

9215

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 9215

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

PERSONAL INFORMATION

NAME: MITSUI Takako

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

REGISTRATION NUMBER 06541 SEX: Female AGE: 25

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

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

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

MARRIED? No.

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

EXHIBIT No. 1012-9
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: (a) Lot 18, Block 315, D.L. 526,
E section 5' of Lot 19, 1075 W. 8th Ave., Vancouver, B.C.

(B) Lot 22 and 23, Block 250,

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

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

(B) 5 stores, in building, wooden.

2 of the stores having living quarters at back.

3. INSURANCE (Give particulars; state where policies are) None Refer to W.W.

LeFaux, Metropolitan Building, Vancouver, B.C.

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

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

Clear Title.

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

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

20/10/48
J. W. G. Hunter
1948

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: W.W. Lefaux, Metropolitan Building, Vancouver, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: My brother has half interest in property, Koel Mitsui.
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

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

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

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 15th day of May 1942.

A. J. McMur
Witness

(Signature) *J. Mitani*

FOR DEPARTMENTAL USE

P.D. 3/6/43
INFORMATION FROM R.C.M.P.

DATE Aug. 18/43

Our File No. 9215

Full Name MITSUI, Takako (Kay)
(Surname in Block Letters)

Registration No. 06541

Male - Female
(Check)

Age Feb. 10, 1917

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

Date Evacuated May 30/42

Naturalized - Canadian-Born - National.
(Check)

Present Address 6 Sullivan St., Toronto, Ont.

Married - Single
(Check)

Name of Wife

Name of Husband

Name of Mother (SAKAKIBARA) Shizuka #
#06549

Name of Father MITSUI, Kabei #01439

Names of Children under 16

Requested by ECT

Registered with Custodian Yes
(Yes or No)

Additional Information store clerk

File Number 9215

Registration Number 06541

7 May 1948
MITSUI, TAKAKO

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

LOCATION AND NATURE OF PROPERTY:

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

OWNERSHIP:

Jointly owned by Takako Mitsui (Spinster) and
Koel 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 \$583.36, rebate \$13.04, nett \$570.32.

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 endeavored to con-
tact 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 is the property we have reported on at the present time.) We previously reported on the property at 1075 West 8th Avenue on May 16th 1942, being registration number 06545, no file number. We are therefore eliminating this property from our present Report. 1075 West 8th Avenue has already been rented to a tenant and we are collecting the rents on behalf of the Office of the Custodian.

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

2039 Granville Street:

Tenant: Mr. M. Pilus.

Monthly Tenancy.

Rent: \$20.00 per month.

Rental date May 1st to May 31st 1942 (Rent Paid)

Collection Agent at present Macaulay, 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 Macaulay, Nicolls, Maitland & Co. Ltd. 435 Howe Street.

2049 Granville Street:

Tenant: Mr. & Mrs. Harry Glead.

Monthly Tenancy.

Rent: \$50.00 per month.

Rental date May 6th to June 5th 1942. (Tenant states rent paid)

New Tenant.

Collection Agent W. W. Lefeaux, Metropolitan Bldg.

1515 W. 5th Avenue:

Vacant.

1517-23 inclusive W. 5th Avenue.

Tenant: James Adams.

Monthly tenancy.

Rent: \$43.00 per month.

Rental date May 1st to May 31st 1942 (Tenant states rent paid)

Tenant has occupied premises for considerable period of time.

Collection Agent at present Macaulay, Nicolls, Maitland & Co. Ltd., 435 Howe St.

We procured the following information, and although it has no bearing on the actual real estate we thought it might be valuable to the office of the Custodian. Mr. and Mrs. Harry Glead and/or G. W. Glead are purchasing the Confectionery 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. Lefeaux, Solicitor.

RECOMMENDATIONS:

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

The tenants of these properties are apparently paying rents to two different sources, W.W. Lefaux and Macaulay, 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 (Kosi Mitsui property) which has now been rented and which rents we are collecting, we think it would facilitate matters and save a considerable amount of overlapping if we were instructed to look after both properties belonging to the Mitsuis. The office of the Custodian would not then be dealing with three agents, but only with one.

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

THE RENTAL VALUE:

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

THE SALE VALUE:

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

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

KER & KER LTD.

Per.

Alan M. Ker

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 Taxes - \$380.76.
Improvements - ~~\$2900.00~~ - \$7660.00.

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, Maitland & 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	99.35
Insurance Premium	54.50
Commissions	130.90 - \$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,

MITSUI,

Page 2.

Files 7034 and 9215.

as at October 18th, 1943, against which were the following charges:
Real Estate Commission - \$350.00, Valuation \$12.90, Advertising -
\$4.00, Registration Fees - \$3.90, 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 Kooi MITSUI and
Takako MITSUI'S Joint Account.

The following Insurance Policies:-

Wawanesa Mutual Insurance Co., Policy No. 080806 - \$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 Tung as at 1st
November, 1943.

OLD CERTIFICATE OF TITLE

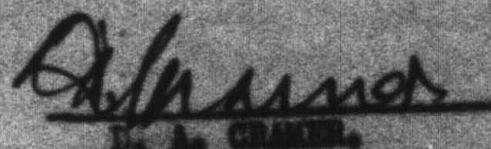
No. 70116-L:

Both Kooi 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. Laford.

Certificate of Title No. 91435-L in the names of Wong Bing Wah and
Wong Yuen Tung - 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.


D. A. CRAMER.

DAG:JS

REAL PROPERTY SUMMARY

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

CATALOGUE NO: 374.

PROPERTY ADDRESS: 1075 West 5th 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 990.

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 story 7 room dwelling situate on a 30' x 125' Lot.
The valuator reports as follows: "This is a 2-story 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 G.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 Kosi 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. Lafrenz.

Certificate of Title No. 96251-L in the names of Clyde George Constable and Clayton Murree 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.

DeMunnick

DAC:JB

7034 - 9215

August 23rd, 1945.

William S. Lefebvre, Esq.,
837 W. Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Issei HITSUI and Yasuko HITSUI
Esp. Nos. 06561 and 06545.

With reference to the above spouses, 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 Hitsuie, 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 spouses 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 seem 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 Hitsuie account up to March 6th, 1944 was prepared and sent to you with our letter of March 7th, 1944 and copies of detailed statements with proceeds of auction sale of the effects of these spouses 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,

F. Douet,
Administration Department

PD/ER
Enc.

✓
Files: 7034 & 9215

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

November 17, 1945.

*→ W. H. Thompson
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."

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

*Noted
Kuo to Kpau*

7034 - 9215

November 28th, 1944.

Wallis W. Lefebvre, Esq.,
Barrister & Solicitor,
637 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. 22/44 - 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

7034 & 9325

March 7th, 1944.

Mr. H. W. Lafour,
422 Metropolitan Building,
637 West Hastings Street,
Vancouver, B. C.

Dear Sir: Re: Loan and Tabako BITONI

We are in receipt of your letter of the 4th instant and confirming our telephone conversation with your secretary today, as arranged we enclose our cheque for \$9000.00 from funds standing to the credit of the above, which leaves them with a credit balance of \$299.14 in our books. This small amount is being retained to take care of any odd expenses that may arise in connection with the shipment of chattels, etcetera, etcetera, but as soon as matters are cleared we propose to remit whatever balance we have on hand.

We are writing you separately regarding the equipment at 5th Avenue.

As requested, a detailed statement of the Bitoni account has been prepared by our Accounting Department and this statement is now enclosed in duplicate.

Yours truly,

P. Domet,
Administration Department.

PD/ER
B c.

7034
9215

February 12, 1944.

Mr. Kei & Eise Takako MITSUI,
Registration Nos. 06545 & 06541,
6 Sullivan Street,
Toronto, Ontario.

Dear Sir and Madam:

Re: Catalogue No. 374
1075 West 8th Avenue
18/1985/315/526

Please be informed that 1075 West 8th Avenue has been sold
as of October 29, 1943 for the sum of \$2,300.00 which is equal to or in
excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been
credited to your joint account and adjustments of unearned taxes and any
insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$ 2,300.00
Less Real Estate Agent's Commission @ 5%	<u>115.00</u>
Net credit to your account	<u>\$ 2,185.00</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to R. C. Security Commission.

November 27th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 7034 and 9215
NAME: Kooi MITSUI and Takeko MITSUI
CATALOGUE NO: 374
RE: 1075 West 8th Avenue, Vancouver, B.C.
Dealing.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 18, and East
5 feet of Lot 19, Reference Plan 1492,
Block 315, District Lot 526, Group 1,
New Westminster District, Plan 990.

Encumbrances: None

Taxes: 1943 taxes of \$82.49 paid. No arrears.

Vested: No. 35043

VALUATION BY APPRAISER: \$1800.00

AMOUNT OF BID: \$2300.00

APPROVED BY ADVISORY COMMITTEE: October 13th, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$2300.00

NAME OF PURCHASER: Clyde George Constable and Clayton
Munroe Constable.

KW/W

L. W. WRIGHT

Catalogue No. 374
File No. 7034 & 9215

November 26th, 1943.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. D. A. Cramer

Kosai MITSUI - Reg. No. 06545
and
Takeko MITSUI - Reg. No. 06541
City of Vancouver
Lot 18, and East 5 feet of
Lot 19, Reference Plan 1498,
Blk. 315, D.L. 526, Sp. 1, N.W.D.,
Plan 990.
Certificate of Vesting No. 35043.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate CLYDE GEORGE CONSTABLE, and,
CLAYTON MUNROE CONSTABLE.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

Certificate of Indefeasible Title Number 70117-L is in the Land Registry Office.

D. A. Cramer

DAC:JS
Encls.

9215 & 7034

16th October, 1943.

Wallis W. Lefoux Esq.,
422 Metropolitan Building,
537 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

9215/7034

October 16th, 1943

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

Dear Sirs:

Re: Catalogue No. 374,
1075 West 8th Avenue

Your letter of the 1st instant written on behalf, of Mr. C.G. Constable enclosing cheque for \$2300.00 and offer to purchase 1075 West 8th Avenue for the sum of \$2300.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$2070.00.

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

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

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

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your Client will then be in a position to assume control of this property.

Yours truly,

F.G. Shears,
Director.

FGS/AN

34

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., 70th 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

KWE/W
Encls.

7034 & 9215

August 5th, 1943

Messrs. Macmillan, Nicolls,
Haitland & Co. Ltd.,
435 Howe Street,
Vancouver, B. C.

Dear Sirs:

Ref. Catalogue No. 115.

This will acknowledge your letter of August 3rd in which you enclose your certified cheque for \$6,300.00. We have now received \$7,000.00, the full amount of the purchase price for the above property.

We note that the name of the transferees is to be Wong Bing Kah and Wong Yuen Tong (Joint Tenants), 2045 Granville Street, Vancouver, B.C., and that they are Chinese subjects.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F. G. Shears
Director

FUS/GH

9215 and 7094

February 19, 1943.

Mr. Wallis W. Lefebvre,
422 Metropolitan Building,
Vancouver, B. C.

Dear Sir:

Re: Takako MITSUI & Koei MITSUI

We regret that your letter of the 15th of January has not been answered earlier for reasons given you over the telephone. We have pleasure in enclosing our cheque for \$600.00 on account of funds held by us, and will see that in future a regular monthly amount of say \$100.00 is sent to the Mitsuis through your good self.

Perhaps in writing to the Japanese you will kindly explain the circumstances causing the delay in sending remittances.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD:BT

Enclosure.

9215 & 9763

July 29, 1942

Wallis W. Lefaux Esq.,
422 Metropolitan Building,
837 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Takako Mitsui & Kohei Mitsui

In reviewing our files in connection with the affairs of the Mitsuis, we would like to have further information regarding the confectionery business which was operated at 2039 Granville Street.

We understand that this is being purchased by the present tenants, Mr. & Mrs. Harry Gleed. Will you please supply us with a copy of the Bill of Sale in connection with this matter and the full particulars concerning this transaction.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PKH

Catalogue No. 374

Files No. 7034 & 9215

1075 West 8th Avenue

18/1925¹/315/526

ATTACHMENTS

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

Debit purchaser		
63/365 x \$ 82.49	taxes for 1943	\$ 14.24
63/365 x \$ 14.15	water July to Dec.	4.84
29/72 x \$ 11.55	insurance premium (ex. 18/1/45)	4.65
Registration fees on Deed. \$2,300.00		8.85
Proportion of rent - 29/31 x \$30.00		28.06
Total debit due from purchaser		\$ 60.64

see to Her & Her Ltd.

STATEMENT RE SALE OF:

Catalogue No: 115

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

Legal Description: 22 & 23/250/526

Name: MITSUI, Koki #06541
MITSUI, Takako #06545
File No: 7034 & 9215

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 193.58

Taxes 142.10

Water 18.53 9.00

Checking water meter 1.00

\$ 388.53 \$ 7,261.68

Net Proceeds credited to your account as of Aug. 6/43 \$6,873.15 6

Date: August 17, 1945.

Compiled by: George Peters

STATEMENT RE SALE OF:

Name: **MITSUI, Ecol #06541**
MITSUI, Takako #06545

Catalogue No: **374**

File No: **7034 & 9215**

Street Address: **1075 West 8th Avenue, Vancouver, B. C.**

Legal Description: **18/19 E 5th/315/526**

Date of Sale and Adjustments **October 29, 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~~

~~Interest of Taxes~~

~~Other charges~~

Adjustments:

~~Fire Insurance~~

Taxes

14.24

Water

4.84

\$ 127.50

\$ 2,319.36

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

Date:.....**August 17, 1945**.....

Compiled by:..**George Peters**.....

File No. 7034 & 9215
 Reg. No. 06541 & 06545

Isel & 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	9,000.00		
March 13	Cheque to you	25.40		
April 12	Cartage & freight	253.44		
December 2	Cheque to you	12.50 8.00		
	Valuation fee - 2039-49 Granville St. Advertising 2 properties @ \$4.00 each			
		<u>\$9,299.34</u>	<u>\$9,299.34</u>	

CR NIL

06541

NAME

MITSUI Takako
(see also file 7034)FILE
NO.

9215

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Sentinel Fire Insurance Company	82551	\$3200.00 2100.00	Jan.	18	45	1075 on North side West 8th Ave., Vancouver, B. C.
Wanness Mutual Insurance Company	C37746	\$6000.00	April	25	43	1515-17-21 on North side West 5th Ave. 2039-43-49 Granville St., Vancouver, B. C.
B. C. Plate Glass Insurance Company	31380	plate glass	June	16	45	N/W corner Granville St. & 5th Ave., Vancouver, B. C.
The Wawness Mutual Insurance Company	C80808	\$6000.00	Aug.	27	1944	Lot 22/23 Block 250 Plan B.L. 524 1515-17-21 N. side West 5th Ave. 2039-43-49 N. Gran. St. Vancouver.

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 Wawness 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.

PERSONAL PROPERTY SUMMARY

File No. 9215

April 22nd, 1947

Re: Takako MITSUI (Miss)
Reg. No. 06541

Chattels: In her JP form dated May 15th, 1942, this Japanese person declared she owned no chattels in the protected area of British Columbia. However, chattels were found at the premises owned jointly by Takako Mitsui and her brother and were sold in their names and proceeds credited to their joint account with this office. (See Supplementary Summary attached).

Accounts

Receivable: In her JP form Miss Mitsui declared there were no monies owing to her but from information contained in this file it is revealed that the net amounts of \$3.75 and \$5.00 were remitted to this office for credit to Miss Mitsui's account by Northern Credits Limited, who were making collections of accounts receivable for Miss Mitsui in connection with the Windsor Coffee Shop at 5th Avenue & Granville, Vancouver, owned by Takako Mitsui and her brother, Koei Mitsui. These collections were credited to the joint account, 7034 & 9215.

Specified
Articles:

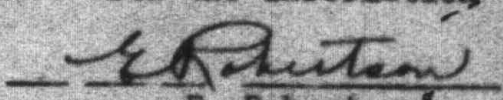
No Specified Articles belonging to the above Japanese person are revealed on this file. However, under date of April 14, 1943, Miss Mitsui wrote requesting information regarding some fireworks left by her in the basement at 1075 West 8th Avenue, Vancouver, at the time of evacuation. As there is nothing on our files to indicate that fireworks were found by the Custodian, Miss Mitsui's letter was referred to the R.C.M.P. on April 22nd, 1947 for attention.

Bank Account:

Declared by Miss Mitsui: "\$2000.00 Imperial Bank of Canada, Fairview Branch." No action regarding this account 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

BONDS, etc.:

In her JP form Takako Mitsui declared \$5.00 War Savings Certificate and \$50.00 Bond as being in her possession. No action regarding these securities has been taken by the Custodian.

NAME MITSUBI, Kooi &
MITSUBI, 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 <i>Misc</i>
• 4 Trays	.25 "
• Box & Contents	.25 "
• Box & Contents	.75 "
• Glass	.90 <i>ch</i>
• Dish pan & Contents	.70 <i>K</i>
• 3 Boxes & contents	.75 <i>Misc</i>
• Wash board	.25 <i>K</i>
• Tennis racket	.25 <i>Misc</i>
• Tool box & tools	4.50 —
• Box & contents	1.00 <i>Misc</i>
• Electric iron	10.00 —
• Basket & contents	.60 <i>Misc</i>
• Caspary bark	.60 "
• Pail & contents	.25 "
• Cake tin	.30 <i>K</i>
• 2 Fry pans	.30 <i>K</i>
• 2 Saucepans	1.50 <i>K</i>
• Roast pan & fry pan	1.50 <i>K</i>
• Box & contents	1.00 <i>Misc</i>
• 6 Tea pots	1.75 <i>ch</i>
• Box Sealers	.25 <i>K</i>
• Glassware	1.25 <i>ch</i>
• Plates & cups	1.75 <i>ch</i>
• Squeezer	1.00 <i>K</i>
• 6 Glass Plate	.75 <i>ch</i>
• Glass bowl, etc.	.35 <i>ch</i>

Total: carried forward

\$ 33.60

~~Expenses~~

\$

~~Net Proceeds~~

\$

~~Amount of cash on hand at date of sale~~

~~Amount of cash on hand at date of sale~~

~~Balance~~

NAME MITSUI, Koei &
MITSUI, Takako

REGISTRATION NO. 06545
06541

FILE NO. 7034
9219

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

Total Brought Forward		\$ 33.60
* 6 Glass Bowls		.70 ch
* 3 Glass Bowls		3.00 ch
* Bowl & odd lot crockery		.80 ch
* Bowl & glassware		.25 ch
Basket & crockery		.75 K
* Sewing machine		17.50
* Washing machine		65.00
* Large crock		6.00
* Large crock		2.75 } 7.75
* Gaswater Heater		16.00
* 2 Stands		.30
Cupboard		1.00
* Cross cut saw		2.00
Bicycle wheel		.25
2 small showcases		.50
3 Pails & oil can		.50
Wheelbarrow		3.50
Screen door		.25
Sleigh		.50
Box & contents		1.00
Curtain stretcher, etc.		.25
Skis & sticks		3.25
* 2 Red ends & nails		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. Willis

Extracted from Auctioneering list No. Vancouver 7.

Remarks. *See inventory*

File No. 9215
7034

December 11th, 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.

GBS/ms

Mr. G. B. Spain

Inspected. Wm. Wills

CHATELAIN SUMMARY

Koei NITSUI (Mr.)
Takako NITSUI (Miss)

Reg. No. 06545
Reg. No. 06541

File No. 7034
File No. 9215.

No chattels were declared by Takako NITSUI in her JP form dated May 15th, 1942 but a number were declared by her brother, Koei NITSUI, 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 Nitsui stated in his declaration that "arrangements made to rent house furnished".

Although chattels were only declared by Koei Nitsui 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 Nitsui 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 Nitsui 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 Nitsuis. (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 Nitsui dated April 5th, 1944, advising of shipment of 13 parcels of effects is on file. (B.C.S.C. receipt dated March 11/44 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. Lafoux 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. Lafoux at this time.

A letter from Mr. Lafoux 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. Lafoux and we advised him that this list had been referred to both owners on March 1stst 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 Chattels Schedule without an inventory of the goods removed from the house and without having a list of the goods which were shipped in the Evacuee in March 1944.

The above summary is certified to
be in accordance with the informa-
tion on file:

E. Robertson

E. Robertson,
April 24, 1947.

PROPERTY SCHEDULE

Files 7034 &
9215

Declared by Kosi
NITANI in JP form
dated Apr. 30/42

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

AUCTIONED

SHIPPED

ABANDONED

Cook stove
4 tables
6 chairs
3 beds
1 Chesterfield
2 sewing machines
1 wool rug
4 line rugs
1 washing machine
1 floor lamp
3 table lamps
1 lampshade
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 & stands

2 old stoves

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

11/2/44

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 Kosi and Takako Nitani'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
Cassara Bark
Cupboard
Screen door
Skis & sticks

ER

MEMORANDUM

December 7th, 1944.

TO: Files 9215 and 7034

FROM: Administration Department

- CHATTELS -

Kosai MITSUI - #06543 - File 7034
Takako Kay MITSUI - #06543 - File 9215

Re: 2079-45-49 Granville Street (1515-1523 W. 5th Ave.) Vancouver, B.C.

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

Re: 1075 W. 5th Avenue, Vancouver, B. C.

A quantity of chattels were sold at auction on December 7th, 1944.

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 Kosai Mitsui which had been stored in our warehouse.

P. Donat.

PD/ER