

7034

Hastings Park
BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 7034

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

PERSONAL INFORMATION

NAME: MITSUI, Koei

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

REGISTRATION NUMBER 06545 SEX: Male AGE: 20

OCCUPATION: Student

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: _____

MARRIED? _____

NAME OF WIFE OR HUSBAND: _____

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: _____

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

EXHIBIT NO. 1012-10
DATE 6 May 1948
FILED BY J. W. G. Hunter

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

1. LOCATION AND DESCRIPTION: _____

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

Property being handled by W. W. LEPEAUX, Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: _____

Dwelling house and garage.

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

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

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

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

None

6. OCCUPANCY AND LEASES (If vacant so state) _____

Self

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: W. W. LEPEAUX, Van., B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: TAKATO, MITSUI, has part interest.
9. IF FARM LAND STATE CROPS SOWN: _____

None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: NONE
~~1075 W. 8th Ave., Vancouver, B. C.~~
2. LANDLORD'S NAME AND ADDRESS: NONE
~~2020.~~
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____
1. Cook stove, 4. Tables, 6. Chairs, 5. Beds, 1. Chesterfield, 2. Sewing machines, 1. Wool rug, 4. Linoleum rugs, 1. Washing machine, 1. Floor lamp, 3. Table lamps, 1. Lawn mower, 1. Carp. bench & set of tools, 1. Electric dish washer, School books, Kitchen utensils and dishes.
- All left in house, 1075 W. 8th Ave., Van. B. C. Arrangements made to rent house furnished.

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY TAKATO MITSUI, 1075 W. 8th Ave., Van.

NONE

4. INSURANCE CARRIED ON ABOVE PROPERTY: YES

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

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

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

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

8. BANK ACCOUNTS: None

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

10. INTEREST IN ANY ESTATES OR TRUSTS _____

None
None

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

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

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

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

Dated this 30th day of April 1942.

(Signature) Koei Mitsu

H. Logan
Witness

FOR DEPARTMENTAL USE _____

260

P.D. 16/11/42 12/12/42
INFORMATION FROM R.C.M.P.

DATE Aug. 18/43

Our File No. 7034

Full Name MITSUMI, Koei
(Surname in Block Letters)

Registration No. 06545

Male - Female
(Check)

Age 31/7/20

Former Address 1075 W. 8th Ave., City

Date Evacuated about May 29/42 Naturalized - Canadian-Born - National
(Check)

Present Address 6 Sullivan St., Toronto, Ontario 6/12/43

Married - Single
(Check)

Name of Wife -

Name of Husband -

Name of Mother SAKAKIBARA Shizaka #06549

Name of Father MITSUMI, Koei #01429

Names of Children under 16 -

Requested by ECT

Registered with Custodian yes
(Yes or No)

Additional Information -

Registration Number 06545

MITSUI, KOEI.

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

EXHIBIT No. 1012-13

DATE 6 May 1948

FILED BY J. W. G. Hunter

LOCATION AND NATURE OF PROPERTY:

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

OWNERSHIP:

MITSUI, KOEI.

BUILDING:

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

LAND:

The size of the Lot is 50.33 x 117.

TAXES:

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

ASSESSMENT:

Land \$ 950.00
Building 1400.00
Total \$ 2350.00

INSURANCE:

We contacted Mr. W.W. LeFeaux who holds the Insurance Policy on the above property as solicitor for Mr. Koei Mitsui. Mr. LeFeaux advises that the Policy is Sentinel Insurance Company Policy in the amount of \$2100.00 on the dwelling and \$1000.00 on the contents contained therein and that when the contents are removed it is his intention to transfer the \$1000 on the contents to the dwelling, which would make a total of \$3100.00 on the dwelling. This amount will be more than ample.

FINANCIAL POSITION:

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

REMARKS:

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

RECOMMENDATIONS:

We recommend that the Owner rent the property to the said C.M. Constable at a rent of \$30.00 per month, said rents to commence as soon as possible after vacating the premises. We will advise Mr. Koei Mitsui and the

new tenant that the rents must be paid to this office and that they will in turn be forwarded to the office of the Custodian. You will note that the amount they have rented the property for is slightly less than our rental value but we do not think that the arrangement should be disturbed.

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

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

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

KER & KER LTD.

Per.

Alan M. Ker

File No. 9215

Registration No. 06541

MITSUI, TAKANO

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

LOCATION AND NATURE OF PROPERTY:

Stores Numbered 2039 and 2049 Granville Street, Stores Numbered 1515 to 1523 inclusive, 5th Avenue West. Lots 22 and 23, Block 250, D.L. 526, Group 1, New Westminster District.

OWNERSHIP:

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

BUILDING:

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

There are living quarters at the rear of two stores.

LAND:

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

TAXES:

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

ASSESSMENT:

Assessment of land	\$4760.00
Assessment of Building	\$3000.00
Total Assessed Value	\$7760.00

INSURANCE:

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

FINANCIAL POSITION:

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

REMARKS:

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

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

2039 Granville Street:

Tenant: Mr M. Pilus.
Monthly tenancy.
Rent: \$20.00 per month
Rental date May 1st to May 31st 1942 (Rent paid)
Collection Agent at present Macauley, Nicolls,
Maitland & Co., Ltd., 435 Howe Street.

2043 Granville Street

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

2049 Granville Street:

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

1515 W 5th Avenue:

Vacant.

1517-23 inclusive W. 5th Avenue.

Tenant: James Adams.
Monthly tenancy.
Rent: \$43.00 per month
Rental date May 1st to May 31st 1942 (Tenant states rent paid)
Tenant has occupied premises for considerable period of time.
Collection Agent at present Macauley, Nicholls, Maitland & Co.Ltd., 435 Howe Street.

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

RECOMMENDATION

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

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

If the above meets with your approval, we recommend that we be instructed to advise the present tenants to forward their rents to this office for the coming month. These instructions should be in our hands prior to May 31st 1942 which would be the next rental date for the various premises. If you so instruct us, we of course will also advise Mr W.W.Lefebvre, Solicitor, and Macaulay, Nicholls, Maitland & Co.Ltd. that we have been appointed to take complete charge which is in accordance with your letter to us covering this property.

THE RENTAL VALUE

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

THE SALE VALUE

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

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

KER & KER LTD

Per. "Alan N. Kerl

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

September 20th 1949

REAL PROPERTY SUMMARY

①

JAPANESE NAMES: Koei MITSUI Reg. No. 06545 File No. 7034.
Takako MITSUI " " 06541 " " 9215.

CATALOGUE NO: 374.

PROPERTY ADDRESS: 1075 West 8th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 18 and East 5 feet of Lot 19, Reference Plan 1498, Block 315, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: Registered in the names of Koei MITSUI and Takako MITSUI (Spinster)
(Joint Tenants).

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 35043 - July 28th, 1942.

ASSESSED VALUES: Land - \$ 950.00
Improvements - \$1450.00 - \$2,400.00. Taxes - \$85.93.

CLASSIFICATION: This is a 2 storey 7 room dwelling situate on a 30' x 125' Lot.
The valuator reports as follows: "This is a 2-storey frame house with 4 rooms down and 2 open grates. 3 rooms up and bath and toilet. Cement basement and foundation. Hot air furnace. Roof in bad condition. 40 years old. Value - \$1800. - W.G. Moore, Pemberton".

HISTORY OF ADMINISTRATION: This dwelling was leased by Koei MITSUI on June 1st, 1942, to C.M. Constable, and Messrs. Ker & Ker were appointed Rental Agents.
Rents collected account of Koei and Takako MITSUI - \$480.00, against which were the following charges:
Water Rates \$44.00
Sundry 10.00
Commission 30.00 - \$84.00

SOLD: To Clyde George Constable and Clayton Munroe Constable for \$2300.00 as at October 29th, 1943.
Approval of Advisory Committee - October 13th, 1943.
Funds released to the Joint Credit of Koei MITSUI and Takako MITSUI, as at February 16th, 1944, against which were the following charges: Real Estate Commission - \$115.00, Valuation - \$15.00, Advertising - \$4.00, Registration Fees - \$3.50 = \$127.50, leaving a net credit of \$2172.50 from said transaction.
Adjustments as at October 29th, 1943, to the amount of \$14.24 - Purchasers' share of 1943 Taxes and \$4.84 - Purchasers' share of Water Rates = \$19.08, were placed to the credit of Koei MITSUI and Takako MITSUI'S Joint Account.

Account.

Page 2.

Files 7034 and 9215.

OLD CERTIFICATE OF TITLE

No. 70117-L:

Both Koei MITSUI and Takako MITSUI declared on their respective JP Forms, signed 30th April, 1942, and 15th May, 1942, that their Title Documents were in the hands of their Solicitor, Mr. W.W. Lefeaux.

Certificate of Title No. 96281-L in the names of Clyde George Constable and Clayton Munroe Constable, was handed to them on 22nd February, 1944. Their receipt of even date acknowledging same is on file.

The above summary is certified to be in accordance with information on file.

October 9th, 1946.

DAC:JS

A. J. Warner

(2)

REAL PROPERTY SUMMARY

JAPANESE NAMES: Koei MITSUI Reg. No. 06545 File No. 7034.
Takako MITSUI " " 06541 " " 9215.

CATALOGUE NO: 115.

PROPERTY ADDRESS: 2039-45-49 Granville Street, Vancouver, B.C.
1515-1523 - West 5th Avenue, " "

LEGAL DESCRIPTION: City of Vancouver, Lots 22 and 23, Block 250, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: Registered in the names of Koei MITSUI and Takako MITSUI (Spinster) (Joint Tenants).

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 35073, dated 21st October, 1942.

ASSESSED VALUES: Land - \$4760.00
Improvements - \$2900.00 - \$7660.00. Taxes - \$380.76.

CLASSIFICATION: 6 stores - Granville Street, 1 storey frame building 60' x 60' with 3 shops. 5th Avenue, 1 storey frame building 60' x 50' with 4 shop premises. We quote in part from valuator's report: "Condition-buildings over 35 years old and depreciated through lack of maintenance. Plaster and plumbing need repairs and also exterior woodwork. Three of the 5th Avenue shops have been used for manufacturing purposes and wear and tear has been excessive including removal of partitions". "Appraisal - There is no prospect of speculative rise in rents or values in this district. Allowance should be made for cost of putting buildings in good condition. We are of the opinion that the market value of this property is \$7,000.00. - D.W.Reeve, JOHNSON, REEVE & WATSON".

HISTORY OF ADMINISTRATION: The various premises situate on Lots 22 and 23, Blk.250, D.L. 526, were leased through the firm of Macaulay, Nicolls, Waitland & Co. Ltd. on a monthly basis, to different tenants.

Rents collected - \$2,618.00 for the Custodian, against which were the following charges:

Repairs	\$25.86
Plumbing	20.12
Water Rates	59.35
Insurance Premium	54.50
Commissions	<u>130.90</u> - \$290.73

Part of August rents, and September and October rents, belonging to the new owners, were collected and were taken into account when the adjustments were made.

SOLD: To Wong Bing Wah and Wong Yuen Tong (Joint Tenants) for \$7,000.00 as at August 6th, 1943.
Approval of Advisory Committee - July 29th, 1946.
Funds released to the Joint Credit of Koei MITSUI and Takako MITSUI,

as at October 18th, 1943, against which were the following charges: Real Estate Commission - \$350.00, Valuation \$12.50, Advertising - \$4.00, Registration Fees - \$3.50, Vendors' portion of 1943 Taxes - \$18.53 - \$388.53, leaving a net credit of \$6,611.47 from said transaction.

Adjustments as at August 6th, 1943, to the amount of \$103.58 being Purchasers' share of Unexpired Fire Insurance Premiums, \$148.10 - Purchasers' share of 1943 Taxes and \$10.00 - Purchasers' share of Water Rates - \$261.68, were placed to the credit of Koei MITSUI and Takako MITSUI'S Joint Account.

The following Insurance Policies:-

Wawanesa Mutual Insurance Co., Policy No. C80808 - \$6000.00, covering on the buildings, AND

B.C. Plate Glass Co., Policy No. 31380, covering all the plate glass were transferred to Wong Bing Wah and Wong Yuen Tong as at 1st November, 1943.

OLD CERTIFICATE OF TITLE

No. 70116-L:

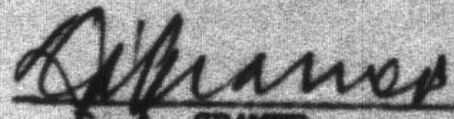
Both Koei MITSUI and Takako MITSUI declared on their respective JP Forms, dated 30th April, 1942 and 15th May, 1942, that their Title Documents were in the hands of their Solicitor, Mr. W.W. Lefeau.

Certificate of Title No. 91435-L in the names of Wong Bing Wah and Wong Yuen Tong - Joint Tenants, was handed to them on 1st November, 1943. Their receipt of even date acknowledging same is on file.

The above summary is certified to be in accordance with information on file.

October 9th, 1946.

DAC:JS


D. A. CRAMER.

Catalogue No. 374
File No. 9215/7034
1075 West 8th Avenue
18/19/E5/315/526

Receipt of Certificate of Title No. 96281-L is by us hereby acknowledged
and we agree that all adjustments and incidents in connection with the sale
of property covered by the said certificate have been settled.

~~Receipt is also acknowledged of Sentinel Fire Insurance Company policy
No. 82551 together with assignment thereof in quadruplicate.~~

Dated at Vancouver, B. C., this 22nd day of February 1944.

B. M. Cantabee

C. J. Cantabee

Catalogue No. 115
File Nos. 9215 & 7034

to file

Receipt of Certificate of Title No. 91435-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of the property covered by the said certificate have been settled.

Receipt is also acknowledged of B. C. Plate Glass Insurance Company policy No. 31380 together with assignment thereof in quadruplicate, and Wawanesa Mutual Insurance Company policy No. C80808 together with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 1st day of November 1943.

Wong Yuen Tong

Wong Bing Wah

7034 - 9215

August 23rd, 1945

Wallis W. Lefebvre, Esq.,
837 W. Hastings Street,
Vancouver, B. C.

Dear Sir: Re: Koei MITSUI and Takako MITSUI
 Reg. Nos. 06541 and 06545

With reference to the above Evacuees, whose affairs were placed in your hands, we are enclosing final statements relating to the net proceeds from the sale of the real property at 2039-45-49 Granville Street, owned by the Mitsuis, also that relating to the real property at 1075 West 8th Avenue, Vancouver, B. C. We also include a statement of their account from March 6, 1944 to December, 1944.

You will no doubt wish to pass these statements on to your clients and as all funds standing to the credit of these Evacuees have already been remitted to them, we take it that it is not necessary for us to furnish you with extra copies of these statements for your file. It will mean making extra copies, which we wish to avoid, if you consider it necessary for you to have a set for your records. However, if you feel that to complete your records copies should be sent to you, kindly advise us and we will have same prepared in due course.

We would mention that a detailed statement of the Mitsuis account up to March 6th, 1944 was prepared and sent to you with out letter of March 7th, 1944 and copies of detailed statements with proceeds of auction sale of the effects of these Evacuees were forwarded to you with our Protection Department's letter of May 8th, 1944.

The final cheque for \$253.44 relating to this account was sent to you with our letter of December 1st, 1944 and you will understand that the enclosed statements merely represent revised closing statements of the affairs of your clients.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

STATEMENT RE SALE OF:

Name: ~~MITCHELL, Noel #00541~~
MITCHELL, Delano #00545

Catalogue No: 374

File No: 7034 & 9215

Street Address: 1075 West 6th Avenue, Vancouver, B. C.

Legal Description: 12/19 E 5°/315/526

Date of Sale and Adjustments October 27, 1943.

Sale Price \$2,300.00

Real Estate Agents Commission \$115.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other Charges~~

Adjustments:

~~Fire Insurance~~

Taxes 14.24

Water 4.84

\$ 127.50

\$ 2,319.08

Net Proceeds credited to your account as of Oct. 29/43 \$2,191.58

August 17, 1945.

Date:.....

George Peters

Compiled by:.....

STATEMENT RE SALE OF:

Catalogue No: 115

Name: MITCHELL, Cecil #06141
MITCHELL, Takako #06145
File No: 7034 & 7215

Street Address: 2037-45-49 Granville Street, Vancouver, B. C.
(1515-1523 West 5th Avenue)

Legal Description: 22 & 23/250/526

Date of Sale and Adjustments August 6, 1943.

Sale Price \$ 7,000.00

Real Estate Agents Commission \$350.00

Charge for Valuation 12.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other charges

Adjustments:

Fire Insurance 103.50

Taxes 148.10

Water 16.13

Checking water meter 9.00

..... 1.00

\$ 388.73 \$ 7,261.68

Net Proceeds credited to your account as of Aug. 6/43 \$6,872.95

August 17, 1945.

Date:.....

George Peters

Compiled by:.....

ADJUSTMENTS - FILES 9215 & 7034

As of August 6, 1943 - 147 days to go

Debit purchaser

147/365 x \$367.82 taxes for 1943	\$148.10
Water paid to October 6 - 2 months @ \$4.50	9.00
43/72 x \$54.50 and 25/72 x \$66.00 - insurance	
Expiries 16/6/43 and 27/8/44	103.58
Registration fees on deed - \$7,000.00	17.00
Checking water meter	<u>1.00</u>

Total debits

\$278.68

Credit purchaser

Suprema Polish - 25/31 x \$31.35	\$25.28
Hong Bing - 25/31 x \$47.50	38.31
Mrs. H. Filus - 25/31 x \$19.00	15.32
Bing Wong & Yuen Wong - Aug. 6 to Aug. 18 - 12/31 x \$55.10	21.33
September	152.95
October	152.95
(Bing Wong & Yuen Wong paid to October 18 only)	
Neon Sign - \$100.00 per year ending 28/2/44 - 159/365 x \$95.00	<u>53.62</u>

Total credits

\$459.66

Less Total debits

278.68

NET CREDIT TO PURCHASER

\$180.98

Catalogue No. 374

Files No. 7034 & 9215

1075 West 8th Avenue

18/19K5*/315/526

ADJUSTMENTS

As of October 29, 1943.
63 days to go.

Debit purchaser

63/365 x \$ 82.49	taxes for 1943	\$ 14.74	
63/184 x \$ 14.15	water July to Dec.	4.84	
29/72 x \$ 12.55	insurance premium	4.05	<i>Cancelled</i>
	(ex. 12/1/45)		
Registration fees on Deed. \$2,300.00		8.65	
Proportion of rent - 29/31 x \$30.00		28.06	
Total debit due from purchaser		\$ 62.64 55.91	

cc to Ker & Ker Ltd.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
October 5, 1943.

Rec'd	OCT 8 1943
File No.	
Ans.	
Referred	

30 x 125
#374--1075 West 8th Avenue,
18 and E. 5' 19/315/526.

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

Value \$1800.

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

EXHIBIT No 1012-7
DATE 6 May 1948
FILED BY J. W. G. Munter

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

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

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

19th July, 1943.

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

File No. 7034/9215

Dear Sir:

Catalogue No. 115
Lots 22 and 23 Block 250 D. L. 526
2039 to 2049 Granville Street
1515 to 1523 West 5th Avenue.

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

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

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

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

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

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

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

City

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

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

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

Yours faithfully,
JOHNSON, REEVE & WATSON

EXHIBIT No. 1012-8

per

DATE 6 May 1948

FILED BY

J. W. C. Hunter.

Files No. 9215 and 7034. MITSUI, Takako,
MITSUI, Koei

06541 -
06545
Aug. 4, 1943.

Catalogue No. 115

MEMORANDUM RE SALE.

Re: 2039-45-49 Granville St. (1515-1523 W. 5th).
6 stores. 22,23/250/526.

TITLES AND ENCUMBRANCES.

Certificate of Encumbrance showing vesting is on file.

No registered charges are shown.

Tax statement is on file marked "paid" for 1943.

Transmission and conveyance may be prepared.

ADMINISTRATION.

All tenures appear to be from month to month. The purchasers are tenants at present but as a matter of form they should be notified of the current arrangements with other tenants.

X No unregistered interests are shown on file except that W. W. Lefeaux, Solicitor, holds the title documents. He may have a lien for costs or other interest. He should be asked as to this. Lefeaux also held a fire insurance policy on these premises. This should be assigned to the vendor.

MW

PHR:AS

PERSONAL PROPERTY SUMMARY

File No. 7034

April 22nd, 1947

Re: Koei MITSUI (Mr.) - Reg. #06545

Chattels:

A number of chattels were declared by the above Japanese person in his JP form dated April 30th, 1942, as being left at 1075 W. 8th Avenue, Vancouver, B. C. (See Supplementary Summary attached).

Specified

Articles: No Specified Articles belonging to the above Japanese person are revealed on this file.

Accounts

Receivable:

In his JP form Koei Mitsui declared there were no monies owing to him but our records reveal that net amounts of \$3.75 and \$5.00 were received by the Custodian from Northern Credit Limited in connection with the collection of accounts owing to Windsor Coffee Shop at 5th Avenue and Granville St., Vancouver, which property was owned by the above Japanese person and his sister, Takako Mitsui. The above amounts were credited to the joint account of Takako and Koei Mitsui, 9215 & 7034, with this office.

Life

Insurance:

The following insurance was declared by Koei Mitsui in his JP form:

"Sun Life Assurance Company, Vancouver, B. C., number unknown, \$1000.00, 20-year endowment. Beneficiary, mother, Shizuto Mitsui. Policy in own possession."

No action regarding this insurance has been taken by the Custodian.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

The above summary is certified to be in accordance with the information on file:


E. Robertson.

LIABILITY SUMMARY

Files 7034 and 9215.

Koai MITSUI - Reg. No. 06545.
Tokube MITSUI - Reg. No. 06541.

The above named Japanese declared on their
respective JP Forms, signed April 30th, 1942 and May 15th,
1942, that they had no Personal or Trade Debts.

We can find no evidence of any claims having been
filed against them.

This summary is certified
to be in accordance with
information on file.

October 9th, 1946.


D. A. CRAMER.

DAC:JS

NO.		NAME		FILE NO.		
06545		MITSUI Reel (see also file 9215)		7034		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Sentinel Fire Insurance Company	<i>Cancelled Mar 1/44</i> 82551	<i>Transferred to new owner - 1-11-43</i> \$5100.00 <i>2100.00</i>	Jan.	18	45	1075 on North side of West 8th Ave., Vancouver, B. C.
Wawanesa Mutual Insurance Company	<i>Revised by C. 80808</i> C77746	<i>Transferred to new owner - 1-11-43</i> \$6000.00	April	25	43	1515-17-21 on North side West 5th Ave., 2039-43-49 Granville St., Vancouver
B. C. Plate Glass Insurance Company	31380	plate glass	June	16	45	W/W corner Granville St. & 5th Avenue Vancouver, B.C.
The Wawanesa Mutual Insurance Company	<i>Transferred to new owner - 1-11-43</i> C80808	<i>Transferred to new owner - 1-11-43</i> \$6000.00	Aug.	27	1944	Lot 22/23 Block 250 Plan D.L. 526 1515-17-21 W. side West 5th Ave. 2039-43-49 Gran. St. Vancouver, B.C.

Sentinel Fire Insurance Company Policy No. 82551 covering Household Effects at 1075 W. 8th Avenue, Vancouver, B. C. was partially cancelled on January 18, 1944. Complete cancellation was requested on March 1st, 1944, and full amount of return premium, namely \$3.26, was credited to the joint account of 7034 & 9215 as of March 6th, 1944.

B. C. Plate Glass Insurance Company Policy No. 31380 covering at N/W corner of Granville St. & 5th Avenue, Vancouver, and The Wawanesa Mutual Insurance Company Policy No. C80808 covering the real property known as 1515-17-21 West 5th Avenue and 2039-43-49 Granville Street, Vancouver, in the amount of \$6000.00, were transferred to the new owners as of November 1st, 1943.

The above summary is certified to be in accordance with the information on file:

E. Robertson

E. Robertson.
April 22nd, 1947.

✓
Mallis M. Lefebvre

Barrister, Solicitor
Notary

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 21 1942

422 METROPOLITAN BUILDING
837 WEST HASTINGS STREET
VANCOUVER, B. C.

July 22, 1942.

out to Shaver
TELEPHONE: PACIFIC 4434

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

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

Dear Sir:

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

Yours very truly,

Mallis M. Lefebvre

WVL/BB.

Encl.

EXHIBIT No 1012-11
DATE 6 May 1948
FILED BY J. W. C. Hunter

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

May 14, 1942.

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

Dear Sir:

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

Yours very truly,

Likako Mitani
Koci Mitani

Witness:

Frances Lorthing
1080 Milford St.
Vancouver, B.C.
Stenographer.

9763

9215

TELEPHONE: PACIFIC 4434

Wallis M. LefebvreBarrister, Solicitor
Notary422 METROPOLITAN BUILDING
837 WEST HASTINGS STREET
VANCOUVER, B. C.

May 16, 1942.

C.L. Drewry, Esq.,
Manager,
Japanese Evacuation Section,
Office of Custodian,
Royal Bank Bldg.,
Vancouver, B. C.Re Takako Mitsui & Koei Mitsui,
1075 W. 8th Ave. Vancouver.

Dear Sir:

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

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

Yours very truly,

WVL/BB.



Phone him thru.
they are very agreeable
to relinquish.

Afterwards

John Lefebvre
speaks to me about
25/4

very desirable
to get out of
Mitsui
agreed to leave
house with
him thru.

9763 = John Lefebvre
Koei
Koei requires

7034

22nd May, 1942.

Messrs. Ker & Ker Limited,
475 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: Koei MITSUI

We beg to acknowledge your report of the 16th May on the property of the above, also your statement of costs covering same.

We agree with your recommendation that the arrangement re rental as made between Mitsui and G. M. Constable, for \$30.00 per month be carried out, as soon as the property is vacated. We will expect you to render us a statement monthly with your remittance covering same.

It is important to advise us promptly what disposition he makes of his personal property, as an inventory will have to be taken by you before his evacuation, and arrangements made for storage.

When the personal property is removed, if you agree, we think the \$1000.00 insurance thereon should be cancelled.

Yours truly,

R. P. Alexander
Assistant Manager

CCR:ND

Macaulay, Nicolls, Maitland & Co Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

EVACUATION SECTION	
FEB 3 1943	
9215	MACNIC
PACIFIC 4111	
Doney 1912	

February 2, 1943. *Bohrer*

IN REPLYING TO THIS LETTER
PLEASE REFER TO
W. V. Belcher
PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

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

Dear Sirs:-

re Files 9215 and 7034,
T. & K. Mitsui,

In our letter of December 16th we notified you that Mr. Gleed had given notice that he was vacating 2049 Granville Street and 1515 W. 5th Avenue on January 6th.

✓ *AN* We now wish to inform you that we have obtained another tenant for these two stores at the same rental, namely \$58.00 per month, as from January 19th, which will mean a loss of approximately two weeks' rent, but this could not be avoided. The new tenants are Chinese, being Messrs. Bing Wong and Yen Wong.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

WVB:MC

Per

W. V. Belcher
Rental Department.

9215 & 7997

February 11, 1943.

Wallis W. Lefaux, Esq.,
422 Metropolitan Bldg.,
Vancouver, B. C.

Dear Sir: Re: Eiichi MITSUI #07045

We duly received yours of the second instant relating to the above and note that you have now completed the transfer of the confectionery business at 2039 Granville Street, to Messrs. Bing and Yen Wong. We are much obliged for the statement sent us showing that there is an amount of \$380.20 due to Mitsui, and as explained to your secretary, we see no reason at the moment why \$250.00 should not be forwarded to Mitsui on account, and the balance a little later on.

We would however, be much obliged if you will let us have a few more particulars regarding the sale of this business as we are a little in the dark regarding same. We would like you to somewhat amplify the statement and would be glad to have a copy of the new agreement, and also a copy of the new Conditional Bill of Sale if there is one in effect, and any further information you care to give us which would be helpful for our files, would be appreciated.

With regard to your letter of the 20th of January, will you kindly note that it will be necessary for you to get the Gleeds to hand over their license for operating a confectionery business, to the Wongs, and for the Wongs to obtain an application form from the Wartime Prices Board to operate the business. Then, a letter will have to be written by the Wongs stating that there is no change in operating the business, and that no extension of the premises is contemplated. Under the circumstances, perhaps this is a matter that you will attend to on behalf of the Wongs.

We regret putting you to so much trouble over this matter, but feel sure you will appreciate our position in the matter.

Perhaps in the circumstances it would be well if the writer were to have a short chat with Mr. Lefebaux early next week, as we understand Mr. Lefebaux is in Victoria until the weekend.

Yours truly,

P. Douet
Administration Department.

PD/MFP

X P. S. In the last paragraph of your letter of the 15th of January, you advise that you are arranging for a two years' lease for the property itself, same being owned by T. and K. Mitsui, under our file #9215. Has this been completed? If so, we should like to have a copy of the lease.

P. Douet.

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

June 23rd, 1943.

7034

9215

The Custodian of Enemy Property,
Japanese Evacuation Section,
675 West Hastings St.,
Vancouver, B.C.

Dear Sirs:

re Catalogue Parcel No. 115.
Granville & 5th Ave.

On behalf of our client Mr. Wong Bing, we hereby
submit an all cash offer to purchase Lots 22 and 23, Block
250, District Lot 526 for the purchase price of Seven
Thousand (\$7000.00) Dollars gross on completion of title.

Deposit of \$700.00 is enclosed herewith. Our
commission is 5% of the purchase price.

Yours truly

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per.

FEL:Mc
Enc.

OK 700
- 6300

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

1943

July 9

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

Dear Sir:

Re: 7034/9215

On behalf of a client we
herewith tender the sum of \$3300.00 for Catalogue
#115 - 2039-45-49 Granville St. (1515-1523 W. 5th Ave.)
Lots 22,23 - Block 250 - District Lot 526.

We enclose herewith certified
cheque for \$330.00, being 10% of the above tender.

Yours truly,

H. A. ROBERTS LIMITED.

W.B. Rowllings
Sales Manager.

see July 25
W. B. Rowllings /W

Encl.

7034 & 9215
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
August 10th, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Department of the Secretary of State,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Takako MITSUI, Reg. # 06541 and
Koei MITSUI, Reg. # 06545

The above named evacuees own property known as 2039-2049 Granville Street and 1515-1523 West 5th Avenue - a corner parcel. This was one of the properties included in the catalogue and advertised for sale with tenders closing 19th July, 1943.

Mr. Reeve, our appraiser, values the property at \$7,000.00. The offer of Wong Bing Wah and Wong Yuen Tong, amounting to \$7,000.00, was considered by the Advisory Committee on Japanese Properties in Greater Vancouver and sale approved on the 29th day of July, 1943. According to the Certificate of Encumbrance obtained from the Registrar, there are no encumbrances and Certificate of Vesting was filed on October 21st, 1942. I am advised that the full amount of the purchase price has been received by this office.

Herewith you will find application for Transmission and Conveyance in duplicate for execution by the Deputy Custodian. We will be grateful if you will have these documents signed and returned to us at your early convenience.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encls.

REAL ESTATE • RENTALS



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EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

**KER & KER
LIMITED**

475 HOWE STREET
VANCOUVER, B. C.

Sept. 11th 1943.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

"Tender for Real Estate",
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Rec'd	
File No.	9215
Ans.	Paul
Referred	

Dear Sir:-

Re: 1075 West 8th Avenue - Catalogue #374 ✓
Lot 18 & E.5' of 19/315/526

Enclosed herewith you will please find Certified Cheque of C. G. Constable in the amount of \$180.00 which is 10% of the amount of Mr. Constable's offer to The Custodian for the above property, the tender being \$1800.00.

It is understood that the tender is subject to existing tenancies. The date of Adjustments covering Taxes, Water and Insurance will be as at the date of sale or any immediate due date of rent.

We are agents for this property.

we remain,

Commending the above matter to your kind consideration,

Yours very truly,

KER & KER LTD.

Per

Alan N. Ker

ANK.DR
Encl.

J. G. Shears
over

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
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EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

October 1st, 1943.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

115/7034
"Tender for Real Estate,"
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: 1075 West 8th Avenue - Catalogue #374
Lot 18 & E.5' of 19/315/526

On September 11th, 1943, we forwarded a certified cheque in the amount of \$180.00, being 10% of our client, Mr. Constable's offer on the above property, the offer being \$1,800.00.

We now enclose herewith, an additional certified cheque made payable to The Custodian in the amount of \$50.00, the reason being, that Mr. Constable wishes to increase his offer on the above property from \$1,800.00 to \$2,300.00. Therefore, this cheque, along with the previous cheque of \$180.00 will make up a total of \$230.00, which will be 10% of the revised offer which he is making on the property. Your director Mr. F. G. Shears, advised the writer that this was the proper way to revise Mr. Constable's tender on the above property.

It is understood that the changed tender is also subject to existing tenancies.

The date of adjustments covering taxes, water and insurance will be as at the date of sale.

Yours truly,

KER & KER LTD.

Per

Alan N. Ker

ANK:EC
Encl.

F. G. Shears
10/1/43

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

October 1, 1943.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

"Tender for Real Estate,"
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Attention Mr. F. G. Shears, Director

Re: 1075 West 8th Avenue - Catalogue #374
Lot 18 & E.5' of 19/315/526

In connection with the above property we have
this day forwarded on behalf of our client, Mr. Constable, a revised tender.

Mr. Constable originally made a tender on this
property on September 11, 1943, but decided to revise his tender upwards, and
he therefore gave us another certified cheque which we have forwarded in a
sealed envelope, addressed to The Custodian, in the usual manner.

The reason for writing you is so that there will
be no misunderstanding in regard to Mr. Constable's tender; they are one and
the same party, and the only difference is he wishes the tender increased to
the amount stated in the tender in our letter of October 1st, 1943.

Would you kindly therefore, keep this in mind
when the tenders are opened.

Yours truly,

KER & KER LTD.

Per

ANK:EC

H. E. LEUTY
DIRECTOR

J. M. KIRKWOOD
DIRECTOR

RICHARDS AKROYD & GALL LIMITED

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

SOLE AGENTS
RICHMOND

TELEPHONE
MARINE 8141

614 PENDER STREET, WEST

VANCOUVER, B.C.

Oct 4th 1943.

AGENTS FOR

ATLAS ASSURANCE COMPANY, LTD.
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE
GUARANTEE & ACCIDENT COMPANY
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE
COMPANY

LIFE

The Custodian.

506 Royal Bank Bldg.

Vancouver, B.C.

Re Catalogue No374.

Dear Sir;

We are pleased to submit tender
for purchase on the following property.

Lot 18-19 E5' Block 315, D.L. 526.
otherwise known as 1075 West 8th Ave, Vancr.
at a full purchase price of (\$1200.00) Twelve
Hundred Dollars, and enclose our certified
cheque for ten per cent of the amount, \$120.00.

The tenderer is

Odias Leonard.

4975 Ross St.

Vancouver, B.C.

Yours Truly

R.R. Thompson

J. G. Shears

Mallis M. Lefaux

Barrister, Solicitor
Notary

422 METROPOLITAN BUILDING
837 WEST HASTINGS STREET
VANCOUVER, B. C.

INVESTIGATION SECTION	
Rec'd	OCT 12 1943
File No.	7034/9215
Referred	16/10/43

Oct. 8th, 1943.

The Custodian,
Dept. of Secretary of State,
Royal Bank Building,
VANCOUVER, B. C.

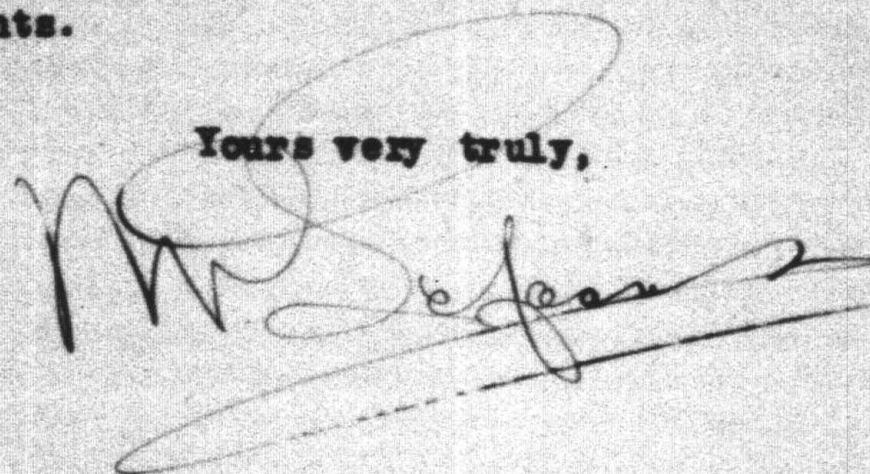
Re: T. & K. Mitsui, Files 9215
and 7034.

Dear Sir:

I have been requested by the above-named
to protest against the sale of their property at
the corner of 5th Avenue and Granville, which, I
understand, has been tentatively sold by you for
\$7,000.00. My clients advise me they originally
paid \$10,000.00, and have expended over \$1,000.00
in improvements.

Yours very truly,

WVL:NS



9215 & 7034

16th October, 1943.

Wallis W. Lefoux Esq.,
422 Metropolitan Building,
637 West Hastings Street,
Vancouver, B.C.

Dear Sir:

2039-45-49 Granville St. (1515-23 W. 5th Ave.)

Re: T. & K. Mitsui.

Your letter of the 8th instant in which you state that you have been requested to protest against the sale of the above property has been received and will be filed for any necessary reference.

In response to our advertisement two tenders were received, one for \$3,300.00 and the other for \$7,000.00. The assessed value of the land is \$4,760.00 and the building \$2,900. and we have an independent valuation of this property which is in line with the \$7,000.00 offer which has been recommended for acceptance.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

REAL ESTATE · RENTALS



LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

February 5, 1943.

EVACUATION SECTION	
Re: FEB 6 1943	
File No. 7034	
Referred	<i>[Signature]</i>

[Signature]

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

Attention Mr. G.B. Spain

Dear Sirs:

Re: File No. 7034 - MITSUI, Koel
1075 West 8th Avenue

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

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

Yours very truly,

KER & KER LTD.

[Signature]
Rental Manager

JMA:HD
Encl.

Wednesday, Feb. 3rd, 1943.

RECEIVED
FEB 6 1943
FILE
ANS
Referred

Dear Sirs:

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

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

(signed) Mrs. Constable

Mallis M. Lefebvre

Barrister, Solicitor
Notary

Mr Green

422 METROPOLITAN BUILDING
837 WEST HASTINGS STREET
VANCOUVER, B. C.

TELEPHONE: PACIFIC 4434
CLERK SECTION
Rec'd DEC 29 1943
File No. *1012-14*
Referred *to Mr. Green*

Dec. 23rd, 1943. 7034 out - K. Elson

ATTENTION P. DOUET, Esq.

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

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

Dear Sir:

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

Yours very truly,

M. Lefebvre

WWL:NS

EXHIBIT No. 1012-14
DATE 6 May 1948
FILED BY

J. W. G. Hunter

*Lefebvre has
already been
advised of
the sale of
the property
this refers
chattel
only.*

*ack'd 3/11
when sending
it to
G*

7034
9215

March 1st, 1943

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

Dear Sir:-

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

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

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

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

Your prompt reply will be appreciated.

Yours truly,

Geo. B. Spain
Protection Department

To examine in
absence of answer

No reply

Enc.
GBG:IF

Wallis W. Lefebvre

Barrister, Solicitor
Notary

422 METROPOLITAN BUILDING
837 WEST HASTINGS STREET
VANCOUVER, B. C.

March 4th, 1944.

ATTENTION MR. DOUET.

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

EVACUATION SECTION

MAR 6 1944

No. 70348 9215

Re: T. & K. Mitsui, File No. 70348 9215.

Dear Sir:

I have a letter from my clients in which they request that the money held by you should be remitted to them in Toronto. They complain about the loss they have sustained from the forced sale of their properties, and I think I agree with them. I do not think there is any more property belonging to these people in your hands except the equipment in the store at 5th Avenue and Granville, about which I am writing Mr. Green by this mail. Some of it they will want shipped to Toronto, and the rest I think I can dispose of by private arrangement rather than submitting it to the tender mercies of your auction system. If you are in a position to let me have a statement of their account with a cheque for the money you have on hand I would appreciate same.

Yours very truly,

WWL:NS

* The signature is
unjustified



EVACUATION SECTION	
Rec'd	APR 6 1944
File No.	925
Ans.	<i>[Signature]</i>
Referred	<i>Spain</i>

BRITISH COLUMBIA SECURITY COMMISSION

340 Homer Street,
VANCOUVER, B.C.,
April 9th, 1944.

Miss Takeko MITSUI,
Reg. No. 05541,
c/o Mrs. S. Shandroff,
11 Conrad Ave.,
TORONTO, Ont.

Dear Madam:

Shipped from Vancouver, March 31st, via
Canadian National Railways, 15 parcels effects, 550
lbs., on instructions from the Custodian, on which
we are paying the following charges:

Richmond Transfer, cartage	\$5.40
C.N.R. freight	\$2.00
	<u>\$7.40</u>

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

Original bill of lading enclosed herewith.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION

CW:FF
Encl.

c.c. Gen. Files

Treasury

Custodian of Alien Property ✓

C.W. Fisher

Transportation

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

CW Fisher

RECEIVED from Custodian for shipping to *Takeko Mitsui 05541.*

Ex. *1075 W. 8th Ave.*

10 Cans Effect
1 Ironing Board
1 Cates basket

1 Trunk. Ex 992 Powell

9215
EXHIBIT No *1012-12*
DATE *6 May 1948*
FILED BY *J. M. G. Hunter*

B.C. SECURITY COMMISSION

Per

M. MacDonald

31.5.44.

7034
9215

May 8th, 1944

Mr. W. W. LePeaux,
422 Metropolitan Bldg.,
837 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

Re: MITSUMI, Koei
MITSUMI, Takeko

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

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

Yours truly,

H. F. Green
Protection Department

Enc.

HFG:IF

(1) N.B. items in other cases
declared.

(2) one of 1-2 N.B. not
answered

(3) Items appended by
Plitzner.

Wallis W. Lefebvre

Barister, Solicitor
Notary

422 METROPOLITAN BUILDING
837 WEST HASTINGS STREET
VANCOUVER, B. C.

May 1, 1944.

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

Re Files 7034 & 9215,
T. & K. Mitsui.

EVACUATION SECTION	
Rec'd	MAY 2 1944
File No.	7034-9215
Ans.	8/5/44
Referred	Green

Dear Sir:

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

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

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

Yours truly,

Wallis W. Lefebvre

Monetary #449

WWL/P.

*Custodian #7
Dec 7-2*

** See list HH9. Does
Sp. bills or Sp. Smith recall this?*

7034
9215

March 20, 1944.

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

Dear Sirs:

Re: Takako MITSUI #06541
Koji MITSUI #06545
1075 West 8th Ave.

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

10 Packages Personal and
Household Effects

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

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

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

Yours truly,

Geo. B. Spain,
Protection Department

GBS:JS

Wallis M. Lefebvre

Barrister, Solicitor
Notary

422 METROPOLITAN BUILDING
837 WEST HASTINGS STREET
VANCOUVER, B. C.

March 17, 1944

EVACUATION SECTION	
Rec'd	MAR 18 1944
File No.	7084, 9215
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

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

Attention H.F. Green, Esq.

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

Dear Sir:

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

6-12-43
list 449
file 7034
[Signature]

Yours very truly,

[Signature]

WNL/F.

GBS - Please so arrange with B.C.S.C. & acknowledge on both files when done

Wallis M. Lefebvre

Barrister, Solicitor
Notary

422 METROPOLITAN BUILDING
537 WEST HASTINGS STREET
VANCOUVER, B. C.

January 20th, 1944.

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

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

EVACUATION SECT	
Rec'd	JAN 22 1944
File No.	7034-9215
Ans.	<i>Green</i>
Referred	<i>Green</i>

215 out to you

Dear Sir:

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

*N.B.
never declined
in my letter
1-3-44 not
answered!*

Yours very truly,

Wallis M. Lefebvre

WWL:NS

*Jan 22nd '44
I contacted Mr Lefebvre
by phone. He will visit
to attic and advise us
to contents of box*

rk

March 25, 1944

MEMORANDUM

RE: Koei MITSUI Reg. No. 06545 File No. 7034
Takako MITSUI Reg. No. 06541 File No. 9215

No personal property was declared by Miss Takako MITSUI.

In his JP Form Koei Mitsui declared a number of articles to be left in the house at 1075 W. 8th Avenue, Vancouver, and stated "arrangements made to rent house furnished". Ker & Ker Ltd. report of May 14, 1942, enclosed in the Brief Envelope stated under "Remarks" that it was the intention of the Japanese to rent the dwelling unfurnished to a Mr. C. M. Constable, said tenancy to commence when property vacated by them. Our records (B.C.M.P. Information Sheet on front of Master File) reveal that the above Japanese were evacuated at the end of May, 1942, and according to our rental receipts and Ker & Ker's letter of July 3/42 (R.P.No.1 on Claim File) such tenancy did not commence before July 1st, 1942.

On February 5, 1943, Ker & Ker Ltd. submitted a list of the furniture at 1075 W. 8th Avenue being used by the tenant, Mr. Constable, at which time they reported that "all other furniture was taken by the Japanese owner when he moved from the property". Accordingly, on March 1, 1943 the Custodian advised Mr. Koei Mitsui of the goods listed by Ker & Ker Ltd. and stated we assumed they had no other chattels in the restricted area of British Columbia. As no reply was received, it was so assumed. (See Custodian letter to W.W. Lefebvre dated June 5/44).

SHIPMENT: According to B.C. Security Commission letter of April 5, 1944 and their receipt of May 31, 1944, 10 cartons, 1 ironing board, 1 crated carton and a trunk were shipped to the Mitsuis at Toronto.

ABANDONED:

2 old Ranges	4 cartons Junk
3 pickle tubs	1 broken Cine Holder
8 cartons bottles	1 box bottles

(Statement of December 11, 1943 signed by Mr. G.B. Spain and confirmed by Mr. Wills).

NOTE: Mr. Constable was secured by the Mitsuis as tenant for 1075 W. 8th Avenue, Vancouver. He also was purchaser of the real property - 1075 W. 8th Ave., Vancouver.

E. Hunter

CHATELS SUMMARY

Koei MITSUI (Mr.)
Takako MITSUI (Miss)

Reg. No. 06545
Reg. No. 06541

File No. 7034
File No. 9215.

No chattels were declared by Takako MITSUI in her JP form dated May 15th, 1942 but a number were declared by her brother, Koei MITSUI, in his JP form dated April 30th, 1942 as being left at 1075 W. 8th Avenue, Vancouver, which real property was jointly owned by the above brother and sister. Koei Mitsui stated in his declaration that "arrangements made to rent house furnished".

Although chattels were only declared by Koei Mitsui they have been handled on both 7034 and 9215, jointly, and the proceeds from the auction sale were credited to the joint account in the brother's and sister's name and funds remitted to them jointly.

The agent for the above real property, Ker & Ker Limited, reported on February 5th, 1943 that a few items of furniture were being used by the tenants but that the remainder of the effects were taken by the Japanese owner when he moved from the property. (See Schedule attached). Accordingly the Custodian wrote to Koei Mitsui stating which goods were found at the above premises and requested Koei to sign and return one copy of our letter if the above list represented all his goods in the protected area. Mr. Green added a footnote to our copy stating we would "so assume in the absence of a reply." No reply was received by the Custodian from Koei Mitsui in connection with these goods.

On January 6, 1944, Mr. Green's memo states that everything that could be found at 1075 West 8th was moved direct to auction and sold in accordance with the auction lists. This auction was held on December 7th, 1943 - Vancouver auction No. 7. A memo on file dated December 11th, 1943, reveals that 2 old ranges, 3 pickle tubs, 8 cartons bottles, 4 cartons of junk, 1 broken Cine(?) Holder and 1 box of bottles were condemned by the auctioneer as unsalable and were given to War Salvage. Just following this a letter was received from Mr. W. H. Lefaux, who held power of attorney for these Japanese persons, stating that his clients wished him to look after their personal effects left at 1075 West 8th Avenue, to which Mr. Green replied that he regretted we had sold these effects at auction on December 7th, 1943, and on January 17th, 1944 we advised Mr. Lefaux of the net proceeds obtained for the goods at auction and advised that we still held a trunk of personal effects in storage which could be shipped at any time.

Mr. Lefaux then advised on January 20th, 1944 that his clients apparently had their most valued articles stored in the attic and that the present tenants had informed him they did not think anything had been taken from the attic. Mr. Lefaux said he would visit the house and see if the effects were still there and if so would arrange to have them shipped to the Mitsuis. (Mr. Green's footnote to this states "Never declared and our letter of March 1/43 not answered".) A subsequent letter from Mr. Lefaux stated that 10 packages of personal and household effects were ready for shipment from 1075 West 8th Avenue and he wished the Custodian to arrange shipment of these and the trunk we held in storage. These accordingly shipped through B. C. Security Commission on March 31st, 1944, and a copy of the B. C. Security Commission letter to Takako Mitsui dated April 5th, 1944, advising of shipment of 13 parcels of effects is on file. (B.C.S.C. receipt dated March 31/44 for 10 cartons of effects, 1 ironing board, 1 crated carton and 1 trunk on file.)

On May 1st, 1944 we were informed by Mr. Lefaux that the trunk was received by the Japanese emptied of its contents and they reported they had lost a number of good articles. Mr. Green replied on May 8th that as far as we could trace the trunk was delivered by the Custodian to the B.C. Security Commission in the condition in which it was received and it would therefore appear that anything removed from it must either have been taken while in transit or when stored on the premises. Mr. Green also advised that the missing contents of the trunk would be investigated if we were supplied with the particulars of the missing articles, but we were afraid it would be very difficult to trace anything. There is no evidence on file that we were ever supplied with a list of the missing contents of the trunk. A detailed statement of the goods sold at auction was enclosed to Mr. Lefaux at this time.

A letter from Mr. Lefaux dated June 2, 1944 advised he understood all the furniture in this house was purchased through Morrow Realty Company and sold under our instructions and that his clients claimed a considerable quantity of furniture was left with the tenant, Mr. Constable, which was their property and for which they had not been paid. Mr. Green replied on June 5th, 1944 advising that we had no record of any purchase of furniture through Morrow Realty Company and that everything had been moved to auction and stated that Ker & Ker had reported to us on February 5th, 1943 a list of goods in use by the tenant but that the remainder of the effects had been taken by the Japanese. A list of the goods signed for by the tenant was enclosed to Mr. Lefaux and we advised him that this list had been referred to both owners on March 1st, but at no time was a reply received by this office.

This file does not indicate that any Inventory of goods removed to auction by the Custodian was ever taken. There is only one Custodian Inventory on file, which covers the removal of the trunk which was later shipped to the Japanese. Our auction sheets reveal additional items to those either declared by the Evacuee or signed for by the tenant and it is impossible to reconcile the Chateaux Schedule without an inventory of the goods removed from the house and without having a list of the goods which were shipped to the Evacuees in March 1944.

The above summary is certified to be in accordance with the information on file:

E. Robertson
E. Robertson,
April 24, 1947.

CHATELAIN SCHEDULE

Files 7034 &
9215

Declared by Koei
MITSUI in JP form
dated Apr.30/42

Reported by Ker &
Ker 5/2/43 to be in
use by tenant. Sgd.
for by tenant 3/2/43.
Ker & Ker reported re-
mainder of goods taken
by Japanese at evacuation.

AUCTIONED

SHIPPED

ABANDONED

Cook stove
4 tables
6 chairs
5 beds
1 Chesterfield
2 sewing machines
1 wool rug
4 lino rugs
1 washing machine
1 floor lamp
3 table lamps
1 lawnmower
1 carpenter bench
Set of tools
1 electric dishwasher
School books
Kitchen utensils
and dishes

Old stove
2 tables & old tables
6 chairs
2 bed springs & steads

2-7/12/43

1-7/12/43

Washing Machine

7/12/43

7/12/43

7/12/43

7/12/43

7/12/43

1 hot water tank
3 or 4 old flower stands

7/12/43

2-7/12/43

Removed by Custodian to
992 Powell, Dec.6/43.
Cust. Inv. No. 449.

1 Trunk personal effects

31/3/44

Shipped: Besides the trunk shown on above schedule, 10 cartons of effects, 1 ironing board and 1 crated cartons were shipped on March 31, 1944. No inventory of contents of cartons on file.

Abandoned: Besides the old stoves shown on above schedule, 3 pickle tubs, 8 cartons of bottles, 4 cartons of junk, 1 broken cine(?) holder and 1 box of bottles were given to war salvage.

AUCTIONED: The following goods were also sold at auction in Koei and Takako Mitsui's name and proceeds credited to their joint account:

8 boxes & contents
Tennis Racquet
3 Pails & oil can
Bicycle wheel
Curtain stretchers
Iron piping.

Basket & contents
Electric iron
Gas water heater
2 small showcases
Sleigh

Pail & contents
Cascara Bark
Cupboard
Screen door
Skis & sticks

7034
9215

June 5th, 1944.

Mr. W. W. Lefaux,
422 Metropolitan Bldg.,
837 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

Re: Kay Takako MITSUI (Miss)
Koei MITSUI (Mr.)

Thank you for yours of June 2nd. We have no record of any purchase of furniture through the Morrow Realty Company. Everything was moved to auction.

Messrs. Ker and Ker reported on May 14th, 1942 that it was the intention of the owners to rent the property unfurnished. On February 5th, 1943, however, they sent us the following list of furniture as being in use by Mr. Constable and stated that everything else was removed by the owner when he left the premises. The items were as follows.

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

On March 1st we referred this to both owners asking them to advise ~~them~~ if the list was correct and stating that we assumed they had no other personal property in the restricted area. No answer to this letter was received and we, therefore, felt our assumption was justified.

Yours truly,

H. F. Green
Protection Department

HFG:IF

Mallis M. Lefebvre

Barrister, Solicitor
Notary

EVACUATION SECTION	
Rec'd	JUN 3 1944
File No.	7034 & 9215
Ans.	
Referred	<i>Green</i>

TELEPHONE: PACIFIC 4434

422 METROPOLITAN BUILDING
837 WEST HASTINGS STREET
VANCOUVER, B. C.

June 2nd, 1944.

The Custodian,
Japanese Evacuation Section,
Dept. of Secretary of State,
Royal Bank Bldg.,
VANCOUVER, B. C.

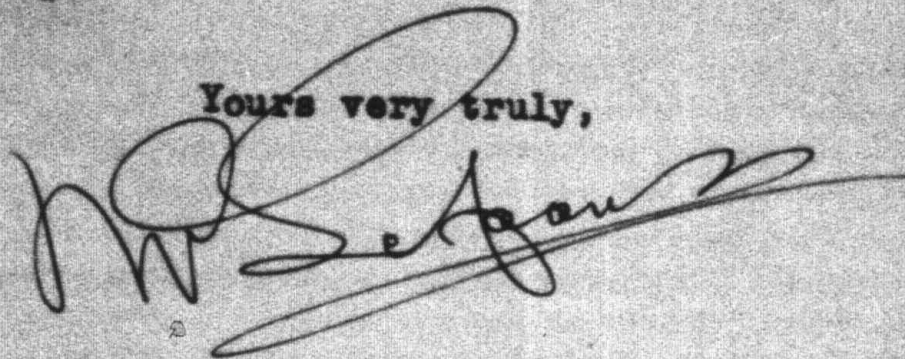
Re: T. & K. Mitsui, Files 7034 and
9215, and 1075 W. 8th Ave., City.

Dear Sir:

I understand that the purchaser of the above property purchased all the furniture in this house through the Morrow Realty Company, sold under your instructions. My clients claim that a considerable quantity of this furniture left with tenant of the house (Constable) was their property, and has not been paid for. Will you please advise me if you obtained any notification from Mr. Constable of the items belonging to my clients when you took charge.

? no record
all moved to
auction.

Yours very truly,



WWL:NS

In Mr. K's report on R.P. section.

" " letter 5/2/43.

Referred to Mr. K. 1/3/43 no reply.

File No. 9215
7034

December 11, 1943.

MEMORANDUM

To: The File
From: Mr. G. B. Spain

Re: 1075 West 8th Avenue

The undermentioned articles have been condemned by
the auctioneer as being unsaleable:-

2 old Ranges
3 Pickle Tubs
8 Cartons Bottles
4 Cartons Junk
1 Broken Cine Holder
1 Box Bottles

These articles have been given to the War Salvage.

Mr. G. B. Spain

Confirmed by W. B. Wells

GBS/ms

[Handwritten signature]

[Handwritten signature]

NAME MITSUI, Koei &
MITSUI, Takako

REGISTRATION NO. 06545
06541

FILE NO. 7034
9215

The following chattels were sold by public
auction at 992 Powell, Vancouver on December 7, 1943

Tin & Contents & Iron Pot	\$ 1.25
4 Trays	0.25
Box & Contents	0.25
Box & Contents	0.75
Glass	0.50
Dish pan & Contents	0.70
3 Boxes & Contents	0.75
Washboard	0.25
Tennis racket	0.25
Tool box & tools	4.50
Box & contents	1.00
Electric Iron	10.00
Basket & Contents	0.60
Cassara Bark	0.60
Pail & Contents	0.25
Cake tins	0.30
2 Fry pans	0.30
2 Saucepans	1.50
Roast Pan & fry pan	1.50
Box & Contents	1.00
6 Tea pots	1.75
Box sealers	0.25
Glassware	1.25
Plates & cups	1.75
Squeezer	1.00
6 Glass plates	0.75
Glass bowl, etc.	0.35

Total: carried forward:

\$ 33.60

~~Less Expenses~~

\$

~~Net Proceeds Credited~~

\$

~~Number of Custodian Staff Present~~

~~Extracted from Auctioneering Book No.~~

~~Signature~~

NAME MITSUI, Koei &
MITSUI, Takako

REGISTRATION NO. 06545
06541

FILE NO. 7034
9215

The following chattels were sold by public
auction at 992 Powell, Vancouver on December 7, 1943

Total brought forward:		\$ 33.60
6 Glass bowls		0.70
5 Glass bowls		3.00
Bowl & odd lot crockery		0.80
Bowl & glassware		0.25
Basket & Crockery		0.75
Sewing Machine		17.50
Washing machine		65.00
Large Crook		6.00
Large crock		2.75
Gaswater Heater		16.00
2 Stands		0.30
Cupboard		1.00
Cross cut saw		2.00
Bicycle Wheel		0.25
2 Small showcases		0.50
3 Pails & oil can		0.50
Wheelbarrow		3.50
Screen door		0.25
Sleigh		0.50
Box & Contents		1.00
Curtain stretcher etc.		0.25
Skis & sticks		3.25
2 Bed ends & rails		1.00
Water tank		25.00
Iron piping		1.00
Bench		20.00
Total:		\$ 206.65
Less Expenses:	(Auctioneer's Fee: \$20.66	
	(Advertising: 6.05	\$ 47.41
	(Moving: 20.70	
Net Proceeds Credited:		\$ 159.24

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. Vancouver 7.

Remarks *no inventory*

Wallis M. Lefebaux

Barrister, Solicitor
Notary

422 METROPOLITAN BUILDING
827 WEST HASTINGS STREET
VANCOUVER, B. C.

June 12th, 1943

ACQUITTANCE SECTION	
Rec'd	JUN 14 1943
File No.	9215/7034
Ans.	<i>WHL</i>
Referred	

The Custodian,
Japanese Evacuation Section,
Dept. of Secretary of State,
Royal Bank Bldg.,
VANCOUVER, B. C.

ATTENTION MR. SHIRASS

Re: Takako and Kei Mitsui,
Lots 22 & 23, Blk. 250, D.L. 526,
Plan 590, Vancouver, 1035 W.
8th Avenue, and Lot 18, E. 5ft. of
Lot 19, Reference Plan 1498, Blk.
315, D.L. 526, Plan. 590, Cor.
8th Avenue and Granville. Files
9215 and 7034.

Dear Sir:

Pursuant to the conversation at the meeting
yesterday, I have arranged with Messrs. Macaulay,
Nicolls and Maitland & Co. to act as agents in this *two*
matter.

Yours very truly,

WHL

WHL:MS

*Mr. Lefebaux confirmed
for no response to
leave with Ker & Kei
June 14/43 AM.*

7034
DATE

file

January 17th, 1944

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

Dear Sir:-

Re: Takako MITSUI
Koei MITSUI

Thank you for yours of January 11th.

Our records show that the net proceeds of the auction of these Japanese' effects was \$159.24. Later on detailed lists will be available. We still have in storage a trunk of personal effects which can be shipped to them at any time.

Yours truly,

H. F. Green
Protection Department

HFG:IF

November 28th, 1944.

Wallis W. Lefaux, Esq.,
Barrister & Solicitor,
837 West Hastings Street,
Vancouver, B. C.

Dear Sir: Re: Kosi MITSUI and Takako MITSUI

We are in receipt of your letter of the 24th instant regarding the above and before taking any action in this matter we thought it would be advisable to inform you of the amount standing to the credit of these evacuees.

You will recall that \$9000.00 was sent to the Mitsuis in March last and our detailed statement to them of their account at that time showed that there was a credit balance of \$299.34 after allowing for the above cheque. The account now stands as follows:

March 1944 - Agreed as above		\$299.34	
Apr. 12/44 - Cartage & freight charges			
on goods shipped to Mitsuis	\$25.40		
Apr. 27/44 - Valuation fee on Cat. 115-			
(Granville St. property)	12.50		
Aug. 21/44 - Advertising charges on Cat.			
115	4.00		
Aug. 22/44 - Advertising charges on Cat.			
374 (W. 8th Ave. property)	4.00	\$ 45.90	
		<u>\$253.44</u>	

The above charges had not been debited to the account when the statement above-mentioned was sent to the Mitsuis---the valuation fee on Catalogue No. 374, however, was shown in that account under date of October 12th, 1943.

We presume that this is the amount the Mitsuis wish to have forwarded to them and which will thus clear up the account. If you will kindly confirm this we will arrange for a cheque to be forwarded to you.

Yours truly,

P. Douet,
Administration Department

PD/ER

Files: 7034 & 9215

EXTRACT TAKEN FROM Eiichi MITSUI's
letter of November 17, 1945, on
file 7997.

November 17, 1945

W. W. Lefebvre his lawyer

" I have no complaint against him but I am not satisfied
against Custodian for selling the Properties on 5th and Granville
corner and of 1075 West 8th Avenue home. Another thing we lost
quite a number of valuable stuffs from 8th Avenue home's attic,
and that lousy auction sales you did on that basement's stuffs."

W. W. Lefebvre

Eiichi Mitsui
Reg. No. 07045.
234 1st Avenue,
Toronto 8, Ontario.

*Noted
no. 76 by air*

MEMORANDUM

December 7th, 1944.

TO: Files 9215 and 7034

FROM: Administration Department

- CHATTELS -

Koei MITSUI - #06545 - File 7034
Takako Kay MITSUI - #06541 - File 9215

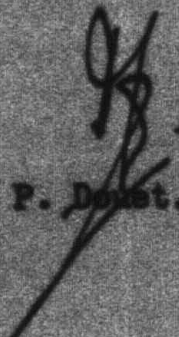
Re: 2039-45-49 Granville Street (1515-1523 W. 5th Ave.) Vancouver, B.C.

No chattels declared in connection with this property. (See File 7997-Eiichi MITSUI re Confectionery Equipment owned by above and rented to the present owners of property - W.W.Lefeaux handling this equipment.)

Re: 1075 W. 8th Avenue, Vancouver, B. C.

A quantity of chattels were sold at auction on December 7th, 1943.

On March 31st, 1944 the remainder of the chattels, consisting of 10 packages of personal and household effects left in charge of the tenant at the above address, were shipped to Miss Takako MITSUI at Toronto, together with one trunk of personal effects belonging to Koei Mitsui which had been stored in our warehouse.


P. Deist.

PD/ER

REGISTRATION SECTION
 Recd APR 18 1947
 File No. 7215
 And 7215
 Referred to [Signature]

234 First Ave.,
 Toronto 8, Ont.,
 April 14/47.

copy of this letter sent to [Signature] for their attention

The Custodian's Office
 Dpt. of the Secretary of State of Canada
 506 Royal Bank Building
 Hastings and Granville
 Vancouver, B.C.

Dear Sir:

Re: 1075 West 8th Ave.

I tried hard to get information about my fireworks, which was in the basement of above named place. I gave my consent to a fellow to sell them. I knew he went did it but I could not get any answer from him. But just recently through my friend that fireworks are in the hands of police station, because they were banned during the war time.

We used to sell them in the store at 5th and Granville Sts. store but those worth over \$100.00 were left over for following year.

Will you be kind enough to look into this matter.

Yours truly,

Takako Mitsui

Takako Mitsui

Japan Reg. # 06541

9215

April 22nd, 1947.

Officer Commanding,
Royal Canadian Mounted Police,
325 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Miss Takako MITSUI,
Japanese Registration No. 06541.

Enclosed please find copy of a letter which we have just received from the above Japanese person relative to fireworks which she claims were left in the basement at 1075 West 8th Avenue, Vancouver, B. C., at the time of evacuation.

Our records do not indicate that any fireworks were discovered at the above address and we are advising Miss Mitsui that we have forwarded a copy of her letter to you for attention.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. (1)

9215

April 22nd, 1947.

Miss Takako MITSUI,
Reg. No. 06541,
234 First Avenue,
Toronto 8, Ontario.

Dear Madam:

We have for acknowledgement your letter of April 14th but would advise our records do not reveal that any fire-works were found at 1075 West 8th Avenue, Vancouver, by the Custodian.

We have forwarded a copy of your letter to the R.C.M.P. for their attention.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

File 7034 & 9215
Reg. 06545 & 06541

Koei & Takako MITSUI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 June 17	Rent - Mitchell Filus to May 31 - 2039 Granville	\$	\$ 20.00	
	Rent - Wong Bing to May 31		50.00	
	" - Suprema Polish - May 31		33.00	
	San O Heat - repairs to waste line	9.79		
	Commission - Macaulay Nicolls	5.15		
July 15	Rent - M. Filus to June 30		20.00	
	" - H. Glead to July 7		58.00	
	" - Wong Bing to June 30		50.00	
	" - Suprema Polish		33.00	
	Macaulay Nicolls - Commission	8.05		
	R. A. Lindsay - water meter	1.00		
August 3	Rent - G. M. Constable		30.00	
	Ker & Ker Commission	1.50		
August 12	Rent - H. Glead		58.00	
	" - M. Filus		20.00	
	" - Wong Bing		50.00	
	" - Suprema Polish		33.00	
	City of Vancouver - water rates June 5	13.85		
	Macaulay Nicolls - Commission	8.05		
August 17	Ck 238 - W. W. Lefaux	300.00		
September 11	H. Glead - rent Aug. 7 - Sept. 6		58.00	
	Wong Bing - rent		50.00	
	Suprema Polish Co. - rent		33.00	
	Insurance Premium - Plate Glass	54.50		
	Commission	7.05		
October 13	H. Glead - rent Sept. 7 - Oct. 6		58.00	
	M. Filus - rent Aug 1. - Sept. 30		40.00	
	Wong Bing - rent Sept. 1 - 30		50.00	
	Suprema Polish Co. - rent Sept. 1 - 30		33.00	
	Macaulay, Nicolls, Maitland & Co. - commission	9.05		
	Refund of water rates charged in error on March Statement		19.70	
November 14	Rental statement		161.00	
	Commission	8.05		
	Repairs & Maintenance	1.00		

Files 7034 & 9215

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 12	Rents collected		\$ 161.00	
	Commission	8.05		
	Repairs & Maintenance	4.80		
	Sundry per rental statement	11.80		
December 19	Transferred from file # 7034			
	Sept. 14 - C. H. Constable rent		30.00	
	- C. H. Constable rent		30.00	
	- City of Vancouver - water rates	15.70		
	- Commission	1.50		
	- Commission (25% on 1st month)	7.50		
	Oct. 14 - C. H. Constable		30.00	
	- Commission	1.50		
	Nov. 14 - C. H. Constable		30.00	
	- Commission	1.50		
	Dec. 12 - Rent collected		30.00	
	- Commission	1.50		
1943 January 13	Rent collected		30.00	
	Commission	1.50		
	Repairs & Maintenance	10.00		
February 12	Rents collected		30.00	
	Commission	1.50		
	Sundry	14.15		
February 24	Transferred from files 9215 & 9763			
	Jan. 12 - Rents collected		161.00	
	- Commission	8.05		
	Feb. 11 - Rents collected		128.00	
	- Commission	6.40		
	- Repairs & Maintenance	2.15		
February 25	Transferred from file 9215 & 9763			
	Dec. 23 - Northern Credits Ltd. - collection on account Windsor Coffee Shop		7.50	
	- Commission	3.75		
	Nov. 24 - Certificate of Encumbrance - Vancouver	1.00		
February 24	Ck 1953 - W. W. Lafaux - for credit of Evacuees	600.00		
March 11	Rents collected		161.00	
	Commission	8.05		

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 March 11	Repairs & Maintenance Sundry	\$ 11.27 1.00	\$	
March 15	Rents collected Commission	1.50	30.00	
April 2	Ck 2520 - W. W. Lefaux - for credit of Evacuees	100.00		
April 13	Rents collected Commission Repairs & Maintenance Sundry Rents collected Commission	13.05 11.07 12.70 1.50	261.00 30.00	
April 16	Ck 2771 - Certificate of Encumbrance - Vancouver	1.00		
May 1	Ck 2958 - W. W. Lefaux - for credit of Japanese	100.00		
May 11	Rents collected Commission	8.05	161.00	
May 13	Rents collected Commission	1.50	30.00	
June 2	Ck 3486 - W. W. Lefaux for credit of Koei & Takako MITSUI	100.00		
June 12	Rents collected Commission Rents collected Commission Repairs & Maintenance	1.50 8.05 6.90	30.00 161.00	
July 3	Ck 3998 - City of Vancouver - 1943 taxes " " " 1943 taxes	367.82 82.49		
July 5	Ck 3999 - W. W. Lefaux for credit of Evacuees	100.00		
July 13	Rents collected Commission	8.05	161.00	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 July 14	Rents collected Commission Repairs	\$ 1.50 1.00	\$ 30.00	
August 2	Ck 4509 - W. W. Lefaux for credit of Evacuees	100.00		
August 12	Rents collected Commission Sundry	9.70 17.00	194.00	
August 13	Rents collected Commission	1.50	30.00	
September 3	Ck 4998 - W. W. Lefaux - premium Wawanesa Mutual Policy #C80808	66.00		
September 10	Ck 5092 - W. W. Lefaux - K. & T. Mitsui	100.00		
September 17	Rents collected Macaulay, Nicolls - commission	8.05	161.00	
September 23	Rents collected Commission Sundry	1.50 14.15	30.00	
September 27	Ck 5590 - Petty Cash - Registering of Deed 22 & 23/250/526/1/590	20.50		
October 7	Ck 5598 - W. W. Lefaux credit K. & T. Mitsui	100.00		
October 9	Northern Credits Ltd. - collections re Windsor Coffee Shop		5.00	
October 12	Ck 5660 - Pemberton Realty - Appraisal Fee	5.00		
October 15	Rents collected Commission Rents collected Commission	1.50 6.40	30.00 128.00	
October 18	Macaulay, Nicolls, Maitland & Co. - full purchase price 2039-45-49 Granville & 1515-1523 W. 5th Ave.		7,000.00	
October 29	Rents collected Commission Sundry	6.80 1.00	136.00	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 November 1	Ck 5966-Macaulay, Nicolls, Waitland & Co. - commission on sale of 2039-45-49 Granville St.	\$ 350.00	\$	
	Ck 5971 - Wong Bing Wah & W. Y. Tong - closing adjustments of sale of 2039-45-49 Granville St.	180.98		
November 12	Ck 6206 - W. W. Lefaux credit of K. & T. Mitsui	100.00		
December 6	Ck 6678 - W. W. Lefaux credit of K. & T. Mitsui	100.00		
December 30	Proceeds from Auction Sale - Vancouver # 7		206.65	
	Disbursements re auction sale	47.41		
1944 January 4	Ck 7210 - W. W. Lefaux credit K. & T. Mitsui	100.00		
January 18	Ck 7561 - W. Bing Wah & W. Yuen Tong - refund of overcharge on adjustments on 2039-45-49 Granville St.	18.53		
January 21	Ck 7669 - Registration of Transmission & Deed	12.35		
February 3	W. W. Lefaux - credit of K. & T. Mitsui	100.00		
February 16	Ck 8200 - Commission on 1075 W. 8th Ave.	115.00		
	Deposit on Cat. # 374 - 1075 W. 8th Ave.		2,300.00	
February 23	Closing adjustments re 1075 W. 8th Ave.		55.99	
March 6	Selly & Co. - return premium Sentinel Fire Insurance Policy # 82551 - cancelled		3.26	
				CR \$9,299.34

File Nos. 7034 & 9215
Reg. Nos. 06541 & 06545

Koei & Takako MITSUI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 March 6	Balance as per statement sent	\$	\$9,299.34	
March 13	Cheque to you	9,000.00		
April 12	Cartage & freight	25.40		
December 2	Cheque to you	253.44		
	Valuation fee - 2039 Granville St.	12.50		
	Advertising 2 properties @ \$4.00 each	8.00		
		\$9,299.34	\$9,299.34	

CR \$ NIL

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Toronto, Ontario,
May 6th, 1948.

IN THE MATTER OF THE CLAIM OF
KOKI and TAKANO MITSUJI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

F.A. BREWIN, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANFORD, Esq.,

Official Interpreter.

T.P. HORNORIN, Esq.,

Official Reporter.

2
T. Mitsui,
In Chief.
Discussion.

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

DIRECT EXAMINATION BY MR. BREWIN:

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

A 1517 to 1523.

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

A Yes.

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

A Yes.

Q Is that prepared in accordance with your instructions?

A Yes.

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

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

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

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

T. Mitani,
In Chief.

A Yes.

Q Would you sign it, please?

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

MR. BREWIN: It was the corner property, 2039 to 2049 Granville Street, and 1517 to 1525 West 5th Avenue. This will be Exhibit 1 then, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

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

A: Yes.

Q I think that was at 2049 Granville Street, was it not?

A: Yes. That is why we bought the property, you see, for our own use there.

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

Q What sort of a store did you operate there?

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

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

A Yes, ever since we bought it.

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

(STATEMENT MARKED EXHIBIT NO. 2).

Q Is that a copy of the statement which you furnished me?

A: Yes.

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

T. Mitsui,
In Chief.

corresponds pretty well with the information given under item 2 of Exhibit 1, except that I see it says for 2049 -- it puts the owner blank. What was your store like in relation to the others? I see 2045 rented for \$50.00. Was 2049 a comparable place?

A: Well, I will tell you, we didn't actually sell the store at the time of the evacuation, you see.

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

A: Well, you see 2049 was a better location than 2045.

Q I see.

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

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

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

A: Yes.

Q \$100.00 a year?

A: Yes.

THE COMMISSIONER: Q: Which firm built the sign for you?

A: The Neon Products.

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

A There were three signs up there, you know.

30 Q Yes, but you did not own the sign?

A No, it was on a rental basis.

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

A No.

Q It was clear profit to you then?

A Yes, they do everything.

THE COMMISSIONER: That is not quite right.

Q: You were charged with the electric power to operate the sign, were you not? A: No, they

have their own wire attached to it but we didn't have to pay for the light.

Q I think you will find that you did.

A Because I know they fixed lines up.

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

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

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

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

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

A Well I was born there myself.

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

THE COMMISSIONER: It might be just as well.

T. Mitsui,
In Chief.

MR. BREWIN: I think my friend has one on his file. He probably would be glad to have it put in.

We better put in pictures of both of these.

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

A That is the house.

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

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

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

Q And then there are two pictures here.

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

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

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

(PHOTOGRAPHS MARKED EXHIBIT NO. 4).

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

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

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

7
T. Mitsui,
In Chief.

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

(STATEMENT MARKED EXHIBIT NO. 5).

Q Now, I notice the first item in this form is a chesterfield suite. It says here that you bought that new in 1946, is that correct?

A Yes.

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

(ANALYSIS MARKED EXHIBIT NO. 6).

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

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

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

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

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

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

A Yes.

Q Who to? A: Mr. Constable.

Q Is he the man who eventually purchased the house?

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

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

A Yes.

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

30

T. Hitsu,
In Chief.

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

Q Did you put your personal things there?

A Yes.

Q What about this chesterfield set?

A We rented the house furnished.

Q Including the chesterfield set?

A Yes.

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

10 A Well, in the living room of course.

Q Then the next item we have here are some lamps.

Where were they left? One floor and three table lamps?

A: That was in the living room,

too.

Q The living room?

A: Yes, we just

left it as we were using them, like.

THE COMMISSIONER: Might it not be shorter, Mr. Brewin,

if the witness could point out such articles as

were not left in the care of the tenant or were not

20

rented to the tenant, rather than go over them

individually? As I gather it, the greater part

of the household furniture was rented to the

tenant along with the house. Presumably there were

some articles that were not because she has referred

to goods that were stored in the attic.

MR. BREWIN: And the basement, yes.

THE COMMISSIONER: If she could indicate which were

the goods which were not in the care of the tenant,

it would be preferable.

30 MR. BREWIN: Perhaps the analysis would help.

T. Mitsui,
In Chief.

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

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

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

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

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

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

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

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

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

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

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

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

30 Q Are you prepared to say that all those items were

T. Mitsui,
In Chief.

there?

A: Yes, when we left.

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

A Oh, we just left them there.

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

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

Q That is what you understood the Custodian to say?

A I think so.

Q And then do you know anything about it yourself?

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

Q What were these fireworks?

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

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

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

T. Mitsui,
In Chief.

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

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

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

10

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

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

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

20

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

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

Q Did you write and ask for this trunk to be sent to you or did the Custodian inform you it would be sent to you? A: I'll tell you

what, I wanted to have all the attic things sent to Revelstoke where my Mother and Father were, so I wanted all the things from the attic and

30

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

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

Q Did you ever get the trunk in Toronto?

A Yes.

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

10 MR. HUNTER: Yes, my lord.

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

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

A Yes. It was an empty trunk.

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

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

Q Did you ever ask him to inquire about your personal things? A: Well, I wrote to him and

to the Custodian to show, you see, he was my lawyer for a long time -- Mr. Lefcaux was -- so naturally I correspond with him as often, you know, and I wrote to him and asked him about it.

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

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

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

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

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

10

MR. BREWIN: That is all, thank you.

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

20

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

MR. HUNTER: Yes.

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

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

Brown.

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

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

(APPRAISAL MARKED EXHIBIT NO. 7).

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

THE COMMISSIONER: \$1400.00, was it?

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

T. Niteul,
Discussion.

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

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

MR. HUNTER: Yes, my lord.

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

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

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

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

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

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

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

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

E. Nitsui,
Discussion.

\$368. Water rates \$180. Insurance \$80. Repairs (estimated) \$200 Collections \$97 - Surplus for interest, depreciation and loss by vacancy, \$1,000. City Assessment: \$7,660 (Land \$4,760. Buildings \$2,900).

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

10

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

(LETTER MARKED EXHIBIT NO. 8)

THE COMMISSIONER: Was that appraisal referred to the Committee?

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

20

THE COMMISSIONER: \$7,660.00 the assessment was?

MR. HUNTER: \$7,660.00. This was advertised in catalogue No. ¹¹⁵ ~~155~~, tenders closing the 1st of September, 1943. The tenders were as follows: \$7000.00 June 23rd, 1943, from Mr. Wong Bing, through Macalloy, Nicolls & Co., which was accepted. Before that was accepted, an offer came in of \$3300.00 on July 9th, 1943, from H.A. Roberts Limited, and this was, of course, rejected.

30 MR. BREWIN: What was the date of sale?

T. Mitsui,
Discussion.

Cross-Exam.

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

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

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

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

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

CROSS-EXAMINATION BY MR. HUNTER:

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

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

20 MR. HUNTER: This is the J.P. form of the witness, my lord, dated the 19th of May, 1942, and under "Statement of Personal Property Owned", it shows none. Under paragraph 6, under the statement of all real property and under "Occupancy and Leases", it says, "Refer to H.W. Lefaux, Metropolitan Building, Vancouver, B.C., who is looking after the property". I tender that as Exhibit 9. (J. P. FORM MARKED EXHIBIT NO. 9).

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

T. Mitsui,
Discussion.
Cross-Exam.

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

Q Do you know your brother's signature?

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

Q He is here, is he? At Yes.

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

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

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

"Dear Sir: As Solicitor for the above parties I

T. Mitsui,
Cross-Exam.
Discussion.

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

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

Q That is the signature of yourself and your brother?

18 A Yes.

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

"Dear Sir:

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

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

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

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

T. Mitsui,
Gross-Exam.
Discussion.
6

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

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

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

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

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

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

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

T. Mitsui,
Discussion.

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

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

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

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

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

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

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

"Your prompt reply will be appreciated."

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

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

Q Do you remember whether your brother got it?

A Well my brother is right here.

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

T. Mitani,
Discussion.

group of correspondence as Exhibit 11.

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

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

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

MR. BREWIN: Yes, my lord.

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

MR. BREWIN: Oh yes, I think so.

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

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

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

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

T. Mitsui,
Discussion.

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

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

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

THE COMMISSIONER: Very well.

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

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

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

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

T. Mitsui,
Discussion.

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

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

"We have a letter from Mr. Wallis W. Lefaux requesting us to ship to the above mentioned Japanese 10 Packages Personal and Household Effects stored at the above address in charge of the tenant Mr. Byron (BA 07128).

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

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

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

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

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

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

10

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

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

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

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

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

THE COMMISSIONER: Yes.

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

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

30

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

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

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

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

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

THE COMMISSIONER: Yes.

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

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

T. Mitsui,
Discussion.

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

Richmond Transfer, cartage	\$ 3.40
C.N.R. freight	22.00
	<u>\$25.40</u>

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

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

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

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

A Yes.

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

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

MR. HUNTER: I see.

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

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

as Exhibit 12.

(CORRESPONDENCE MARKED EXHIBIT NO. 12).

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

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

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

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

A Yes, a lot of Japanese things.

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

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

THE COMMISSIONER: Q Now, just a moment, witness, will you direct your mind to the question that counsel has asked you? What discussion did you have with Mr. Lefcaux in regard to the chattels left in the house?

A: Well I was going to say we went to a furnished house at Tsuchi Kaku, that is why we left everything behind.

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

in regard to the chattels?

A: Well, I

didn't ask him to do anything.

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

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

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

A: Yes.

Q: You didn't discuss with him the question of selling it?

A: No.

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

A: No, just to leave them there.

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

20 A: Yes, something like that.

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

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

Q: You declared none and your brother did declare them?

A: Yes.

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

A: My brother owned them all.

Q: You have no interest in the chattels?

30 A: No.

Q They are all owned by your brother?

A Yes.

MR. HUNTER: Possibly we better have the brother then.

There are two original reports here, my lord,
by Kar & Kar. They were not asked to make appraisals,
as I mentioned yesterday, they were asked to go and
make an inspection and give a report. Incidental
to their attendance on the premises and inspecting
them, they did, however, give gratuitous values
and on the West 8th Avenue property, 1875, they
show a value of \$2000.00 gross.

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

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

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

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

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

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

T. Mitsui,
Cross-Exam.
K. Mitsui; In Chief.

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

MR. BREWIN: Thank you very much.

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

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

(REPORTS MARKED EXHIBIT NO. 13).

10 THE COMMISSIONER: Any re-examination of this witness?

MR. BREWIN: No, no further questions.

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

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

(Witness aside)

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

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

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

DIRECT EXAMINATION BY MR. BREWIN:

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

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

E. Mitsui,
In Chief.

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

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

10 A Yes.

Q And you can confirm that of your own knowledge?

A Yes.

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

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

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

20

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

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

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

Q What details did you go into later on?

30 A Most of these details were covered in the letters

K. Mitsui,
In Chief.

you were quoting.

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

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

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

Q What can you tell us about them?

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

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

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

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

A No.

Q You say you weren't in Winnipeg?

THE COMMISSIONER: That is part of which exhibit?

MR. HENDER: It would be Exhibit 11, I believe.

MR. BREWIN: Q: Is there anything else you can add to

or that you want to delete from what your sister

told us?

A: She said that

all of that property was my personal property, that
is all mine.

THE COMMISSIONER: The household goods? A: Yes.

10 Q Yes.

A: Well, I think it was for a

matter of convenience that I assumed the responsi-
bility.

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

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

Q You assumed the responsibility for making the
declaration?

A: Yes.

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

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

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

Q On the floor?

A: On the floor.

MR. BREWIN: Q: Here you have had typed out by whoever
typed it out for you, it says four linoleum rugs.

30 Were they separate things, or were they linoleum and

25
K. Mitsui,
In Chief.
Cross-Exam.

rugs, or linoleum rugs or what was it?

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

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

THE COMMISSIONER: It is a new one to me.

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

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

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

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

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

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

CROSS-EXAMINATION BY MR. HUNTER:

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

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

A Yes.

MR. MITANI: I tender that as Exhibit 14.

(LETTER MARKED EXHIBIT NO. 14).

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

20

to the chattels?

A: Are you referring

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

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

Q Are you claiming on behalf of yourself with the con-
sent of all your family, or are you both claiming
a joint interest or a half interest in these
chattels?

30

A: I think it is
with the consent of the family.

37
K. Nitsui,
Gross-Exam.

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

A Yes.

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

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

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

10

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

J. P. Horrabin
"T.P. HORRABIN"
Official Reporter.

DEFENCE BRIEF

Koei and Takako MITSUI

Files No. 7034 and 9215

Case No. 1012

Urban Land & Bldgs.

Toronto, Ont.

6/5/48

- Ex. 1 - Real Property Statement
- Ex. 2 - Rental Statement
- Ex. 3 - Photograph of house
- Ex. 4 - Photographs of business 5th Ave. & Granville sides
- Ex. 5 - Personal Property Statement
- Ex. 6 - Analysis of Personal Property Claim.
- Ex. 7 - Pemberton's Appraisal.
- Ex. 8 - Johnson Reeves & Watson
- Ex. 9 - J.P. Form
- Ex. 10 - J.P. Form
- Ex. 11 - Correspondence
- Ex. 12 - Correspondence
- Ex. 13 - Ker & Ker Reports
- Ex. 14 - Lefeux's letter.

REAL PROPERTY CLAIM

1. 1075 West 8th Ave., Vancouver, B.C. (Cat.No.374) (Residence)

Lot 18 & East 5 ft. of Lot 19, Ref. Plan 1498, Blk 315, D.L.526, Grp 1, N.W.D., Plan 590.

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
\$5000.00	\$2350.00	\$1800.00	\$2300.00

Appraised by Pemberton Realty Co., Vancouver.

House was rented to Mr. Constable for \$30.00 per month at evacuation. Before sale, house was advertised under Cat. No. 374.

Tenders Received

Sept. 11/43	\$1800.	C.G. Constable	REJECTED
Oct. 1/43	\$2300.	" "	(Revised) ACCEPTED
Oct. 4/43	\$1200.	Mr. Leonard	REJECTED

Sold as of Oct. 29, 1943.

Ker & Ker made gratuitous valuations of these properties. Their appraisal of this parcel was \$2000.00. See Ex. 13.

Submission: Sold for fair market value.
A question of value only.

2. 2039-45-49 Granville St., Vancouver, B.C.) City of Van., Lots 22 & 23, Blk 250,
1515-1523 West 5th Ave.) D.L.526, Gp.1, N.W.D., Plan 590.

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
\$13,000.	\$7660.	\$7000.	\$7000.

Appraised by D.W. Reeve.

Property was advertised under Cat.No.115 and the following Tenders were received.

\$3300.	July 9/43.	H.A. Roberts Ltd.	REJECTED
\$7000.	June 23/43.	Mr. Wong Bing	ACCEPTED

Sold as of Aug. 6, 1943.

(Appraised by Ker & Ker at \$9500. - See Ex.13)

*Rec'd
March/44 for \$3200*

3. Chattel Claim

Claim

\$1,950.

575.00 - Sold for 156.90 by Auction.
770.00 - Declared, not found.
480.00 - No record at any time.
75.00 - Abandoned.
50.00 - No account, Theft.
\$1950.00

Custodian representative at Auction - William WILLS
Auctioneer advised certain goods unsaleable.
Mr. Wills confirmed this. See yellow memo
dated Dec. 11, 1943.

When claimant was evacuated, the house was let
FURNISHED - the chesterfield set, recorded as
"declared not found" in the Analysis, was left
in the front room of the house; goods under
"with the house" were also subject to the lease.

Submissions: (1) Personal property sold was sold
for fair market value.
(2) Claims for "not" are exorbitant.
(3) Personal property was left under
control, etc. of some person other
than Custodian, etc., and not
within terms of reference. (Under
this statement all chattels are
included.)

Mr. Hunter states these persons other than the
Custodian were (1) the tenant, and (2) the claimant's
solicitor, Mr. W.W. LeFaux.

The following exhibits were filed to show Mr. W.W. LeFaux
was appointed by claimant to handle property.

- Ex. 11 { (1) J.P. Form filed by Takato Mitsui (Ex. 9) "Refer to W.W. LeFaux,
..... who is looking after the property."
(2) J.P. Form filed by Koei Mitsui (Ex. 10) - "The property is
being handled by W.W. LeFaux....."
(3) Letter 22/7/44 LeFaux to Custodian: "..... I hold their
Power of Attorney"
(4) Letter LeFaux to Custodian 16/5/42: "..... I have been
handling the business of this family for some years and
they instruct me that it is their wish that I should continue
to do so..."

The letter and list dated Feb. 3, 1943, filed with Ex. 11
indicates what goods were left by claimant at 1075 West 8th.
Note that many of the goods for which claim is made are not
included on this list.

Mr. Brewin informed Mr. Hunter that formal proof of documents
comprising Exhibit 11 will be required. (See Trans. P. 22, line 11).

Ker & Ker who reported on chattels at residence will be called,
as will Mr. Constable, the tenant, since many of these chattels
were later found to be missing.

Exhibit 12 (A group of letters referring to various shipments,
etc.) indicates that goods were shipped and received by claimant
but that the trunk, though shipped by B.C. Security Commission,
was broken into either while in storage at B.C. Security Commission,
or while in transit.

Koei MITSUI says (Transcript Page 33 line 11 et seq.) that goods and house WERE left in his control, etc.

Transcript Page 35 line 12. Mr. Brewin suggests that some of the chattels listed on Analysis as "No record at any time" were mentioned in slightly different form on the J.P. Form, and therefore Custodian DID have a record. Commissioner said this should be argued at a later date.

Summary of Defence Witnesses:

1. Pemberton Realty Co., Van., B.C. - Appraised Real Estate (Residence)
2. Mr. Shears - Can prove advertisement of property and tenders received, etc. (both parcels)
3. D.W. Reeve - Appraised business property.
4. Ker & Ker - Appraised both propertys - (low on house - high on business).
5. William Wills - Custodian representative at Auction - Wills confirmed Auctioneer's abandonment of certain chattels. (See yellow memo on claim file).

All documents filed as Exhibit 11 must be formally proved. The following names indicate the authors and recipients of those documents:

- (1) W. W. Lefaux to R.P. Alexander.
- (2) Koei & Takako Mitsui to C.L. Drewry. (Witness: Frances Farthing).
- (3) W. W. Lefaux to C.L. Drewry.
- (4) J. M. Anderson to G. B. Spain.
- (5) Mrs. Constable (List of furniture left by claimant at residence).
- (6) G. B. Spain to Koei Mitsui.

HAI/mw

Name of Claimant **MITSUI, Koki &**
 Custodian File **Takako**
7034 & 9215

Case **1013**

<u>REAL PROPERTY</u>									
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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
2300	350.00				+	\$450 on 1st Property			450.00
7000	12.50				+	\$1500 on 2nd Property			1500.00
									162.50
<u>PERSONAL PROPERTY</u>									
Motor Vehicles		Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column		
<u>NETS</u>									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
350	157	47.10	43.05	1294.50	550.09			577.19	
TOTAL RECOMMENDATION									2909.69

7034
9215

January 29th, 1951

Mr. Kooi MITSUI, &
Miss Takako MITSUI,
234 First Ave.,
Toronto, 8, Ontario.

Dear Sir: & Madam:

Re: Japanese Property Claims Commission

Case No. 1012

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$ 2,909.69.

Cheque in your favour is enclosed for \$ 2,741.38 and we have paid the Co-Operative Committee .. \$ 168.31 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:HK
Encl.