

9349

REAL ESTATE

EXHIBIT No. 1147-1

DATE OCT 20 1941

FILE No.

9349

BUREAU POWELL STREET K. A. Christie
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: MAIKAWA, Tetsu (Mrs. Sadakichi)

HOME ADDRESS: 551 Powell St., Vancouver, B. C.

REGISTRATION NUMBER 00766 SEX: Female AGE: 49

OCCUPATION: Housewife

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sadakichi

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: Sachiko (F), Michiko (F), Hiroshi (M),

Kiyoshi (M), Takeo (M), Hideo (M), Kazuo (F)

Takeo now Bridge River, B. C.

Kazuo--165 Powell St., Vancouver, B. C.

ADDRESS OF CHILDREN: Others 551 Powell St.,

AGE OF CHILDREN: 14, 10, 12, 19, 22, 26, 24 yrs. resp.

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

1. LOCATION AND DESCRIPTION: Located at 551 Powell St., Vancouver, B.C.

Lot 22, Block 42, D. L. 196

2. BUILDINGS AND OTHER IMPROVEMENTS: 10-room wooden frame, shingle roof dwelling, garage & woodshed

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

4. TAXES (Amount and where payable) \$74.00 payable City Hall, for 1941

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

6. OCCUPANCY AND LEASES (If vacant so state) At present occupied by owner

till evacuation, when it will be left in care of Albert H. Young, Barrie

207 W. Hastings St., Van., B. C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of Albert Young, 207 W. Hastings St., Van., B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Located at 551 Powell St., Van., B.C.
10-room wooden frame dwelling
2. LANDLORD'S NAME AND ADDRESS: Owner

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:

Located at 551 Powell St., Vancouver, B.C.

Key will be left with Albert Young, 207 W. Hastings St., Van., B.C.

Goods listed stored in one room of house

Chesterfield 3 pcs.

Linoleum, 6 pcs.

Dressing table, 3

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS Cat-owner

Intends leaving at house - will dispose of in some way.

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)
None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

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

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

Dated this 16th day of May, 1942.

Armenian

Witness

(Signature) *T. M. M. M.*

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE 22/4/43

File No. 9349

Full Name MAIKAWA, Tetsu (Mrs. Sadakichi)
(Surname in Block Letters)

Registration No. 00766

V
Male - Female
(Check)

Age Aug. 20/1892

Former Address 551 Powell Street, Vancouver.

Date Evacuated 18/5/42

V
Naturalized - Canadian-Born - National
(Check)

Present Address

~~Bridge River, B. C.~~ Lakeview, Ontario (Maple)

11 Mountjoy Avenue, Toronto, Ont.

V
Married - Single
(Check)

Name of Wife -----

Name of Husband Sadakichi #00761

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16

See husband's file

Requested by A.M.

Registered with Custodian Yes
(Yes or No)

Additional Information

487

File No. 9349

February 22nd, 1944

MEMORANDUM

Re: Tetsu WAIKAWA - Reg. #00766

There are no claims on file against
the above party as at this date.

GDM/GH

LIABILITY SUMMARY

File No. 9349.

Telma NAKANA (Mrs. Sadakichi) - Reg. No. 00766.

The above named Japanese declared on her JP Form, signed May 16th, 1942, that she had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against her.

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

March 25th, 1947.

D. A. Cramer
D. A. CRAMER.

DAC:JS

FIRE INSURANCE SUMMARY

File No. 9349.

Tetsu MATSUDA (Mrs. Sadakichi) - Reg. No. 03756.

The above named Japanese declared on her JP Form, signed 16th May 1942, that she carried no Fire Insurance coverage.

This was found to be the case and the Custodian placed a policy with the North West Fire Insurance Co., No. 235872, \$2,000.00 covering the dwelling as from May 5th, 1942. This policy was transferred to Jenny Orban 14th September 1945 and a credit of \$4.89, being unexpired premium, was placed to Tetsu MATSUDA'S credit.

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

March 25th, 1947.

D. A. Cramer
D. A. CRAMER.

DAC:JS

02766

NAIKAWA, Tetsu (Mrs. Sadakichi)

[illegible]

Revised
Catalogue No. 205

File No. 9349

Japanese Name:

MAIKAWA, Tetsu
(Mrs. Sadakichi)

Reg. No. 00766

Civic Address:

551 Powell Street, Vancouver.

Legal Description:

Lot 22, Blk. 42, D.L. 196,
Gp. 1, N.W.D., Plan 196.

Classification:

Dwelling.

SOLD

Registered in the name of: Tetsu MAIKAWA

Clear Title

SOLD to Jenny Orbean for \$1600.00 Cash as at Aug. 2/44.

Title mailed to Mrs. Orbean on Dec. 21/44.

1943

Jan. 8th Inventory of chattels leased with house (\$2.00 per mo.)

1944

Feb. 22nd Memo re claims (Nil)

Aug. 28th Memo re chattels

Sept. 7th Memo re chattels

¹⁹⁴⁵
Feb 22

Letter confirming all road & personal property accounted for

EXHIBIT No. 1147-A
DATE 261
FILLED BY KPB Rinkie

REAL PROPERTY SUMMARY

JAPANESE NAME: Tetsu MAIKAWA (Mrs. Sadakichi) Reg.No.00766 File No. 9349.

CATALOGUE NO: 205.

PROPERTY ADDRESS: 551 Powell Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 22, Block 42, District Lot 196, Group 1, N.W.D., Plan 196.

TITLE: Registered in the name of Tetsu MAIKAWA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 34958, dated October 5th, 1942.

ASSESSED VALUE: Land \$ 800.00
Improvements \$1300.00 - \$2100.00. Taxes - \$77.74.

CLASSIFICATION: This is a 2 storey 10 room house situate on a 25'x122' lot to a 20' lane.
We quote the valuator's report of June 15th, 1944, Loewen & Harvey, Lt
"This lot is on the North side of Powell Street, between Jackson and Princess Avenues, is 25x122 feet, to a 20 foot lane and is level with street and lane.
The two (2) storey dwelling on this is well back on the lot. There is no basement, but foundations are cement. The exterior is in fair condition and the shingle roof, eaves and downpipes good. On the ground floor, entrance hall leads to living-room - open arch to dining room with kitchen behind, and two (2) bedrooms. There is a good sink and off the kitchen is a toilet. Behind the kitchen is a Japanese Steam Bath, and from the kitchen a hallway leads to the garage and woodshed, one on each side of the hallway. Walls, downstairs are finished in gyproc and pannelled and in good condition. The second floor has five bedrooms (small), plastered, but in need of decorating. There is no plumbing on this floor. At the back and from the hall a door leads to a roof garden over the garage. The garage roof is in poor condition and that of the woodshed only fair. There are two (2) brick bracket chimneys.

In my opinion a fair valuation as at February 10th, 1944, is \$1600.00

**HISTORY OF
ADMINISTRATION:**

This property was leased by Tetsu MAIKAWA, 18th May 1942 to William Achtemichuk, on a month to month basis as from 18th May 1942. Consideration \$35.00 per month payable in advance. Furniture included.

Mr. A.H. Young, Solicitor, was appointed rental agent by Mrs. MAIKAWA, and this was confirmed by the Custodian.

Rents collected - \$905.00, against which were the following charges:
Water Rates - \$58.10.

SOLD:

To Jenny Orbean for \$1600.00 as at August 2nd, 1944.
Approval of Advisory Committee - July 21st, 1944.

1944.

Page 2.

File No. 9349.

Funds released to the credit of Tetsu MAIKAWA as at December 15th, 1944, against which were the following charges: Real Estate Commission \$80.00, Valuation \$5.00, Advertising \$4.00, Registration Fees \$2.50, Water Rates \$1.17 = \$92.67, leaving a net credit of \$1507.33 from said transaction.

Adjustments as at August 2nd, 1944, to the amount of \$4.99 covering unexpired Fire Insurance Premiums, and \$30.90 Purchaser's share of 1944 Taxes = \$35.79 were placed to the credit of Tetsu MAIKAWA'S account.

The following Fire Insurance Policy:

North West Fire Insurance Co., No. 205872 - \$2,000.00, covering on 2 storey dwelling, was transferred to Jenny Orbean, 14th September, 1944.

OLD CERTIFICATE OF TITLE

No. 23786-K: Tetsu MAIKAWA declared on her JP Form, signed 18th May 1942, that her Title Documents were in the hands of Albert Young.

Certificate of Title No. 109660-L in the name of Jenny Orbean. This was sent by Registered Mail, December 21st, 1944, to Mrs. Jenny Orbean, 1704 Scarth Street, Regina, Sask.

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

March 25th, 1947.

DAC:JS


D. A. CRAMER.

MEMORANDUM

File No. 9349

September 7th, 1944

TO: FILE

FROM: Mr. Spain

Re: Catalogue No. 205
551 Powell St.

In company with Mr. D. A. Smith, I visited the above address and mutually appraised the value of the furniture as follows:

3-piece Chesterfield Suite (very old)	\$10.00 ✓
Coleman Oil Burner	80.00 ✓
Electric Heater	5.00 ✓
Lady at Fountain and Dog Ornaments	2.00 ✓
Piano and Seat	125.00 ✓
Linoleum - Living Room, worn out	n.v.
Linoleum - dining Room, worn out	n.v.
Linoleum - Kitchen, worn out	n.v.
Linoleum - Hall and Steps, worn out	n.v.
Linoleum - 6 Bedrooms, worn out	n.v.
Curtains & Drapes, worn out	n.v.
1 Record Cabinet	2.00 ✓
1 Record Cabinet	3.00 ✓
Sawdust Burner & Stove, worn out	5.00 ✓
Gas Range	10.00 ✓
Auxiliary Kitchen Table	3.00 ✓
Light Fixtures (all attached to house)	n.v.
Viking Lawn Mower	10.00 ✓
1 Large Bedroom Bureau	15.00 ✓
1 Small Bedroom Bureau	5.00 ✓
1 Small Bedroom Bureau	5.00 ✓
Hall Plant & Stand (broken)	n.v.
1 Hall Coat Hanger & Chair	3.00 ✓
3 Built-in Closet (House Fixtures)	n.v.
Short-wave Aerial, old	n.v.
2 Screen Doors (House Fixtures)	n.v.

Total \$283.00

According to the tenant, Mr. Achterovichuk, the contents of the locked room were removed by the Japanese more than one year ago.

GBS/MEG

Geo. B. Spain.

File Number 9349

Registration Number 00766

MAIKAWA, TETSU, (Mrs. Sadakichi)

551 Powell Street, Vancouver, B. C.

LOCATION AND NATURE OF PROPERTY:

551 Powell Street, Vancouver, B. C.
Lot 22, Block 42, D.L. 196, Group 1,
New Westminster District.

OWNERSHIP: MAIKAWA, TETSU.

BUILDING: The house is an old type frame dwelling situated on the North side of Powell Street. The exterior is in very good condition. The interior has also been modernized. There is a hallway, living-room, sliding doors to dining-room, fairly modern kitchen. One bedroom, toilet and Japanese bath completes the ground floor. Open stairway to upstairs landing hall and five bedrooms. No bathroom. At the rear of the dwelling there is a woodshed, etc., and single garage.

LAND: The size of the Lot is 25 x 122.

TAXES: No arrears.
1942 Taxes, gross \$77.21; rebate \$3.02; nett \$74.19.

ASSESSMENT: Assessment of Land \$ 800.00
Assessment of Building \$1300.00
Total Assessed value \$2100.00

INSURANCE: Your Department's J.P. Form shows that there is no Insurance carried on the above dwelling. The owner has been evacuated so it was impossible to check this matter. In view of this fact we think it advisable to immediately issue a policy on the dwelling in the amount of \$1500.00. We presume that this should be issued in the name of the owner.

FINANCIAL POSITION:

As previously stated the owner had left the City, therefore it was impossible to check the financial position of this property. We will contact his solicitor, Mr. Albert Young, 207 West Hastings Street, to ascertain if there is any indebtedness against same. As you are aware the J.P. Form shows that he declared there was nothing owing against the property.

FURNITURE: According to the J.P. Form there is a list of furniture and goods which were stored in one room of the above premises. The articles which were shown as stored are as follows:-

3 piece Chesterfield Suite
6 pieces Linoleum
3 dressing tables.

Actually the following furniture and goods were found on the premises and were stated to be the owner's property by a member of the household. These are in use by the tenant.

3 piece Chesterfield Suite
9 pieces Linoleum (3 down & 6 up)
3 dressing tables (or dressers)
1 Electric fireplace
2 electric mantel fixtures
1 Upright Piano
1 Oil burning heater in the dining-room
4 hole stove, sawdust burner attachment
in the kitchen
1 Coal heater stove (upstairs)

In addition to the above there is approximately half a room of numerous small articles, which it would take an individual one week to thoroughly check. These are stored in cartons, baskets, etc.

REMARKS:

The Owner apparently rented the above premises to one William Achtymichuck at a rental of \$35.00 per month from May 18th 1942 who paid the rent to the bank, which he was instructed to do. We have advised him verbally and will do so in writing, to forward the rent to this office and we in turn will forward it to the Office of the Custodian. We trust that this meets with your approval.

RECOMMENDATIONS:

We recommend that the above arrangement regarding the renting of the property by the owner to Mr. William Achtymichuck, at a rental of \$35.00 per month, be allowed to stand. You will note from our rental valuation below that this is within the range of same.

In connection with the furniture, we feel that a list of these articles, which are being utilized by the tenant, should be made up and signed by him acknowledging the fact that they are in the dwelling and are being used by him, then the owner should be contacted as to whether he desires to have the tenant continue to utilize these articles. Regarding the small articles in the store room, we suggest that we be instructed to padlock this door. We do not think it would be worth the expense of endeavoring to check these articles.

THE RENTAL VALUE: The Rental value of the property is \$30.00 to \$35.00 per month.

THE SALE VALUE: The property in its present condition would probably sell for \$1750.00 gross. This valuation is not based upon the present revenue, if it were it would be higher.

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

KER & KER LTD.

Per

Alan N. Ker

REAL ESTATE • RENTALS



Shear C
LOANS • INSURANCE

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BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

May 28th 1942.

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

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

Attention Mr. C.L. Drewry

Dear Sir:-

Re: File Number 9349 - Registration
Number 00766 -
MAIKAWA, TETSU (Mrs. Sadakichi)
551 Powell St., Vancouver, B.C.

In reply to letter under date of May 21st 1942 from
Mr. C.L. Drewry, Manager, Department of the Secretary of State, Office
of the Custodian, for a report on the above, we herewith attach our
Report in duplicate as requested.

If there are any further instructions which you see
fit to give us arising out of the information contained in this Report,
we would be pleased to receive them at your earliest convenience.

We enclose our Statement in duplicate, covering the
cost of this Report.

Yours very truly,

KER & KER LTD.

Per

ANK.DR
Encl.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 29 1942

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET.

PHONE: MARINE 2825

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 3 1942

Vancouver, B.C.,

Canada

June 2, 1942.

Attention of Mr. Alexander

Custodian of Enemy Property,
Royal Bank Building,
#675 West Hastings Street,
Vancouver, B.C.,

9349

Dear Sir:-

This is to advise you that Mrs. Tetsu Maikawa, has before she left Vancouver for inland, leased her house No. 551 Powell Street, Vancouver, B.C., to Mr. William Achtemichuk. The lease is in writing and it is for the duration of her absence from Vancouver.

Mrs. Maikawa has instructed me to look after her interest during her absence, see that the tenant performs all the stipulations contained in the lease, view the house from time to time, take care of fire insurance premiums and other outgoings, see that the tenant pays the rent by depositing same monthly to her credit at her bank to enable her to draw on it to live while she is away.

Yours truly,

AHY:H.

9349

June 10th, 1942.

A.H. Young, Esq.,
1009 Dominion Bank Building,
Vancouver, B.C.

Dear Sir:-

re MAIKAWA, Tetsu Mrs. Sadakichi

Your letter of the 2nd instant in which you advise that Mrs. Maikawa has leased her house to Mr. William Achtemichuk has been received. We will require a copy of this lease or the rental arrangements for our files and would ask you to kindly supply us with this.

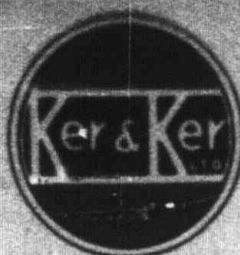
We note that Mrs. Maikawa instructed you to look after her interests and mention of this is made in her registration form. Our attached letter will advise you of our attitude in this regard and we will await your report in connection therewith.

Yours truly,

R.P. Alexander
Assistant Manager

PGS:EB.
Encl:

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PACIFIC 3241-3242-3243

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475 HOWE STREET
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

July 3rd 1942.

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JUL 6 1942

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COMPANY, LIMITED

SCOTTISH METROPOLITAN
INSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. F.G. Shears

Dear Sir:

Re: Your File #9349 - MAIKAWA, T.

In reply to your request we herewith give
you the following particulars under the above file number.

9349
Maikawa, T.
551 Powell Street, Vancouver, B.C.
William Ashtymichuck.
May 18th 1942.
Assessment \$2100.
Nett Taxes \$74.19

We have no Tax Statement on file and no
record as to whether they have been paid or not.

Yours very truly,

KER & KER LTD.

Per

ANK.DR

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET.

PHONE: MARINE 2825

Vancouver, B.C.,

Canada

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

JUL 18 1942

ATTENTION of MR. R. P. ALEXANDER

July 17, 1942.

Department of the Secretary of State
Office of the Custodian,
#506 Royal Bank Building,
#675 West Hastings Street,
Vancouver, B.C.,

Dear Sirs:-

RE: YOUR FILE NO. 9349

I herewith enclose a copy of renting agreement dated the 18th day of May 1942, and made between Tetsu Maikawa, a married woman as the landlady and William Achtemichuk as tenant in respect of the premises No. 551 Powell Street, Vancouver, B.C.

You will notice that the agreement also covers the furniture but an inventory was not made by Mrs. Maikawa, partly because she took most of the good furniture to Bridge River and partly due to lack of time. I impressed on her and her sons that an inventory of the furniture and effects would prevent unpleasantness in the future, but evidently she had no time to make one.

It has been my intention since Mrs. Maikawa left to go to the house and look over the furniture, etc., but so far I have had no time to do so. The first opportunity I have, I will attend to this.

The rent as you will notice from the agreement, is payable direct to the account of the Nippon Auto Supply Limited, at the East End Branch of the Royal Bank of Canada. I am informed by the bank it is paid up to date.

Mrs. Maikawa, just prior to her departure, insured the house for \$2000.00 with the North West Fire Insurance Company, Policy No. 205872 which expires on the 5th of May, 1945.

I think the reason she did not insure the furniture, is that she intended to take most of the good furniture to Bridge River. Her husband told me she did not wish to take out a policy for the furniture.

Department of the Secretary
of State,

#2.

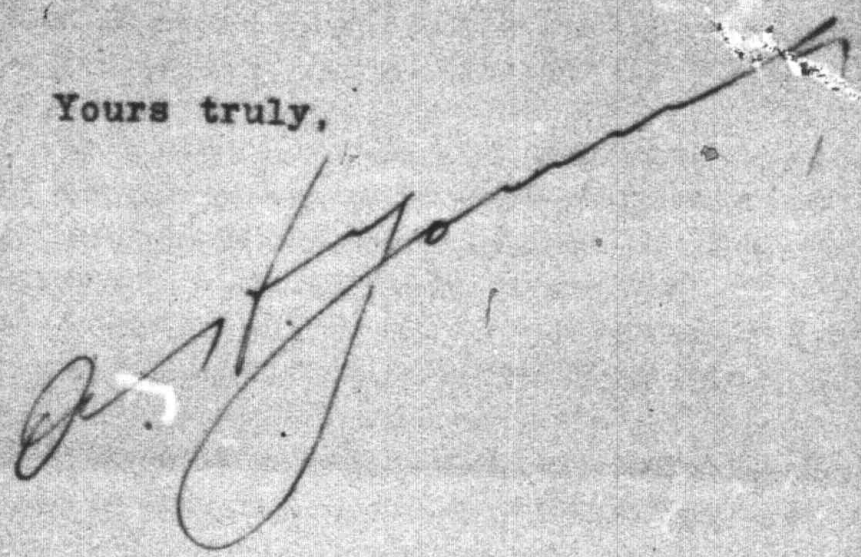
July 17, 1942.

I paid the insurance premium also this year's
taxes which amounted to \$74.19. M ✓

The property is free and clear of encumbrances
and the Certificate of Title is in my custody also the
above described insurance policy.

I shall write to you every month concerning this
property.

Yours truly,



AHY:H.

ENCL.

9349

July 22, 1942.

Mr. Albert H. Young,
207 West Hastings St.,
Vancouver, B. C.

Dear Sir:

Re: MAIKAWA. (Tetsu) Mrs. Sadakichi

We thank you for your letter of the 17th instant enclosing copy of rent agreement between the above and William Ahtemichuk in connection with the premises at 551 Powell Street.

We note what you say regarding an inventory of the furniture not being made by Mrs. Maikawa and in due course, when you prepare a list of the furniture, we shall be glad to have a copy for our files. We note that you have already paid fire insurance premium and that taxes for 1942 have also been taken care of.

Respecting the fourth paragraph of your letter under reply, as you are doubtless aware, in cases such as this where taxes, etc. are being looked after by the representative appointed by the Japanese, our policy is that the balance of funds are remitted to this office, but in this case we have no objection to your holding these funds in trust on behalf of Mrs. Maikawa. We must, however, ask you to kindly refrain from depositing any balance of funds to the account of the company mentioned at the Royal Bank of Canada.

We note you will be writing us each month regarding this property and in this way we shall be regularly advised of the position.

Thanking you,

Yours truly,

F. G. Shears,
Assistant Manager.

FD:MA

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LIMITED

475 HOWE STREET
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

July 25rd 1942

RECEIVED
JUL 25 1942

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

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

Attention Mr. F.G. Shears

Dear Sir:-

Re: File #9349, Registration No. 00766
Maikawa, Tetsu (Mrs. Sadakichi)
551 Powell Street, Vancouver, B.C.

In connection with the above property and in reply to your letter to us of July 18th 1942 with reference to phone call from our Rental Manager, Mr. J.M. Anderson, of that date in which you quoted contents of letter which was written to us on the 6th day of June but was not received by this office, stating that Mr. A.H. Young, Barrister, was instructed by Mrs. Maikawa to look after her affairs.

We wish to advise you in this connection that when we originally made this Report we informed Mr. William Achtemichuk to pay his rent to this office as he was at that time, according to information received from him, depositing the rent in the Bank to the credit of the owner. Therefore when we subsequently did not receive the next month's rent which was due on June 18th 1942, we immediately pressed Mr. Achtemichuk for payment to this office.

Mr. J.M. Anderson, Rental Manager, visited the property and telephoned on several different occasions but as the Achtemichuks work in the Shipyards on various shifts it was difficult to contact him. Mr. Anderson and the writer finally contacted Mr. Achtemichuk on or about July 19th 1942 at which time he informed us that he had deposited the rent, on June 20th, in the Royal Bank of Canada to the account of the Nippon Auto Supply Ltd. for the period from June 18th 1942 to July 18th 1942. We saw the deposit slip and we also saw the Agreement or Lease between him and the Japanese owner. We brought them back to the office and made a copy of both and returned the originals to Achtemichuk.

Subsequently Mr. Achtemichuk came into this office and advised Mr. Anderson that he had contacted Mr. A.H. Young who still insisted that he deposit the rent in the Royal Bank of Canada, namely the July 18th rent. Mr. Anderson telephoned Mr. Young and stated over the phone that we had been appointed Agents of the above property by the Office of the Custodian and

Office of the Custodian,

-2-

July 23rd 1942.

that Mr. Achtemichuk was in the office at that time and we demanded that he pay the rent to this office so that it could be forwarded to the Office of the Custodian. Mr. Young apparently took the attitude that Mr. Anderson was endeavouring to make trouble and informed Mr. Anderson to this effect, and stated that he would see to it that Mr. Achtemichuk, the tenant, continued to pay his rent to the Bank as he was in charge of the property for the owner.

We recite the above facts as it was our understanding that all rents for Japanese properties had to be paid into the Office of the Custodian. In view of the fact that this rent is still being deposited in a Chartered Bank of Canada to the Nippon Auto Supply Ltd., undoubtedly a Japanese firm, we do not think that your instructions in this regard are being carried out. Furthermore, we do not see what assurance you have that the said rents are paid.

From many years of experience we have found that rents which are left to the tenants' discretion for deposit in the Bank are usually in arrears. Consequently, we think it advisable to recommend to you once again that an Agent be appointed to take charge of this property, collect the rents and turn them over to the Office of the Custodian, and as we have made a Report on this property and done a considerable amount of work in endeavouring to ascertain whether these rents were being paid and to whom, we feel that it would be only fair that we be appointed Agents.

As you are aware, we have reported on many properties for the Office of the Custodian, and although it may not have any bearing on this particular case, may we say here that it is regrettable to find that many Canadian and white people who are occupying these Japanese properties, in our opinion, apparently would rather co-operate with the Japanese owner than the Canadian Government.

Yours very truly,

KER & KER LTD.

Per *Alan H. Ker*

ANK.DR

9349

4th August, 1942.

Mr. Albert H. Young,
207 West Hastings St.,
Vancouver, B.C.

Dear Sir:-

Re: MAIKAWA. (Tetsu) Mrs. Sadakichi

Confirming your telephone conversation of this morning, we would appreciate receiving from you in writing your assurance that rentals being collected by you on behalf of your client mentioned above and being deposited by you in the Royal Bank of Canada in the name of Nippon Auto Supply Limited cannot be drawn against by Mrs. Maikawa, or assurance that these funds in the account of the Nippon Auto Supply Limited are being held by you in trust and subject to the control of the Custodian's Office.

This assurance is specifically requested in view of the wording of the second paragraph of your letter to us dated June 2nd. If our understanding regarding this account is in error and Mrs. Maikawa in fact is able to draw on such rental funds, we would ask that you open a special trust account and inform us fully.

Yours truly,

R.P. Alexander,
Manager.

RPA:FM

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET.

PHONE: MARINE 2825

Vancouver, B.C.,

Canada

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 7 1942

August 6, 1942.

Department of the Secretary of State
Office of the Custodian,
#506 Royal Bank Building,
#675 West Hastings Street,
Vancouver, B.C.,

Dear Sirs:-

Re: Your File No. 9349.

My report on the management of the property known as #551 Powell Street, Vancouver, B.C., belonging to Mrs. Tetsu Maikawa is as follows:

RECEIPTS

1942.

June 20.	Rent deposited in the Royal Bank by W. Achtimichuk,	\$35.00	
July 23	Rent deposited in the Royal Bank by W. Achtimichuk	35.00	\$70.00

PAYMENTS

1942

May 30.	Insurance premium to McGregor, Johnston & Thomas,	19.40	
July 1st	Taxes to City of Vancouver	74.19	93.59

The rent for the period beginning May 18th and ending June 18th was paid in advance by the tenant to Mrs. Maikawa before she left for Shalalth.

My fees for legal services rendered Mrs. Maikawa, amounting to \$20.80 are still owing to me.

Replying to your letter of the 4th instant, the rent moneys of the above described property are deposited by THE TENANT in the bank as directed in the renting agreement to

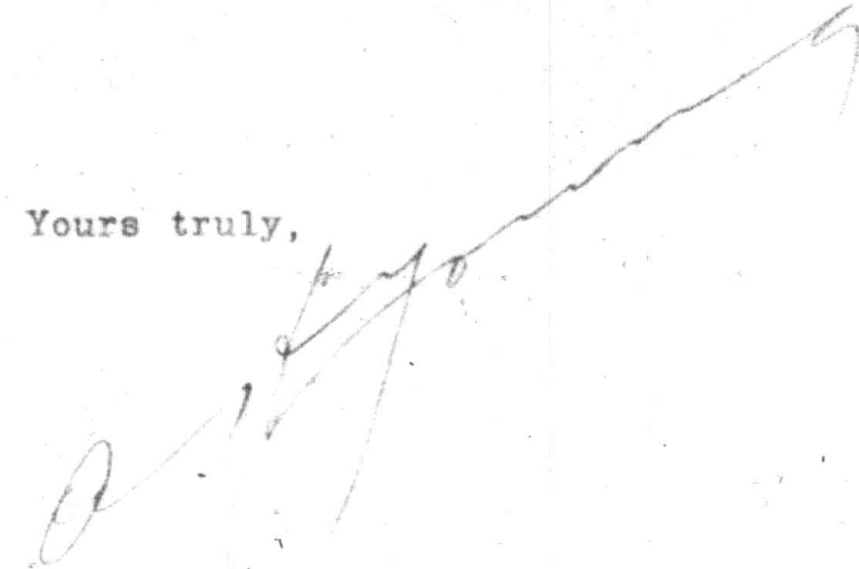
Department of the Secretary of State
Office of the Custodian,

#2.

Aug. 6, 1942.

the credit of Nippon Auto Supply Limited, and as I make out when necessary the cheques of this company to be signed by its president, I can assure you until directed otherwise by you that no payments will be made from the rent moneys so deposited unless it is for the upkeep and the outgoings from time to time, payable for or on account of the said land and premises.

Yours truly,



9349

August 24, 1942.

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

Dear Sir:

Re: Mrs. Sadakichi Tetsu MAIKAWA

We wish to have the name of the assured on this policy changed to read, "The Secretary of State of Canada, acting in his capacity as Custodian."

Also, would you please have added by endorsement a vacancy permit as per the following wording:

"Permission is hereby granted for the property herein insured, to remain vacant from time to time without notice, and without invalidating this insurance. All other terms and conditions remain unchanged."

After you have had the above changed, and an addition made to this policy, would you kindly send it to us. In the future we are requesting that all insurance policies covering Japanese property under our control be filed with this office.

Yours very truly,

S. M. Gibson,
Manager, Insurance Department.

SMG:BT

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET.

PHONE: MARINE 2825

Vancouver, B.C.,

Canada

August 27, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE EIGHT

RECEIVED
AUG 28 1942

ATTENTION OF MR. S. M. GIBSON

Office of the Custodian,
Department of the Secretary of
State,
#506 Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B.C.,

Dear Sirs:-

Re: Your File No. 9349.

I enclose as requested in your letter of the
24th inst., Fire Policy No. 205872 of the North West Fire
Insurance Company, relating to the house No. 551 Powell Street,
belonging to Mrs. Tetsu Nakamura.

I also enclose a copy of letter I received from
McGregor, Johnston & Thomas Limited.

Please acknowledge receipt, and advise

9349

Bridge River, B. C.,

Shalalth, P. O.,

December, 11, 1944.

The Custodian's Office
506 Royal Bank Bldg.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	DEC 14 1944
File No.	9349
Ans.	
Referred	Milson

and to acc'ts

Dear Sirs:

I understand that a cheque of \$75.00 for the rent of
#551 Powell St. is sent to me every 3 months at \$25.00 per month.

Since the last cheque sent to me was for the months
June, July and August, another for September, October and November
is now due me.

If I am not mistaken, please forward this amount at your
earliest conveniences.

Yours Very truly,

Tetsu Maikawa
Tetsu Maikawa.

Shalalth P.O., B. C.,
January 2, 1945.

14 66 55

EVACUATION SECTION	
Rec'd	JAN 8 1945
File No.	9349
Ans.	
Referred	<i>Pitts</i>

your file

The Custodian's Office,
506 Royal Bank Bldg.,
Vancouver, B. C.

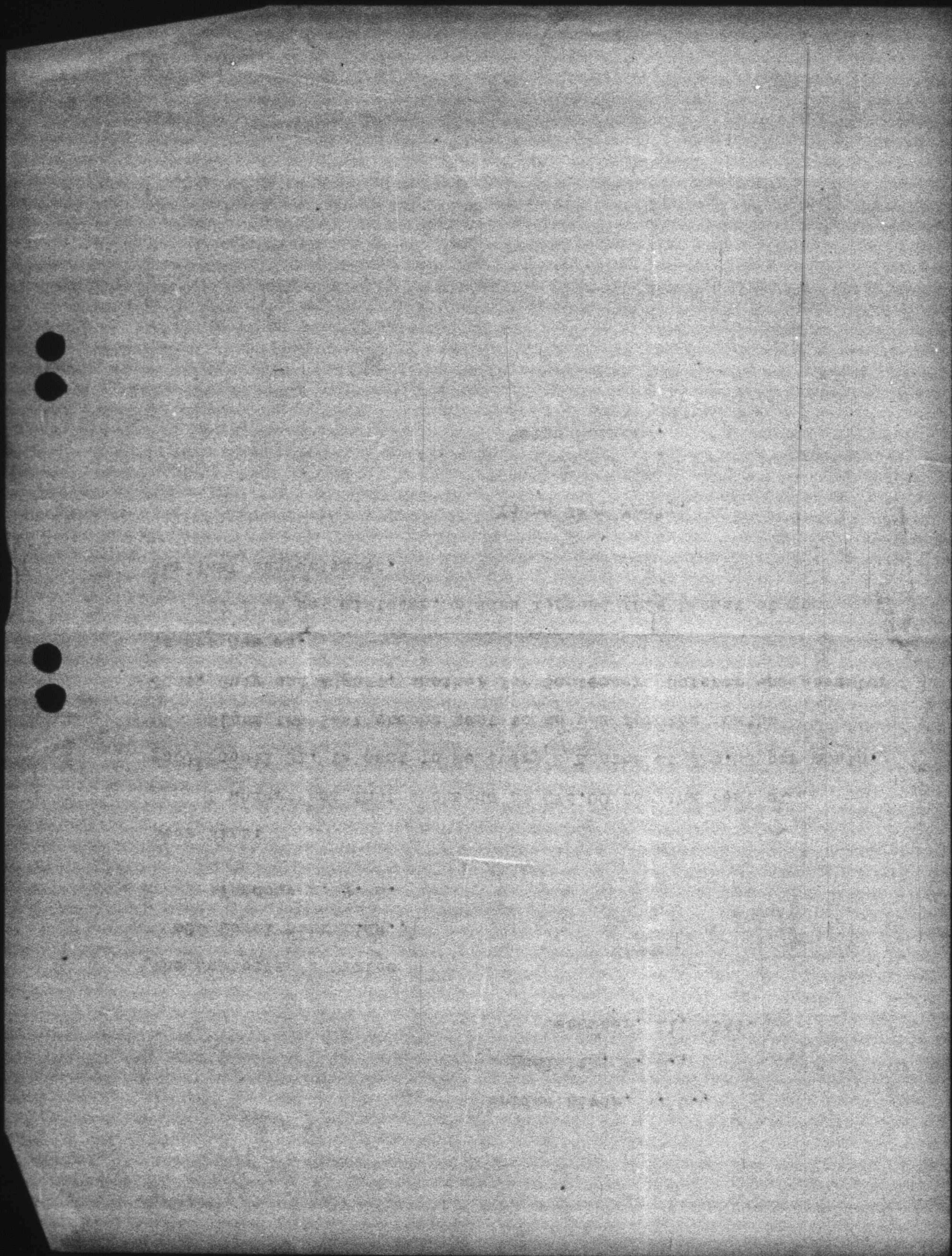
Dear Sirs:

Thank you for the cheque for \$75.00 covering rent from September to November, 1944 at my house at 551 Powell Street. We were also advised that the house has been sold. Can you let me know what was done with the furnitures and furnishings which were in the house?

Will you also furnish me with full particulars, as you promised in your last letter, at your earliest convenience, telling me how much the house was sold for, etc.? As we are living on a self-supporting project here in Bridge River, our expenses are high, with a big family to support. My husband is without any steady income. We have to pay our rent six months in advance and for a place out in the country it is comparatively high. With all my children growing I have to buy their clothings by mail order and this too is a heavy drain on what little we have. Last spring we had sicknesses in the family and had to come under the doctor's care repeatedly. As there is no high school here one of my sons is attending a high school in the East and we have a hard time raising money to send him for his expenses, which includes a tuition fee of twenty dollars a month. I have now spent all that I had and am now in debt to a friend of the family.

In view of the above facts I am sure that you can see our dire need for ready cash to meet our everyday expenses. Will you kindly remit the proceeds from the sale of my house at 551 Powell Street at your earliest convenience, together with full particulars regarding the deal? I hope to hear from you at an early date.

Yours very truly, *John Maitland*



STATEMENT RE SALE OF:

Catalogue No: 205
 Street Address: 551 Powell St.
 Legal Description: 22/42/196

Name: HAIKAWA, Tetsu
 File No: 9349
 Reg. No. 00766

Date of Sale and Adjustments August 2nd, 1944:

Sale Price \$ 1,600.00

Real Estate Agent's Commission \$ 80.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~
~~Unpaid vendor~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

4.89

Taxes

30.90

Water

1.17

92.67

\$ 1615.79

Net Proceeds credited to your account

1543.12

Date: January 10th, 1945.

Compiled by: .. George Patara.

9349

January 18, 1945

Mrs. Tetsu HAIKAWA,
Reg. No. 00766,
Shalalth P. O.,
Bridge River, B. C.

Dear Madam:

Referring to your letter of January 2nd we have sent you under date of the 17th a full statement in connection with the sale of 551 Powell Street. The furniture and fixtures are still being used by Mr. Ashtimichuk and he is to pay us the sum of \$2.00 per month rent for these articles until he vacates the house. On his giving up possession of the house, the articles will be sent to auction and sold for your account.

Enclosed find cheque for \$1400.00. This will leave a balance of \$66.55 to the credit of your account.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

The Custodian's Office,
506 Royal Bank Bldg.,
Vancouver, B. C.

Shalalth, B. C.,
January 25, 1945.

EVACUATION SECTION	
Rec'd	JAN 27 1945
File No.	9349
Ans.	✓
Referred	Milson

Dear Sir:

I am in receipt of yours of the 17th instant, informing me that my house at #551 Powell had been sold for which I thank you very much.

There are a few points, though, which I did not understand and would like to have explained to me. One is the disbursements on the rent collected on December 14, and June 13. Was this paid to Mr. A. H. Young? If so I think that was quite unnecessary as I have, under a contract, paid him for all his services until April, 1945. If it was for other purposes please inform me as to what they were.

Second, is the Rent of Furniture for 3 months at \$2.00. Will you also explain this in detail to me?

If you have not yet received the furniture list from Mr. Young please do so as I would like you to sell my furniture as soon as possible at the price of about \$275.00.

I shall be anxious to hear from you in the near future concerning the above matters. In anticipation, I remain,

Yours very truly,

Mrs. Tetsu Maikawa
(Mrs.) Tetsu Maikawa.

January 29, 1945

Mrs. Tetsu MAIKAWA,
Reg. No. 00766,
Bridge River, B. C.

Dear Madam:

Referring to your letter of January 25th in regard to the statement in connection with the sale of your property at 551 Powell Street, the disbursements of December 14, 1943 of \$18.75 and June 13, 1944 of \$26.85, represent the water rates paid to the City of Vancouver, but under date of June 13th you were credited with \$240.00 rents, this should have been Rent - \$210.00 and \$30.00 collected from the tenant on account of the water bill.

The City changed the water from a flat rate to a meter and arrangements were made that the tenant would pay any amount in excess of \$14.00 per year. Mr. Young has still an adjustment to make with the tenant in regard to the last water bill.

Mr. Young has not made any charges to us for his services in connection with the management of your property.

Under the existing rental control regulations, it is impossible for us to remove your furniture at once from the premises as the tenant is entitled to six months' notice, so we are charging him a rent of \$2.00 a month for the use of these articles.

We note that you wish to sell your furniture at or above a price of \$275.00 and we will endeavour to ascertain if the tenant would be interested in purchasing same at this figure, if not, we will have to remove the goods and sell them at auction at the end of the six months' period.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Bridge River, B. C.,
January 31, 1945.

Reg. No. 0076
File No. 9349

EVACUATION SECTION	
Rec'd	FFB 5 1945
File No.	9349
Ans.	
Referred	Milner

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

Dear Sirs:

I received your letter and cheque for \$1,400.00 of the 18th, and another letter of the 25th instant with information regarding disbursements on the rent collected, for which I thank you very much.

There is one thing I overlooked and this is as follows. Before evacuating here, I made plans to have all rent money (namely \$35.00) to be deposited in the Royal Bank in the name of Nippon Auto Supply, monthly. This covers the amount from May 1942 - May 1943 which totals the sum of \$420.00.

I wish very much to have this amount sent to me if it is at all possible being in need of it badly. Will you kindly inform me as to whether this can be done at your earlier conveniences.

Thanking you for all your kind services, I remain,

Yours very truly,

Tetsu Maikawa
(Mrs.) Tetsu Maikawa.

9349

February 12, 1945

Mrs. Tetsu MAIKAWA,
Reg. No. 00766,
Bridge River, B. C.

Dear Madam:

Referring to your letter of January 25th, we have been successful in selling the balance of your furniture left at 551 Powell Street to the tenant, Mr. Achtimichuk, for the sum of \$275.00. This amount has been received and credited to your account.

Will you kindly confirm that this takes care of all your personal and real property in the Protected Area. //

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

C
O
P
Y

P. S. ROSS & SONS.
Chartered Accountants.

Royal Bank Building,
Vancouver, B.C.

Our File 295-180

19th February, 1945.

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

Attention: Mr. G.D. Milson.

Dear Sirs:

Re: Mrs. Tetsu Maikawa.

The records of Nippon Auto Supply Limited show the following in respect of rents collected by Mr. Young on the house owned by the above at 551 Powell Street.

Rents collected	420.00
Insurance, taxes and water rates on house	100.59
Advanced to Mrs. T. Maikawa	<u>117.79</u> <u>218.38</u>
Balance held in accounts of Nippon Auto Supply Ltd.	<u>\$201.62</u>

We would suggest that the officials of Nippon Auto Supply Limited be asked by her to draw a cheque in her favour for this amount and we will be glad to authorize the payment of the cheque.

Yours faithfully,

"P. S. Ross & Sons"

"Write Mr. A.H. Young"
K.W.W."

23/2/34.

Shalalth P.O., B. C.,
February 22, 1945.

The Dept. of the Secretary of the State,
Office of the Custodian,
Administration Dept.

EVACUATION SECTION	
Rec'd	FEB 26 1945
File No.	9349
Ans.	<i>for</i>
Referred	<i>Milson</i>

Dear Mr. Milson:

Thank you for your letter of February 12th, File #9349, Reg #0076, informing us that the furnishings at 551 Powell Street have been sold. I submit my confirmation that my personal and real property has been disposed of as requested in your letter.

In reference to your letter, File #9349, can you tell me if you have had an answer from P. S. Ross and Sons? I would appreciate an early reply from you regarding this matter.

Yours very truly,

Peta. Muikawa

9349

February 26, 1945

Mrs. Tetsu MAIKAWA,
Reg. No. 00766,
Shalalth P. O.,
Bridge River, B. C.

Dear Madam:

Re: Nippon Auto Supply Ltd.

Referring to your letter of February 22,
P. S. Ross & Sons have advised us that the following
amounts have been credited to your account with the
Nippon Auto Supply Ltd.

Rents collected		\$420.00
Insurance, taxes & water rates on house	100.59	
Advanced to Mrs. T. Maikawa	<u>117.79</u>	<u>218.38</u>
Balance held in accounts of Nippon Auto Supply Ltd.		\$ 201.62

We have requested Mr. A. H. Young to have a cheque drawn
in your favour for the amount of \$201.62.

Yours truly,

G. D. Milsom
Administration Department

GDM/OH

March 2, 1945.

Dept. of the Sec't'y. of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAR 5 1945
File No.	9349
By	Milson

Dear Mr. Milson:

I am in receipt of your letter of February 26th. After checking over the figures I find that there are discrepancies.

The amount of rent collected amounting to \$420.00 is correct but the amount of insurance, taxes and water rates totalled as \$100.59 I understood was taken off when the house was sold. As regards the advance of \$117.79 I have no recollection or record.

If you will kindly look into this matter and let me know of the outcome of your investigation, together with the itemized list of the \$100.59 for taxes, etc., at your earliest convenience, I will be very much obliged.

*apparently
an error*

Yours truly,

Mrs. Tetsu Maikawa

Reg. #00766
File #9349

COPY

P.S. ROSS & SONS
Chartered Accountants

Royal Bank Building,
Vancouver, B.C.,
18th June, 1945

Our File 295-180

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

Attention: Mr. K.W. Wright

Dear Sirs:

Re: Nippon Auto Supply Limited

As per our discussion this morning we now enclose cheque in your favor in the sum of \$2,500.00 for the account of the following:

Sadakichi Maikawa Reg. #00761	\$1,750.00
Tetsu Maikawa Reg. #00766	750.00

According to the letters we have received from Mr. Sadakichi Maikawa and Mrs. Tetsu Maikawa the company is indebted in the amount of \$2,973.71 to Sadakichi Maikawa and \$1,537.40 to Mrs. Tetsu Maikawa. We have already sent you a cheque in the sum of \$319.41 for the account of Mrs. Tetsu Maikawa and we trust that by now it has been possible to send this on to Mrs. Maikawa in Toronto. The people's address in Toronto is 362 Samson Avenue, Toronto 6, Ontario.

We are also enclosing a copy of letter written by us to Mr. Sadakichi Maikawa asking him certain questions about the balance owing to him.

Yours faithfully,

'P.S. Ross & Sons'

Encls.

COPY

18th June, 1945.

Our File 295-180

Mr. Sadakichi Maikawa,
Reg. No. 00761,
362 Samson Avenue,
Toronto 6, Ontario.

Dear Sir:

Re: Nippon Auto Supply Limited

We have your letters of 21st May and 2nd June for acknowledgment and wish to advise you that we have today handed to the Custodian's office the sum of \$2,500.00 made up as follows:

Sadakichi Maikawa	\$1,750.00
Mrs. Tetsu Maikawa	750.00

At the time that you left Vancouver a balance sheet was prepared of your company as at 31st March, 1942, and this balance sheet showed the following assets:

Cash on hand	\$1,037.56
Cash in bank	460.89
Accounts Receivable	589.82
Supplies	248.17
	<u>\$2,336.44</u>

At the time Mr. Young took over the care of your assets there was in the bank of the sum of \$539.57, so there is an amount of assets amounting to \$1,796.87 to be accounted for. We assume that some of the monies on hand as well as those received by the collection of accounts receivable and the sale of supplies were distributed to your shareholders and we should, if possible, like you to give us a memorandum of how these funds were distributed so that your books may be complete.

We also have for acknowledgment your Power of Attorney by T. Maikawa in favor of Sadakichi Maikawa. In accordance with your instructions we will turn this over to the Custodian as soon as we have completed our work.

We would appreciate your letter us have information regarding the disposal of the assets above referred to as quickly as possible so that we may be in a position to wind up the affairs of your company at an early date. According to the records of your company the sundry accounts payable is made up as follows:

Sundry Account - 31st March, 1942

A.H. Young - Incorporation Expense	150.00	
"	200.81	
B. Yama - Bank		350.00
Inter. Hayes - Tow Car	350.00	
Ideal account		150.00
T. Maikawa		1,537.40
S. Maikawa		3,890.92
C. Agawa		89.84
S. Yamashita	50.00	
Provincial tax		.15
National Defense tax		3.25
Workmen's Compensation Board	3.13	
	753.94	6,021.56
		<u>753.94</u>
		5,267.62

Would you go over this account and explain the various items to us. Your early attention to the foregoing matters will be appreciated.

Yours faithfully,

'P.S. Ross & Sons'

11 Mountjoy Ave.,
Toronto, Ontario.
July 9th, 1945.

Dept. of Secretary of State,
Office of the Custodian,
Evacuee Section,
509 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Wright:

Re: Your file #9349

As requested, I wish to acknowledge
receipt of your registered letter of June 19, 1945
with a cheque for \$750.00 enclosed, as part payment
of the amount owing me by the Nippon Auto Supply Ltd.

Please address all future correspondence
to my new address as above.

Thanking you for your kind services, I am,

Sincerely yours,

Mrs. Tetsu Maikawa
(Mrs. Tetsu Maikawa)
Jap. Reg. #00766

ENEMY SECTION	
Rec'd	JUL 16 1945
File No.	
Ans'd	
Refer'd	

EVACUATION SECTION	
Rec'd	JUL 30 1945
File No.	934
Ass.	
Referred	Mrs. Mac

11 Mountjoy Ave.,
Toronto, Ontario.
July 23rd., 1945.

Dept. of Secretary of State,
Office of the Custodian,
Evacuee Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: Your file #9349

I am extremely sorry I hadn't written sooner in reply to your letter of June 13, 1945 with a cheque for \$668.71 enclosed. I was kept very busy with other matters and was unable to look after this matter sooner.

I understand this is the total balance of my account. Having looked up my records, I cannot balance my accounts to agree with this amount. For one thing, is my balance of \$66.55 from the House Sales (551 Powell St.) included in this amount? According to my records, if I include this amount of \$66.55, the balance is \$77.25 more than your figure.

At any rate, will you please make out an itemized statement giving all details so that I may check my figures and see where my mistake lies?

Thank you for your kind services.

Yours truly,

Mrs. Tetsu Maikawa

Mrs. Tetsu Maikawa
(Mrs. Tetsu Maikawa)
Jap. Reg. #00766.

9349

August 3rd, 1945.

Mrs. Tetsu MAIKAWA,
Reg. No. 00766,
11 Mount Joy Avenue,
Toronto, Ont.

Dear Madam:-

Re:- Your account with the
Custodian

Your letter dated July 23rd, with reference to your balance at credit with the Custodian has been received. The balance of \$66.55 mentioned in our letter to you dated January 18, 1945 referred to the balance at that date which appeared in your general account. This did not refer specifically to the proceeds of sale of 551 Powell Street, which according to the detailed statement sent to you gave you net proceeds in the sum of \$1543.12. Your balance of \$66.55 included all rents of both your house and furniture together with the sale price of the furniture less expenses such as water, taxes, repairs and costs of sale as shown on our books at that date.

We are enclosing to you herewith a statement of your account as of this date, which we trust will be clear to you.

Yours truly,

BRD/DD.
Enc.

B. R. Dusenbury,
Administration Department.

9265/11518/7349

October 18th, 1945.

Mr. Sadakichi MAIKAWA,
Reg. No. 00761,
11 Mountjoy Avenue,
Toronto 9, Ontario.

Dear Sir:-

Re:- Nissan Auto Supply Limited

This will acknowledge receipt of your letter of the 10th instant in respect to the above Company, and to the letter to you by P.S. Ross & Sons relative to same. We have on file copy of a letter written to you on the 1st of September last by that firm, in which they have not yet acted, so far as this office is concerned.

We have forwarded to you and to Mrs. MAIKAWA all the funds that we have received on behalf of both of you from P.S. Ross & Sons, from the Liquidation of the above Company, and are awaiting a further report from P.S. Ross & Sons. We have forwarded to them a copy of your letter just received, and shall expect some action from them.

We are suggesting to them that they answer your letter of the 10th instant direct, as they are the ones aware of the present situation.

Yours truly,

BRE/DD.

B.R. Disenbury,
Administration Department.

9349

December 3rd 1945.

Mrs. Tetsu HAKARA,
Reg. No. 00766,
11 Mountjoy Avenue,
Toronto 9, Ontario.

Dear Madam:-

Re:- Nixon Auto Supply Limited

We enclose to you herewith our cheque for \$669.61 to your order, being payment of account owing to you by the above mentioned Company. We are attaching a statement showing how this amount is arrived at by the Liquidator.

This completes the payment of all the Company's liability to you other than by way of share capital.

Kindly acknowledge receipt of the enclosures.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.

Encls. 2.

cc. to Dept. of Labour, Japanese Division,

cheque sent direct to Japanese.

August 30, 1948

File No.
9349

ANALYSIS OF
CLAIM

REAL PROPERTY
SECTION

Tetsu (Mrs. Sadakichi) MAIKAWA
Reg. No. 00766

REAL PROPERTY -

re 551 Powell Street,
known as
Lot 22,
Block 42,
D.L. 196, Plan 196,
Vancouver, B.C.

Catalogue #205

Tetsu MAIKAWA makes claim for (Gross) as
follows:-

Land -	-	1000.00	
Buildings		<u>1800.00</u>	2800.00
Sales price (Gross)			1600.00

Appraisal -
Lowen & Harvey, Ltd. 1600.00

Tenders-
(a) Richards, Akroyd & Gall
Ltd. (Warne) - 1000.00 and rejection
(b) Pembertons
(Jenny Orbean) 1600.00 and acceptance
Acceptance of tender "B" 1600.00

Assessed Value, 1944

Land -	-	800.00
Improvements -		<u>1300.00</u>
		<u>\$2100.00</u>

RECAP:

Gross amount of claim	-	-	\$2800.00
" " " sale		-	<u>1600.00</u>

NOTE: No Claim re Personal Property and none other
re Real Property

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

File No.
9349

DEFENSE BRIEF

Tetsu MAIKAWA
Reg. No. 00766

File No. 9349

Case #1147

Toronto, Ont.
October 20, 1948
Claim #1147

*Case #1147
File 9349*

REAL PROPERTY CLAIM - GROSS -

<u>Gross Amount -</u>	<u>Appraisal</u>	<u>Sold for</u>
\$2800.00 Total Original and Revised Claim Exhibit #1	\$1600.00 Cat. #205	\$1600.00 at tender

Witnesses: 1. A. Rout Harvey
appraiser,
Realty.

2. F.G. Shears
re appraisal
and
tenders

Submissions:- Some relative figures as below:-

<u>Claimant's</u> <u>Purchase</u> <u>1927</u>	<u>Claimant's</u> <u>Improvements</u> <u>1928-39</u>	<u>Claimant's</u> <u>Claim</u> <u>value</u>	<u>Assessed</u> <u>value</u> <u>1944</u>	<u>Appraisal</u> <u>value</u> <u>1944</u>	<u>Sale</u> <u>price</u> <u>Aug. 1944</u>
\$1800.00 Exhibit #1	\$3975.00 Exhibit #1	\$2800.00 Exhibit #1	\$2100.00	\$1600.00 Exhibit #2	\$1600.00

Taxes, 1944- \$77.74

BRD/DD.

February 15, 1949

File No.
9349
Tetsu MAIKAWA,
Reg. No. 00766

Summary of
Defense
Witnesses

Where
required

Summary of
Documents
to be filed

Witness
proving
same

A. Rout Harvey

Appraiser,
Realty

F.G. Shears

re appraisal
and
tenders

February 15, 1949

BRD/DD.

9349

December 8th, 1950.

Mrs. Tetsu MATSUMA,
11 Mountjoy Ave.,
Toronto, Ontario.

Dear ~~MISS~~ Madam:

Re: Japanese Property Claims Commission

Case No. 1147

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 ... \$92.50.

Cheque in your favour is enclosed for \$92.50
and we have paid the Co-Operative Committee .. \$11
for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director

Name of Claimant

NAIKAWA, Totem

Case

1147

Custodian File

9349

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
1400	80.00 12.50									92.50
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										92.50

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

JAPANESE PROPERTY CLAIMS COMMISSION

R E P O R T

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

Toronto, Ontario,
October 20, 1945.

IN THE MATTER OF THE CLAIM OF
KEIJI HAIKAWA (N.W.)

PROCEEDINGS AT HEARING

APPEARANCES:

H.A. CHISHOLM, Esq., B.C.,	appearing for the Dominion Government.
H.A. BURN, Esq.,	appearing for the Claimant.
A. SMITH, Esq.,	Secretary.
C.M.R. UPSON, Esq.,	Official Interpreter.
A.G. VILTON, Esq.,	Official Reporter.

Mr. L. Williams,
Agent.

MR. JAMES HARRIS: The claimant herein, being
first duly sworn, testified
through the interpreter as
follows:

DIRECT EXAMINATION BY MR. HUNT:

Q. Is that your signature [indicating]?

A. Yes.

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

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

A. Yes.

MR. HUNT: I tender as Exhibit 1 the particulars
of real estate other than farm land.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM
LAND, MARKED EXHIBIT NO. 1)

MR. CHRISTIE: I am tendering as Exhibit 2
the Loom and Harvey Limited appraisal.

(APPRAISAL OF LOOM & HARVEY LTD., MARKED
EXHIBIT NO. 2)

MR. HUNT: Q. I understand that before coming
here you lived at 321 Powell Street, Vancouver?

Is that correct? A. Yes.

Q. And you were the owner of that house?

A. Yes.

Q. According to your claim you paid \$1,000.
for that house in 1927. Is that correct?

A. Yes.

Q. Now, there is one very large improvement
here on your claim. I notice that you say in 1928
you added a complete floor comprising five rooms to
this house and improved and reinforced the foundation

Mr. L. Wilson,
MR. Q.

Q. It was that one done at an expense of \$1,700.?

A. Yes.

Q. Just prior to this time I take it that this was a one-story house. Was it?

A. Yes.

Q. And you put the cement foundations under the house at the time you added the entire story?

A. Yes.

Q. And with respect to this Japanese bath and garage, and woodshed, I take it that that is all one building?

A. Yes.

Q. You made mention of a flower garden with a wide variety of flowers. Was there no garden, no cultivated area around this house at all prior to 1940?

A. There was just grass, that is all.

Q. On the appraisal there is mention made that there is a roof garden over the garage. Then it goes on to say the garage roof is in poor condition. I do not quite understand that.

Q. Did you have some arrangement where you had a balcony all over top of the garage?

A. No. It was just in front, only, not on the roof.

Q. Oh. What do you say about the condition of the garage roof?

A. At the time I left the condition of the roof was good.

Q. After you added this entire story to the

Mrs. L. B. Baines,
Hwy. 101 - Cr. 101.

1 building, I take it, there were 10 rooms in the
2 house then. Is that right?

3 A. Yes.

4 Q. Yes.

5 MR. CHRISTIE: I tender as Exhibit 3 a photo-
6 graph of the property.

7 [PHOTOGRAPH OF CLAIMANT'S PREMISES, MARKED
8 EXHIBIT NO. 3].

9 And, as Exhibit 4 I tender a tax statement for
10 1944 in which the assessed value of the property is
11 set out.

12 [TAX STATEMENT, 1944, MARKED EXHIBIT NO. 4]

13 MR. BAINES: Q. The 1944 tax assessment shows
14 this property assessed at \$5,100. Do you recall whether
15 that was the assessment, say, in 1943, before you
16 left?

17 A. I do not think that I recollect the value.

18 Q. That is all, thank you.

19
20 CROSS-EXAMINATION BY MR. CHRISTIE:

21 Q. I am showing you a J.P. Form, dated May 15,
22 1943. Is that your signature (indicating)?

23 A. Yes.

24 MR. CHRISTIE: I am filing the J.P. Form as
25 Exhibit 5.

26 [J.P. FORM, MARKED EXHIBIT NO. 5]

27 Q. That was the size of the garage approxi-
28 mately? Was it for a single or for two cars?

29 A. It was for one car but there was space for
30 other things in there, too. I did not take any

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Measurements.

Q. No. I understand that.

Now, how far behind the house was the garage?

A. There was no space at all.

Q. It was attached to the house?

A. I am not certain about this.

Q. I will not pursue it. Was there a driveway going into the garage and what kind of driveway?

A. There was a lane at the back of my house.

Q. Now, in respect of this landscaping, I suppose this landscaping was of the ground behind the garage, on the side of the land and in front of the house. Is that correct?

A. The garden was in front of the house.

Q. Was there any landscaping done behind the house?

A. No.

Q. Well, then, will you tell me how you could spend \$500 on landscaping a lot which has 25 feet frontage and 125 feet depth?

THE SUB-COMMISSIONER: Q. Who did the work?

A. A gardener did all the work.

MR. CHRISTIE: Q. And, what did you pay him?

A. He did not do it all at once; it was spread over a number of days.

Q. How much did you pay him?

A. The plants and the shrubs, flowers were all bought by the gardener and I would not be able to divide up the amount of the plants and the amount of the --

Mrs. L. M. M. M.
Ct. 22.

MR. JUD-CONVICTOR: Q. How much did you
pay the gardener? A. \$500.

MR. CHRISTIE: Q. You paid the gardener \$500?
A. Yes.

Q. How old was this house when you bought it?

A. I think over 20 years.

Q. That is all, thank you.

MR. HUNT: That is all, thank you, Mrs. M. M.

MR. CHRISTIE: I tender for filing the Certificate
of Encumbrance as Exhibit 4.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO. 4)

And, as Exhibit 5 I file two tenders; one of
Hilbert & Sons, for \$1,000., dated January 17, 1944;
and the second tender submitted by Pemberton Realty
Corporation Limited on behalf of a client, dated July 22,
1944, in the amount of \$1,000.

(TWO TENDERS, MARKED EXHIBIT NO. 5)

And, finally, as Exhibit 6, the Real Property
Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 6)

It is submitted that the real estate was sold
at its fair market value.

That concludes the defence.

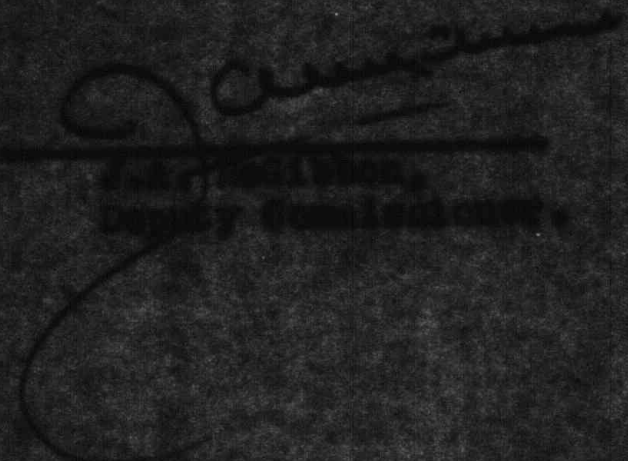
(PROCEEDINGS ADJOURNED SINCE HIL)

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

A. A. Vitch
"A. A. VITCH"
Official Reporter.

Mrs. L. Milne.

I, J. A. Milne, Deputy Commissioner,
appointed to hear a Commission to investigate
claims of Japanese Canadians for property
lost, do verify the foregoing is a true
copy of the evidence heard on the within claim.


J. A. Milne,
Deputy Commissioner.

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