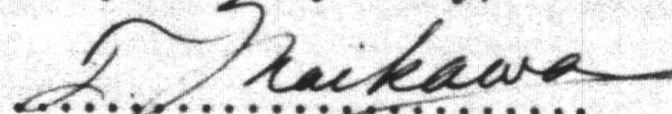
Re: Your File No. 3330

I have gratefully received your letter of June 22nd enclosing a cheque for \$100.00, and advising me that I have a balance of \$948.97 with you.

As you may well know that this Bridge River Self-Supporting Project will be closing by Sept.; and we have to move out. Since I will be moving East, to Ontario, at the end of August, I will be requiring a large amount of cash. Will you kindly remit the balance of my account with as soon as possible or at least before we move east.

Thanking you in anticipation of this kind favour, I remain

yours very truly,


.....
T. Maikawa

Reg. No. 06043

Bridge River, B.C.
August 3, 1945

EVACUATION SECTION	
Rec'd	AUG 8 1945
File No.	3330
Ass.	
Referred	<i>Thompson</i>

Smith
July

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

Attention Mr. A. G. McArthur

Dear Sir:

Re: Your File No. 3330

I gratefully acknowledge receipt your letter of July 19th. enclosing your remittance of \$100.00 for July.

In regards to the question of the balance, I beg to request you to send the ~~bank~~ balance to me direct as soon as possible, or at least before the 28th of August when I will be leaving for the east for relocation.

Thanking you in anticipation of this kind favour, I remain

Yours very truly,

T. Maikawa
.....
(Tokio Maikawa)

Reg. No. 06043

Adams

STATEMENT RE SALE OF:

Name: **MAIKAWA, Tokio**Catalogue No: **146**File No: **3330**Street Address: **2633 McGill St.
Vancouver, B.C.**Reg. **06043**Legal Description: **E1, 299 T. of H. ex portion shown
as lane, Plan 5826**Date of Sale and Adjustments **August 21st, 1943**Sale Price **\$ 3000.00**Real Estate Agents Commission **\$150.00**Charge for Valuation **5.00**Charge for Advertising **4.00**Land Registry Office Transmission Fee **3.50**~~Encumbrances:~~~~Unpaid Vendor~~~~Mortgages~~~~Liens of Banks~~~~Other charges~~

Adjustments:

Fire Insurance **5.66**Taxes **26.12**Water **5.02****162.50** **\$ 3036.80**Net Proceeds credited to your account
as at August 21st, 1943**2874.30**Date: **August 22nd, 1945.**Compiled by: **Mr. George Peters**

3330

REGISTERED

August 20th, 1945.

Mr. Tokio MAIKAWA,
Registration No. 06043,
Bridge River, B.C.

Dear Sir:-

From time to time you have been advised in regard to the administration of your affairs, and this now being completed, it is felt that you would appreciate being supplied with a brief summary.

As you are aware, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

In your letter of the 3rd instant at hand, you requested that we forward to you direct the balance of funds on hand to your credit on our books. Preparatory to our doing so, we wish to give you a resume of the transactions relating to matters affecting you that have been handled by the Custodian's office.

Registration: We have on file your Registration form dated April 9, 1942, which forms the basis of our consideration, and to which we shall refer as "Registration".

Realty: Your registration declares you as the owner of the East half of Lot 299, Town of Hastings, Vancouver, B.C., and known as 2633 McGill Street. You were advised on the 2nd December 1943 that this property was sold as of 21st of August 1943, for the sum of \$3,000.00 cash, and that, after the deduction of \$150.00 commission to the Agent effecting the sale, your account was credited with \$2,850.00. In this connection, we may say that the appraisal made by an independent valuator was considerably less than the sale price.

Fire Insurance: This was maintained on the house and contents while required. That on the house was transferred to the purchaser and a return premium of \$5.66 was received for your credit. That on the furniture etc., was cancelled on the 7th November, 1943, and a return premium of \$3.45 was received for your credit.

Chattels: Your registration shows twenty different items of household effects. Some of these, that is, the piano, sewing machine, bench stool and small leather stool were later found to be at Campbell's Storage Ltd. Subsequently the sewing machine and bench stool were forwarded to you, and the piano and stool delivered to Mr. Moore. Your

Chattels: (Cont'd) letter of the 28th December 1942, approved of this action.

In our letter of the 21st of October, 1943, we assumed that all your chattels had been satisfactorily dealt with, and that there was nothing further for us to do in connection with them. This concluded the chattels account.

Life Insurance: Your registration indicated \$4,000.00 life insurance with the Dominion Life Insurance Co., the beneficiary being your wife Alice, the policy being in your possession. This of course did not require attention by this office.

Claims: There was a claim on file of \$85.72 by E. Furuya Co. against you. On your denial of this, the question of the claim was taken up with Messrs. P.S. Ross & Sons, Chartered Accountants, and their letter in reply dated January 11, 1943, stated definitely that the claim had been paid on the 15th of May 1942. The claim was accordingly cancelled as against you.

Your registration declared that T. MAIKAWA Stores Ltd., owed you \$16,000.00. Later in your letter to the Custodian dated January 17, 1944, you advised having received \$5,000.00 in May 1942, reducing the amount to \$11,000.00 plus "whatever interest accrued". A copy of this letter was forwarded to P.S. Ross & Sons and they were asked to acknowledge receipt of same direct to you. As they are liquidating T. MAIKAWA Stores Ltd., they accordingly have knowledge of this indebtedness.

Personalty: Your registration indicates Bonds, War Savings Certificates and a bank account with the Bank of Montreal, Main & Hastings Street. These being in your name and possession we took no action.

You mention also an interest in T. MAIKAWA Stores Ltd. Our file indicates that you hold 81 shares in that Company which will have consideration by P.S. Ross & Sons, Chartered Accountants, in their handling of that Company's affairs.

Financial Statement: We enclose herewith a complete statement of your account as shown on our books with a credit balance of \$856.97. We enclose a cheque for this amount, in your favour.

In the foregoing we have endeavoured to give you a concluding picture of the transactions involved to this date. It would appear from the above that we have accounted for all the property of every kind, left by you in the Protected Area, which vested in the Custodian.

In order that you may confirm this, and acknowledge the cheque, we enclose a stamped addressed envelope for your convenience in replying.

Yours truly,



B.R. Dusenbury,
Administration Department.

BRD/DD.
Encs.

~~cc to Dept. of Labour, Japanese Division.~~

173 Donlands Avenue,
Toronto, Ontario,

March 18, 1949.

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

EVACUATION STAMP	
Rec'd	MAR 21 1949
File No.	
Ans.	
Referred	

Dear Sir:

Re: T. Maikawa Stores Ltd.

I wish to acknowledge receipt of cheque in the amount of four thousand four hundred ninety-nine dollars and forty-five cents (\$4499.45), being my share of amounts realized from the liquidation of the above company.

In your letter of August 2, 1948, I was advised that a statement showing details would be sent to me. Kindly send me a copy of the final financial statement of the company showing details.

Yours truly,

T. Maikawa
Tokio Maikawa,
Reg. No. 06043.

506 Royal Bank Building,
Vancouver, B. C.,
March 12, 1949.

Mr. Eunio Hidaka,
Economic & Legislative Consultant,
61 Avenue Road,
Toronto 5, Ontario.

Dear Sir:

Re: T. Maikawa Stores Limited

Your letter of January 6, addressed to Mr. Watson, Secretary of the Japanese Property Claims Commission, has been handed by him to me for reply.

Mr. Tokio Maikawa filed a claim relating to real property which was owned by the limited company. This was, of course, improper as the claim would have had to be filed on behalf of the limited company. Further, when the records were examined, it was ascertained that the holders of the majority of shares were in Japan as of July 18, 1947. Under the terms of reference no claim may be made on behalf of a limited company unless the holders of the majority of shares are resident in Canada on or before that date. In the case of this company the majority of the shares were registered in the name of Tomokichi Maikawa, a resident of Japan.

This matter came up before the Commissioner on September 23, 1948, and was adjourned for further evidence. On September 30, 1948, I filed an affidavit of Mr. Frederick Field in which he swore to the facts stated above. At that time the Commissioner remarked, "Mr. McMaster, that seems to shut out this claim in view of the terms of Reference to me." Mr. McMaster then stated that he would like to have the privilege of ascertaining whether or not there was any possibility that these shares were held in trust by Tomokichi Maikawa or whether they had been transferred but the transfer unregistered on the books of the company.

Mr. Eunio Hidaka.

March 12, 1949.

I am advised by Mr. McMaster that he wrote to this effect to his principals in Toronto but that no reply has been received.

That is the total information which I am able to give you.

Yours sincerely,

JWCH/AG

John W. G. Hunter,
Government Counsel.

IN THE MATTER OF A COMMISSION TO INVESTIGATE CLAIMS
OF JAPANESE CANADIANS FOR PROPERTY LOSSES

I, FREDERICK FIELD of the City of Vancouver in the Province of British Columbia, Chartered Accountant, make oath and say:

1. I am advised that TOKYO MAIKAWA has filed a claim alleging that premises Nos. 365-369 Powell Street, Vancouver, being a portion of Block 40, formerly Lots 27 and 28 in the District Lot 196 Group I, New Westminster District, was sold by the Custodian of Enemy Property for less than its fair market value.
2. That the said property was not owned by TOKYO MAIKAWA but by T. MAIKAWA STORES LIMITED.
3. That of the one thousand two hundred and fifty two (1252) issued Shares of the Capital Stock of the said Company one thousand one hundred and sixty seven (1167) Shares were registered in the name of TOMOKISHI MAIKAWA.
4. That I was appointed liquidator of T. MAIKAWA STORES LIMITED and that I have full knowledge of all matters in relation thereto, having liquidated the assets of the said Corporation.
5. In December 1941, when I first investigated this Company I ascertained that TOMOKISHI MAIKAWA was at that time resident in Japan.
6. To the best of my knowledge and belief TOMOKISHI MAIKAWA has never returned from Japan and I am confident that he has not been in Canada at any time since that date up to and including 18th July 1947 and in fact I believe him to be still in Japan if he is still alive.

SWORN before me in the City of Vancouver in the Province of British Columbia, this 28th day of September 1948.

H. C. Marshall

Ken Kida

Commissioner for taking Affidavits
within the Province of
British Columbia.

KUNIO HIDAKA

M.A. (QUEEN'S) IN POLITICS
M.A. (TORONTO) IN ECONOMICS

ECONOMIC & LEGISLATIVE CONSULTANT

- ECONOMIC, SOCIAL & POLITICAL RESEARCH
- LABOUR RELATIONS
- PUBLIC INFORMATION
- GROUP & COMMUNITY PROGRAMS

51 AVENUE ROAD
TORONTO 5, ONTARIO
KINGSDALE 5926

January 6, 1949.

Mr. A. Watson, Secretary,
Japanese Property Claims Commission,
Court House,
Vancouver, B.C.

Dear Sir:

Re: T. Maikawa Stores Limited

Your letter of the 20th December, 1948, with reference to the above-named company was received by Mr. Tokio Maikawa, 173 Donlands Ave., Toronto. The letter advised him that after a meeting of the company which was scheduled for the 21st December, a distribution of the proceeds from the sale of the company property would be made, and in due course, he would receive his share of such proceeds.

Mr. Maikawa, however, in the second paragraph of his letter of the 14th December, requested information concerning the claim he forwarded to the Claims Commission on the 2nd of September of last year which was in regard to the real property of the company which was sold by the Custodian. He asked for rulings by the Commission, if any, which had a bearing upon this claim, or the disposition of the claim to date, if any, by the Commission.

This letter is written on behalf of Mr. Maikawa and upon his instructions.

Yours very truly,

Kunio Hidaka

Kunio Hidaka.

Attention: F. G. Shears

411 Royal Bank Building,
Vancouver, B. C.
12th January, 1949

Our File 295-138

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

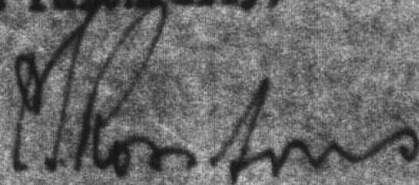
Attention: Mr. F.G. Shears

Dear Sir:

re: T. Maikawa Stores Limited

We enclose herewith two copies of our report
in connection with the winding-up of the above mentioned
company under date of 10th January, 1949.

Yours faithfully,



encls.

January 18, 1949.

W/219

K.W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Bldg.,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright:

Re: T. Maikava Stores Limited

I am enclosing herein copy of P.S.
Ross and Sons' Report on winding-up of the above company
dated 10th January, 1949.

Yours very truly,

F.G. Shears,
Director.

FGS/GH
Encl.

September 9, 1942.

Mr. A. Watson,
Secretary, Japanese Property Claims Commission,
Court House,
Vancouver, B. C.

Dear Sandy:

Re: Tokio MATSUDA

Further to our telephone conversation with reference to the above application, I have had an opportunity to peruse the file and wish to advise you that I consider this application to be entirely outside the Terms of Reference for the following reasons:

(1) The application is a personal application whereas the property, in connection with which the application is made, was owned by T. Matsumoto Stores Ltd. Under the Terms of Reference no application may be made on behalf of this company because it is a corporation of which the majority of the shares were owned by a Japanese resident in Japan as of the 18th July 1947.

(2) The only application which this man could make is relation to the property owned by the company would be to contend that his shares in the company were disposed of for less than their fair market value. This was a company where Mr. Field of P.S. Ross & Sons acted as liquidator. He liquidated the assets of the company and, I believe, surrendered its charter. It is submitted that this is not a disposal of shares within the Terms of Reference.

Yours very truly,

John W.G. Hunter.

JWH/nw

SEP - 7 1949

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To The Honourable Mr. Justice H. I. Hurl,
Royal Commissioner,

This claim is filed pursuant to Public Notice issued
by authority of the Commissioner on September 21, 1947.

I am a person of the Japanese race who was evacuated
from the Protected Area of British Columbia and resided in Canada
as at July 12, 1947.

1. Name of Claimant: Yukio KAIKAWA Reg. No. 00042

2. Claimant's Address at time of Evacuation: 2633 McGill St.
Vancouver, B.C.

3. Claimant's Present Address: 175 Dundas Ave.
Toronto, Ont.

4. In the Case of Claims Relating to Real Property:

(a) Street Address of Real Property: 303-305 McGill St.
Vancouver, B.C.

(b) Legal Description: A portion of block 40, formerly lots 27
and 28, in the District Lot 124, Group 1,
New Westminster District.

(c) Type of Real Property: Commercial

This property was formerly owned by T. Kikawa Stores Ltd.
It consists of a lot 20' x 120' entirely covered by a two-
story building, one-half of which is reinforced concrete
construction and the other half frame construction. The store
front was faced with vitrolite tile.

(d) Interest held by Claimant: I was formerly president of
T. Kikawa Stores Ltd. and own 51 of the 1,252 issued shares.

(e) Fair Market Value at Date of Sale:

(a) Land:	\$5,000
(b) Buildings:	\$24,000
Total:	<u>\$29,000</u>

(2) Amount of Loss Alleged to have been Sustained: \$17,000

2. Claims Relating to Personal Property:

No claim filed for personal property.

3. Claimant desires to be heard at Toronto, Ontario. An interpreter will be required.

7. This claim is filed subsequent to November 30, 1947, for the following reasons:

(a) I was not informed by the Custodian as to the situation in regard to T. Dalhousie Street 104, and the disposal of the assets.

(b) It was not until I was informed by letter of August 10, 1948, in response to my inquiry, that the Custodian advised me of the calling price of the property. A copy of this letter is attached.

8. I beg to tender supplementary information for the consideration of the Commission:

(a) The Custodian's calling price of \$10,000 was not the fair market value of the property.

(b) The present value of the property, as given on the assessment rolls of the city of Vancouver, as of the current year, is:

Land	\$4,000
Buildings	17,000
Total	\$21,000

(c) A record of the various transfers of the property from

1940 to date follows:

1. On Oct. 8, 1940, Toshiaki Nakano to T. Nakano Stores Ltd., value \$25,000.
2. On July 9, 1945, T. Nakano Stores Ltd. to Dumas McLaren, broker, 1722 Marine Building, Vancouver, value \$15,000.
3. On Aug. 8, 1945, Dumas McLaren to International Plastics Ltd., value \$25,000.
- (On Oct. 1, 1945, a mortgage for \$15,000 at 5% interest was registered in favour of the Industrial Development Bank. The mortgage release no. 124021 was registered June 12, 1947.)
4. On May 20, 1947, International Plastics Ltd. to Jensen and Flackock (Laurida David Jensen, retired, 1575 West 15th Ave., Vancouver, and Rinar Helger Flackock, real-estateur, 4307 Oakie St., Vancouver), value \$25,000. Title is registered under Cert. No. 174025(L), dated May 20, 1947.

(d) The property was being advertised for sale by Gordon M. Thompson, real estate agent of Vancouver, during the summer of this year. The present asking price of the house is \$40,000.

SWORN before me at the City
of Toronto
in the County of York
this 2nd day of September
in the year of our Lord, 1948.

Toshi Nakano

Leif J. Herman

A Commissioner for taking Affidavits, etc.

COPY

CANADA

DEPARTMENT OF THE MINISTER OF STATE

OFFICE OF THE COMMISSIONER

From Pacific Area
Please refer to
File No. 1, 100
1000

JAPANESE EVACUATION SECTION

304 Burrall Street Bldg.
Hastings and Cornwall
Vancouver, B.C.

August 18, 1948.

Mr. TOSIO MATSUDA,
Box No. 60000,
175 Denison Avenue,
Toronto, Ontario.

Dear Sir:

Replying to your letter of the 12th instant,
we wish to advise you that the real property of the Company
was sold for \$12,500.00, on at the 26th of April, 1948.

Yours truly,

(signed) E. Good,
E. Good,
Office of the Custodian.

EC/En