

10449

EX-1000

1000

REAL ESTATE

FILE NO. 10449

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

2 copies made

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 Sadao
HOME ADDRESS: 350 Alexander Street, Vancouver, B. C.
REGISTRATION NUMBER 01336 SEX: Male AGE: 31 years.
OCCUPATION: Grocer - Manager of Maikawa Ltd.

(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: Maikawa Ltd. 333 Powell Street, Vancouver, B. C. (*Inventory file No 310*)
MARRIED? Yes. *Nov. 13 1945*
NAME OF WIFE OR HUSBAND: Haruko (*File 12642 - Nobuko*)
ADDRESS OF WIFE OR HUSBAND: 350 Alexander Street, Vancouver, B. C. *15-8-45*
NAMES OF ANY LIVING CHILDREN: Tamiko (F) Yukiko (F) Takasi (M)

ADDRESS OF CHILDREN: 350 Alexander Street, Vancouver, B. C.
AGE OF CHILDREN: 3 yrs. - 2 yrs. - 8 mos.

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

1. LOCATION AND DESCRIPTION:

TITLE NO.	LOT	BLOCK	D. L.
a. 98367 K	33	40	196 New Westminster, B. C. Plan 196
b. 98368 K	35	40	196 New Westminster, B. C. Plan 196
c. 98366 K	148 1/2	40	196 New Westminster, B. C. Plan 196

333 Powell Street 350 Alexander

2. BUILDINGS AND OTHER IMPROVEMENTS:

a. 2 storey frame building with shingle roof in rear. In front, 1 storey brick bldg.

b. 2 storey wooden frame building.

c. 2 storey wooden frame building.

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

a. *Sentinel Fire No. 82555 \$2300 premium paid to 14th Feb. 1946*
do 82554 \$700 do 12th Feb. 1946

b. c. *no insurance. (Mr. Wickwire, Ker & Ker is arranging insurance)*

4. TAXES (Amount and where payable) *Paid to City of Vancouver to 31st Dec. 1941 about 60*

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

a. Confectionary Store in front. Dwelling house in rear. Both

b. Occupied by the store of Maikawa Ltd., monthly

c. Occupied by self.

1. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY. None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 Grey and 1 Alaskan Dog.

STATEMENT OF PERSONAL PROPERTY OWNED:
1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS. Furniture and fixtures at 350 Alexander St., Vancouver, B. C., including
M. Glavin, Washing Machine and Refrigerator.

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

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

4. STATE WHEREABOUTS OF LEASE. None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. None

2. LANDLORD'S NAME AND ADDRESS. Self.

STATEMENT OF REAL PROPERTY OCCUPIED
1. LOCATION AND DESCRIPTION 350 Alexander Street, Vancouver, B. C.

9. IF FARM LAND STATE CROPS SOWN None

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS Japan & Canada Trust Savings Co., Powell St., Vancouver, B. C.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
No personal moneys owing. List of Accounts Receivable at Maikawa Ltd. will
be supplied when store ceases operations.7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$500.00 Dominion of Canada 3 $\frac{1}{2}$ % 1952.~~\$500.00 Dominion of Canada 3 $\frac{1}{2}$ % 1952~~
\$46.91 City of Vancouver Debenture Bond.67 shares in Maikawa Ltd.8. BANK ACCOUNTS: Bank of Montreal, Main & Hastings Sts., Vancouver, B. C.9. LIFE INSURANCE: Sun Life Assurance Co. of Canada, Vancouver B. C. Policy #894883
Converted into paid-up Policy #224438 \$5000.00 Beneficiary-Catharine Haruko (Wife)10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. TRADE DEBTS: Trade Debts of Maikawa Ltd., will be supplied when store ceases
operations.REMARKS: NoneI 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 6th day of June 1942A. G. M. M. M.

Witness

(Signature)

Sadao Maikawa

FOR DEPARTMENTAL USE

10449
INFORMATION FROM R.C.M.P.

DATE Sept. 11/43

Our File No. 10449

Full Name NAIKAWA, Sadao (Surname in Block Letters)

Registration No. 01336

☒ Male - Female
(Check)

Age Dec. 9, 1910

Former Address 350 Alexander St. City.

Date Evacuated Aug. 31/42 Naturalized - ☒ Canadian-Born - National
(Check)

Present Address P.O. Box 623, Revelstoke, B.C.
44 Douglas St., Hamilton, Ontario.

☒ Married - Single
(Check)

Name of Wife ^{née} (MATSUMOTO) Haruko #01333

Name of Husband -----

Name of Mother ^{née} (BANDO) Hta Japan

Name of Father Sannosuke #10502

Names of Children under 16 Tamiko May 14/31; Yukiko May 14/40.

Takasi Sept. 3/41.

Requested by Mary Campbell

Registered with Custodian Yes
(Yes or No)

Additional Information Clerk. Owner of two buildings made into stores, one is his
other is rented. Also owns house where he is living.

MEMORANDUM

November 3, 1949.

TO: Mr. F. G. Shears
FROM: Mr. J. Gming

1054
Re: Case No. 1845 - MAKAWA
350 Alexander Street,
Vancouver, B. C.

On telephoning Mike Homenchuk, November 2nd, 1949, he appraised me of the following facts connected with his purchase, reconditioning and sale of the above-noted premises:

1. He has a family of 12 children and needed a large home, and for that reason purchased 350 Alexander Street as the rooms could be partitioned to create extra bedrooms.
2. He had painted by hired labour the fence and outside of the house at a cost of \$172.00, and he personally instituted renovations within the house plus papering and painting the finished product throughout. He stated that he spent over \$600.00 on the premises, his time and effort not included.
3. While renovating and repairing as above he was continuously asked by various Chinese employed in and about the fish plants nearby if he desired to sell. On completion of the repairs he was approached by a group of three Chinese who advised him that as Shanghai Alley was being torn down in Chinatown to make way for Marshall-Wells warehouse, they had the duty of housing over 300 Chinese. They were particularly interested in his house, due to the fact that it had been divided into many small rooms.
4. Homenchuk told them that he was not particularly interested in selling and at their insistence on a price being stated, he quoted them \$4000.00.
5. They quoted an offer of \$3500.00 and on his hesitation jumped it to \$3700.00. He then, upon seeing their determination to buy, raised his figure to \$3800.00 and they settled for \$3775.00.
6. As the foregoing was merely verbal and he did not feel that the Chinese were sincere in their offer, he stated that they would have to pay within three days. They assured him that payment would be forthcoming the next morning and gave him the address of a box factory operated by Chinese in the Main and Hastings area.
7. On calling at the box factory in the morning, the Chinese had a Notary present. The Chinaman who had been spokesman the day before (according to Homenchuk he was the 'boss' Chinaman) lined up the factory workers and the Notary accepted different amounts from each. These amounts varied from \$20.00 to \$100.00 and upon payment by the individual his name was set down on a list by the

Notary. After collection of the required purchase price and adjustments, the Notary prepared the sales documents, and after signing, Homenchuk left.

8. Homenchuk told me that he did not expect the Chinese to purchase at his quoted price, and in fact did not really contemplate selling at all. However, in view of the profit to be obtained he felt he could not afford to pass up the opportunity.

JC/ER

November 1, 1949.

MEMORANDUM

TO: Mr. D.T. Braidwood

FROM: Mr. F.G. Shears.

1054
Re: Case 1946 - Maikawa
350 Alexander St.

Mr. Justice Bird 'phoned while I was at lunch and referred to the above claim, stating that some further evidence was required.

We sold to Mike Homenchuk for \$1800.00 in June 1944. Homenchuk sold to Chong Hay and two other Chinese for \$3775.00 in September 1944. These Chinese in turn sold to Sam Hoy Sun for the same price, namely, \$3775.00 in February 1945.

I have spoken to Mrs. Homenchuk on the telephone. She is of course a foreigner and somewhat difficult to understand, but she stated that after purchase of this property they had fixed it up and decorated and painted it before selling to the Chinese.

In contacting the present Chinese owners, I spoke to Mrs. Harry Sam. She stated that it was her understanding that the Chinese from whom they bought it had been told by Mike Homenchuk that the price they were asking was the price that it had cost them. Mr. Sam also said that they were desperate in finding some place to live.

*All 20 on list
in front of history in box factory.*

12 children

Chinese asking 100

*28 Chinese
they offered
all 20 or 100 etc*

*all out of Shanghai
over 300 out
Marshall Well*

*162 - paint
10 -
172 -*

*paint outside
paper hanging
Remodelled kitchen
laundry before
partition*

*7 floor
tile floor
\$600 or better*

XXXXXXXXXXXX Royal Bank
XXXXXXXXXXXX Building,

11th July 1949.

Mr. S. Watson,
The Court House,
Bangalore, S.S.

Dear Sir,

Case No. 1034 - Sadao Nakano

His Lordship wished to have further information concerning the sale of the property in this matter and I am filing herewith an abstract which I have obtained, covering transactions in the property from 6th February 1934 to 17th March 1945.

Will you please draw this to the Commissioner's attention.

Yours very truly,

no record yet
of collection or
signature

1054
Raymond & Hensberger
Barristers & Solicitors
Federal Building

CABLE "BAROAN"

TELEPHONE
ELGIN 3781

R. & H. Raymond & Hensberger, K.C.
H. Hensberger, K.C.

Toronto 1, Canada

June 11th, 1949.

Messrs. Sutton, Braidwood & Morris,
Barristers, Etc.,
Room 506, Royal Bank Bldg.,
VANCOUVER, B.C.

Air Mail

Dear Sirs:

Re: Japanese Property Claims Commission

We wish to acknowledge receipt of your favour of the 27th of May and since hearing that the 20th of June has been fixed for the hearing of our clients claims find that it is impossible for the writer to be present at that time. The reason the writer had intended appearing personally was that he had business in Vancouver, but now finds that this cannot be attended to until September.

Accordingly, we will not be appearing on the 20th and have written the Secretary of the Commission to that effect.

We are prepared to have the Commissioner proceed on the evidence already adduced with the exception of one property, namely, that of Sadao Maikawa at 350 Alexander Street, Victoria, in respect of which we would like to have brought before the Commissioner the fact which appears from the registrations in the Registry Office that while this property was sold by the Government in July of 1944 for \$1800, some two months later, namely September, 1944, it was resold by the purchaser for \$3775.00.

As above mentioned, this is the one additional piece of evidence which we would like to have considered by the Commissioner before making any decision.

Yours very truly,

[Signature]

HSR:RDL

*Judge wants us to make
Search.
Have a search made here
& any explanation.*

"Exhibit #2"
 "Sadao Maikawa"
 "#01336"

DOMINION OF CANADA
 INCOME TAX

Form T1 - 1929

Name MAIKAWA SANNOSUKEP. O. Address of present residence 333 Powell St., Vancouver, B. C.Occupation of nature of business of Taxpayers Fish & Meat RetailIf employed state name and address of employer during 1929 No

If owner of business or professional practice during 1929 state

(a) Business name S. Maikawa Business Address 333 Powell St.,(b) Names of partners (if any) NonePlace of residence during 1928 350 AlexandernSt., Vancouver, B. C.Did you make a Dominion Income Tax Return for 1928? Yes Have you paid your DominionIncome Tax for 1928? YesState whether married or unmarried, widow or widower MarriedState number and ages of children under the age of 21 years dependent on you for support.
 Numbers 4 Ages 19, 18, 16, 12If you have a child over 21 years of age incapable of self support on account of physical infirmity give particulars - -

If the statutory exemption for \$3,000 is claimed by an unmarried person, widow or widower, state whether claim is made by reason of

(a) Being a householder as defined by paragraph (f) Section 2 of the Income War Tax Act (See footnote page 4) Noor (b) Being the support of dependent relatives as provided by sub-section 1 (c) section 5 of the Act (see footnote page 4) No

If this return is made by a married man, state

(a) Name of wife (in full) Uta Maikawa(b) Has wife filed an Income Tax Return for 1929? No Was income of wife in excess of \$1500 for 1929? NoDid you transfer any property or securities to your wife or children during 1929? No

Date April 28 1930 Telephone Number Bus.) Doug. 386 & 387
Res.) Doug. 4787R Signature "S. Maikawa"

Merchandise sold during the year	\$77,799.79	\$
Inventory of Merchandise at end of year at cost price	1920.39	79,720.18
Inventory of Merchandise at commencement of year "	1512.78	
Add cost of Merchandise bought for sale	61749.17	63,261.95
Gross Trading Profit for year		16,458.23
Total Gross Profit		\$16,458.23
Less Salaries & Wages <u>5 persons</u>	3950.00	
Taxes on Property used in Business	380.54	
Other Taxes (specify) Dom. In., Gross In. Taxes	98.49	
Fire Insurance Premiums <u>FIRE INS. FOR AUTO</u>	81.76	
Repairs "extension of factory, concrete floor, etc.	4604.04	
Sundry (specify) Licences, telephone, telegraph, gas, light, water, adv., del. exp., office exp., containers, calendars, compensation, etc.	146.85	
Total Net Profit	5403.19	14,664.87

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

July 15, 1948

[Signature]

14,664.87
 1,793.36
 35.23
 200.00
 4604.04
 6632.63
 5000
 1632.63

F. W. GOSSE
EXPERIENCED BUILDING MOVER
2136 Pender St. E.,
Vancouver, B. C.

August 17, 1928.

Specification of contract work to be done for Mr. S. Maikawa,
to house at the rear of 341 Powell St.

Said house to be timbered and raised up so as there will be six feet of height from the surface of lane to the bottom of existing joists of building when in position. A wall of concrete is to be put all round main part of building measuring 20 x 36. Same to go down to hard ground and extend up to the height of the bottom of present sills 8" thick. Openings to be left for doors and windows where the owner is to specify after the house has been raised. One fire place chimney and one 8" flue chimney is to be extended down to basement floor resting on cement base with clean-outs from where they are at present and left in the rough. Centre post is to be provided and put in for the centre sill resting on cement piers. After this is done, the house is to be lowered on its foundation. Then all the space from the lane to the front existing building, and the width of lot excepting of about 18" on the east side of house. Same to measure approximately 25 x 56 are to be excavated and graded from the existing floor of building in the front of lot to the surface of lane. Add a cement floor layed all over said space 3 1/2" thick which will act for a basement floor, sidewalks and etc., when finished. If conditions will allow, there is to be a slight grade from the old existing store floor back to lane.

All this work is to be done as specified for the owner by F. W. Gosse and according to all bylaws of the Building Department of Vancouver and to the satisfaction of the Building Inspector including all materials and labour for the agreed contract price of EIGHT HUNDRED TWENTY-FIVE (\$825.00) DOLLARS, which said money is to be paid when work is completed.

"S. Maikawa"

"E. Ogino"
Witness

"F. W. Gosse"

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

July 15, 1948

[Signature]

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
July 22nd, 1944.

Catalogue #187.

333 Powell Street, 35/40/196.

Size 25 by 122.

This is a two storey frame building on the front half of lot and a one storey cement block building on the balance of lot. The upper floor on the front part has 6 small rooms. All V-joint partitions are in poor condition and it is doubtful if they could be made to comply with City Housing regulations when the shortage abates. X X

Value for sale \$2,750. X X

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

EXHIBIT No. 1054-4
DATE 19 May 1948
FILED BY gwf Hunter

ESTABLISHED 1927

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 2241

418 HOWE STREET
VANCOUVER, CANADA
July 22nd, 1944.

Catalogue #189.

341 Powell Street, 33/40/196.

Lot 25 by 122

This is a one storey brick building about 25 by 60. At the rear there is a very old two storey frame house. The store was used for a Japanese bath, so there is a lot of cement vats that will cost considerable to remove so that a new floor can be laid.

Value for sale \$2500.

XX

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

EXHIBIT No. 1054-6

DATE 19 May 1948

FILED BY

J. W. Hunter

P. B. I.
VALUERS
WATSON

TELEPHONE MARINE 5264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

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

19th July, 1943.

EXHIBIT No. 1054-8

DATE 19 May 1948
FILED BY

J. W. G. Hunter

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

File No. 10449

Dear Sir:

Catalogue No. 8
E½ Lot 14, Lot 15, Block 40 D.L. 196
350 Alexander Street

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

<u>Location</u>	Waterfront Industrial District.
<u>Land</u>	37.5' x 122' above street level.
<u>Building</u>	2 Storey frame house on concrete blocks, no basement. Drop siding walls. Duroid roof. 1st floor 3 rooms 2nd floor 4 rooms, no bathroom. Only plumbing is kitchen sink, w.c., laundry tub and wood bath in outside lean-to shed.
<u>Condition</u>	Age of building 30 to 35 years. Exterior siding fair. Roof good. Interior fairly good.
<u>Garage</u>	Corrugated iron walls and roof on concrete curb and floor 20' x 20'
<u>Rent</u>	\$30.50
<u>City</u>	
<u>Assessment</u>	\$21.75 (Land \$1.125 Building \$1,050)
<u>Taxes</u>	\$88.19
<u>Appraisal</u>	As a residential site the land in this location is worth much less than the City Assessment, which represents the value as a commercial building site. A buyer for commercial use would put no value on the house. We are of the opinion that the fair market value of this property is \$1,250.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

J. W. G. Hunter

DWR

COPY

EXHIBIT No. 1054 - 10
DATE 15 Sept. 1949
FILED BY
D.T. Braidwood.

FRASER PAINE & EDMONDS,
Barristers and Solicitors,

933 W. Pender St.
Vancouver B.C.
October 27th, 1947.

(This is Exhibit "A" referred to
in the affidavit of H. Stanley
Honsberger sworn before me at
the City of Toronto, in the
County of York, this 16th day of
June 1949.

J. MONTGOMERY
A Notary Public)

Raymond & Honsberger,
Barristers & Solicitors,
Federal Building,
Toronto 1, Ontario.

Dear Sirs:

Attn. Mr. J. Honsberger

Re Sadao Maikawa

We have for acknowledgement your letter
of the 20th of October requesting the legal descriptions
of certain properties situate in the City of Vancouver.
The legal descriptions are as follows:

- 333 Powell St., Vancouver - Lot 35, Block 40, District Lot
196, Grp. 1 New Westminster
District, Plan 196.
- 341 Powell St., Vancouver - Lot 33, Block 40, D.L. 196,
Grp. 1 N.W.D. Plan 196.
- 350 Alexander St. Vancouver - Lot 15, Block 40, D.L. 196,
Grp. 1 N.W.D., Plan 195

The first two properties are apparently
still registered in the names of the persons who purchased
from The Custodian. The last mentioned property, however,
which was apparently purchased from the Custodian by
Mike Homenchuk in our around the month of July 1944
for the sum of \$1800.00, was sold by him in September 1944
for the sum of \$3775.00. We thought this latter piece
of information might be of assistance to you in preparing
your application.

If there is anything further we can do,
we shall be pleased to hear from you. Enclosed herewith
is our memo of charges.

Yours very truly,

FRASER PAINE & EDMONDS

D.B. Smith.

DBS:mb
Enc.

187
187
IN THE MATTER OF the Royal Commission
appointed to investigate the Claims of
Japanese evacuated from the Protected
Area of British Columbia in 1942

AND IN THE MATTER OF Order-in-Council
P.C. 1810 as amended by Order-in-Council
P.C. 3737

AND IN THE MATTER OF SADAO MAIKAWA,
Registration Number 01336

CLAIMANT

CLAIM

1. THAT SADAO MAIKAWA is a Canadian Citizen by birth, of Japanese descent.
2. THAT the said Claimant resided until the time of his evacuation at 350 Alexander Street in the City of Vancouver in the Province of British Columbia.
3. THAT the said Claimant now resides at 38 Earl Haig Avenue in the City of Toronto in the Province of Ontario.
4. THAT at the time of his evacuation the said Claimant was the owner of the following lands and premises situate in the said City of Vancouver:
Head 187
(a) Lot 35, Block 40, District Lot 196, Group 1, New Westminster District, Plan 196, and known as number 333 Powell Street, the said premises consisting of a two storey frame building. The first floor was planned to be and in fact was occupied by a retail store. The second floor front was used as an office. The second floor rear was used as a living apartment.
Cat. 189
(b) Lot 35, Block 40, District Lot 196, Group 1, New Westminster District, Plan 196, and known as 341 Powell Street, the said premises consisting of a two storey brick building and a frame dwelling at the rear of the lot. The front of the first floor was rented as a confectionary store. The rear of the first floor was used and operated as a Japanese style Public bath. The second floor of the brick dwelling was a living apartment. The frame building was used as a dwelling, one living apartment on the first floor with private entrance and one living apartment on the second floor.

Cat 58
(e) Lot 15, Block 40, District Lot 196, Group 1, New Westminster Division, Plan 195, and known as 350 Alexander Street, the said premises being a seven room frame dwelling equipped with an oil space heater. ✓

5. THAT the Said Claimant pursuant to regulations did on the 6th day of June, 1943, declare in his registration that he owned the aforementioned lands and premises.

6. THAT the said Claimant was advised by the Department of the Secretary of State, Office of the Custodian, Evacuation Section, that the following properties were sold by the said Department at the dates and prices below mentioned:

✓ (a) 333 Powell Street,	16th August, 1944	\$3500.00	✓ <i>Cat 187</i>
✓ (b) 341 Powell Street,	29th September, 1944	\$3250.00	✓ <i>" 189</i>
✓ (c) 350 Alexander Street,	16th June, 1944	\$1800.00	

8550

7. THAT fair market values of the properties herein mentioned at the date of sale were:

✓ (a) 333 Powell Street	-	\$8,000.00	✓ <i>Cat 187</i>
✓ (b) 341 Powell Street	-	\$7,750.00	✓ <i>" 189</i>
✓ (c) 350 Alexander Street	-	\$4,000.00	✓ <i>" 8</i>

8. THAT the said Claimant claims under the Provisions of the aforementioned Commission the sum of \$11,200 damages representing the difference between the sale prices of the sales made by the said Department and the fair market values of the herein mentioned properties:

✓ (a) 333 Powell Street	-	\$4500.00	<i>Cat 187</i>
✓ (b) 341 Powell Street	-	\$4500.00	<i>" 189</i>
✓ (c) 350 Alexander Street	-	<u>\$2200.00</u>	<i>" 8</i>

\$11,200.

9. THAT as the herein mentioned Claimant now resides in the City of Toronto in the Province of Ontario he would wish to appear before the said Commission in the said City of Toronto.

10. THAT the said Claimant will not require an interpreter when appearing before the before mentioned Commission.

RAYMOND & HONEBERGER
807 Federal Building
TORONTO ONTARIO

Solicitors for the Claimant.

File No. 10449

Sadec NATANA, Ref. No. 01336

April 9, 1948

COMBINED SUMMARIES

REAL PROPERTY
SECTION

REAL PROPERTIES - Raymond and Honsberger,
Solicitors.

Location Vancouver, B.C.	Cat. No.	Claimant's No.	Gross Amt. of Claim	Gross Sale Price	Appraisals	Tenders	Assessed Value	Remarks
333 Powell St.	187	A	\$8000.00	\$3500.00	\$2750.00	\$3100.00 2750.00 3300.00 3500.00	5725.00	
341 Powell St.	189	B	\$7750.00	3250.00	2500.00	3250.00	5525.00	
350 Alexander St.	8	C	4000.00	1800.00	1250.00	1800.00	2175.00	

\$19750.00 8550.00

11200.00 Claim value in excess of Sale value.

\$19750.00 \$19750.00



File No.
10449

ANALYSIS OF
CLAIM

April 9, 1948

REAL PROPERTY
SECTION

Sadao MAIKAWA,
Reg. No. 01336

Claim "A"

REAL PROPERTY,

333 Powell Street,
known as
Lot 35/40/196/196,
Vancouver, B.C.

Catalogue #187

Sadao MAIKAWA makes claim for (Gross)

\$8000.00

Sale price (Gross)

- \$3500.00

Appraisal -

Pembertons - 2750.00

Tenders -

(a) Gertrude Hoy - 3100.00
(b) Pembertons 2750.00
(c) " 3300.00

(d) Campbell &
Pemberton
(Way Eng and Hing
Soo Eng) 3500.00

Acceptance of tender (d)

3500.00

Assessed Value - 1944,

Land - 3125.00
Improvements - 2600.00

RECAP:

Gross amount of claim -

8000.00

" " " sale -

3500.00

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

10449

August 18, 1944. ✓

Messrs. Campbell & Pemberton,
506 Crown Building,
615 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 187
333 Powell Street
35/10/196

This will acknowledge receipt of your letter of August 14th in which you enclosed your certified cheque for \$3,500.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Tay Eng and Hin See Eng, Roominghouse keepers, both of 391 Powell Street, Vancouver, B. C., and that they are Chinese.

The necessary documents will 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.

After the documents have been registered a statement of adjustments of taxes, etc. including registration fees, calculated as of the date of this letter, will be prepared and forwarded to you.

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

Yours truly,

F. G. Shears,
Director.

Per:

GP:EB

10449

October 11, 1944

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

Dear Sirs:

Re: Catalogue No. 189
341 Powell Street
33/40/196

Your letter of September 27th enclosing cheque for \$325.00 and offer to purchase the above property for the sum of \$3,250.00 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, \$2,925.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner 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.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenants will then be advised that the property has been sold, subject to the existing tenancies, and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

[Handwritten signature]

12449

June 16th, 1944

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

Dear Sirs:

Re: Catalogue No. 8,
120 Alexander Street.

This will acknowledge receipt of your letter of June 12th, written on behalf of your client Mike Homenchuk enclosing certified cheque for \$1,620.00. We have now received \$1,600.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Mike Homenchuk, 497 Powell Street, Forger, and that he is a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F.G. Shearn,
Director

FGS:ln

File No. 10449

ANALYSIS OF
CLAIM

April 9, 1948

REAL PROPERTY
SECTION

Sadao MAIKAWA,
Reg. No. 01336

Claim "C"

REAL PROPERTY,

350 Alexander Street,
known as
Lot 15 and E $\frac{1}{2}$ of Lot 14,
Block 40/196/196,
Vancouver, B.C.

Catalogue #8

Sadao MAIKAWA makes claim for
(Gross)

4000.00

Sales price (Gross)

\$1800.00

Appraisal -

Johnson, Reeve & Watson - \$1250.00

Tenders -

(a) Pemberton's -

1800.00

(Mike Homenchuk)

Acceptance of tender (a)

1800.00

Assessed Value 1944

Land -

1125.00

Improvements -

1050.00

RECAP:

Gross amount of claim

\$4000.00

" " " sale

1800.00

NOTE: It is noted in the claim under Claim "C" that reference is made to "an Oil Space Heater". When this property was sold, the Heater was not included in the sale of the Realty as it was later sold to Mike Homenchuk, the purchaser of the Realty. The Heater was appraised by W.G. Willard, Valuator, on Sept. 11/1944 for \$55.00 and that amount was received by the Custodian and credited to the account of Sadao MAIKAWA, and is shown in General Statement of account.

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

10449

February 27, 1945

Mr. Sadao MAIKAWA,
Reg. No. 01336,
44 Douglas Street,
Hamilton, Ontario.

Dear Sir:

As requested in your letter of February 18th, enclosed find our cheque for \$5,465.17. This will leave a credit balance with the Custodian of \$2,689.12.

The proceeds of the sale of your property at 341 Powell Street have been credited to your account and a detailed statement will be forwarded to you shortly.

Yours truly,

G. D. Milson
Administration Department

GDM/OH

Enc.

26-11-45
Copy made for 13565
D

File No. 10449

MEMORANDUM

To: Mr. Green

January 10, 1945

From: Mr. Wilson

Re: MAIKAWA, Sadao
333 Powell Street.

The property at 333 Powell Street formerly owned by Sadao MAIKAWA has been sold, but situated on the premises are articles and equipment belonging to Maikawa Limited which were rented to the tenant, the Western Fish Co. Ltd. I understand that these are not being used by the Western Fish Co. Ltd. and we have shipped some and sold some, and I would refer you to my letter of November 4th to the Managing Director, Zenichi KINOSHITA, in regard to the disposal of the balance of the articles. Not having heard from him, I would suggest that these articles be removed from the building. It will be necessary to keep in touch with the Western Fish Co. Ltd. to obtain their approval of the removal of the articles. ✓

I am informed that the Western Fish Company's sub-tenants of the store, Tasty Tasties Ltd., have vacated the premises.

GDM/GH

E. Wilson

G.B.S. Please so arrange; the articles
are listed in letter 11-11-44 & should
as far as possible be accounted for.
Please note NOT to be sold without
G.D.S.'s ok.

[Signature]

Files Nos. 13583, 13183, 10149 (Evac)
320 & 324 (1-5)

January 3rd, 1945

MEMORANDUM

TO: MR. G. E. FIERCE

FROM: MR. E. V. WRIGHT

RE: HAWAIIAN LINTNER

Please review this file and let me have a memo relative to the issued shares, indicating details of ownership and shares vested.

I would also like to have a list of assets and summary of the action taken by this office to convert some of the property.

It may be advisable to vest and transfer Evacuee shares to the Custodian and if so the necessary orders will be prepared for signature of the Deputy Custodian.

Further orders will also provide for the appointment of Mr. Shears and the writer as Directors. It may not be necessary to appoint a liquidator but this point will be determined following receipt of your memo.

Please include any information you find on file that may be useful in the future administration.

KW/JY

E. V. WRIGHT

10449

November 9, 1944.

Sun Life Assurance Company of Canada,
Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Policy No. 2249438
Sadao MAIKAWA

We enclose herewith our cheque for
\$83.75 being the net premium due November 1st
under the above numbered policy. Kindly ac-
knowledge receipt in due course.

Yours truly,

S. M. Gibson,
Insurance Department

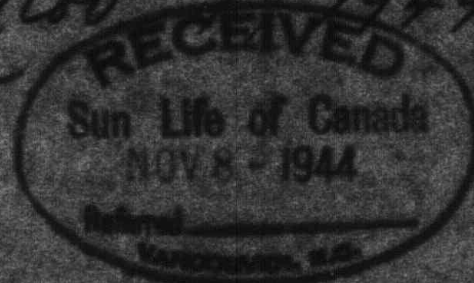
SMG:JS

Encl.

EVACUATION SECTION	
Policy No.	10449
File No.	10449
Refused	Siberia and Nov 1944

Douglas St,
Hamilton, Ont.

Sun Life Assurance Co, you
Royal Bank Bldg,
Vancouver, B.C.



Dear Sirs:

Re: Policy No. 224938.
2249.438

I have received the notice of premium due on my life insurance the other day. Please get in touch with the Office of the Custodian for remittance. I have already mailed to them your notice requesting to make payment on it. Please return receipt to my new address in Hamilton.

Yours very truly
Sadao Maikawa

VANCOUVER, B.C. NOV 8 - 1944

Premium due Nov 1/44 -	\$104.85
Less dividend -	20.60
Balance due	<u>83.75</u>
No Subr.	

K. Maikawa

44 Douglas St.,
Hamilton, Ont.,
Nov. 1, 1944

Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville Sts.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	NOV 7 1944
File No.	10449
ms.	SM 2981
Referral	Silvers

Dear Sirs:

Re: file no. 10449

Enclosed please find two titles:
No. 98368K for 333 Powell St, 35/40/196
No. 98367K for 341 Powell St 33/40/196
and the Sun Life Assurance Company's
notice of premium due on my life
insurance.

I believe there is a little credit
balance on my account. Please make
payments to the Sun Life Assurance
Company, and asks them to return
the receipt to my new address which
is on back of the notice.

Yours very truly,
Sedes Markwa
Reg # 01336.

Mr. Silvers

2/30/45
Sedes

10/19

October 10, 1944.

The Western Fish Company,
333 Poveall Street,
Vancouver, B. C.

Dear Sirs

Re: Catalogue No. 287
333 Poveall Street
Vancouver, B. C.

Please be informed that the above property which you are renting
has been sold to Messrs. Ray Eng and Hin Soo Eng, 391 Poveall Street, Vancouver.
You may expect to receive word on behalf of these purchasers as to rentals and
other incidents connected with this property.

Yours truly,

George Peters,
Administration Department.

Yours,
cc Messrs. Kier & Kier Ltd.,
cc Messrs. Ray Eng and Hin Soo Eng.

10449

Continued

*Copy sent to Shiro Matkawa,
File 10449.*

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6181

PLEASE REFER TO
FILE NO. **EX. 310**

808 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

January 15, 1943.

MATKAWA, Ltd.,
c-o P.S. Ross & Sons,
Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

Our No. T 129

Re: Motor Vehicles

Your Dodge truck

which was surrendered to the Authorities, has been
sold for \$ 750.00

Charges against your car were as follows:

Liens \$

Administrative Expenses \$ 25.53

The Balance thereafter remaining of \$ 724.47

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
HL

*also on
File M 44
13565*

copy sent to Nades Mankawa,
File 10449.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 5131

PLEASE REFER TO

FILE NO. Int. 310

808 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

MATSUMI Ltd.,
c/o P.S. Ross & Sons,
Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

Our No. 673

Re: Motor Vehicles

Your Dodge

which was surrendered to the Authorities, has been

sold for \$ 1,000.00

Charges against your car were as follows:

Liens \$

Administrative Expenses \$ 20.49

The Balance thereafter remaining of \$ 979.51

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
EL

also on
file 13565 M H

copy for file 10449.
sent to Jadedo
Maikawa

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6191

PLEASE REFER TO
File No. Int. 310

808 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

January 14, 1943.

Maikawa Ltd.,
c/o P.B. Ross & Sons,
Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

Our No. 788

Re: Motor Vehicles

Your Dodge truck

which was surrendered to the Authorities, has been

sold for \$850.00

Charges against your car were as follows:

Liens \$

Administrative Expenses \$ 22.40

The Balance thereafter remaining of \$ 827.60

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

BPA:MA

also on file
13565 MHA

Evacuee File No. 10449 ✓
Evacuee File No. 13565

EVACUATION SECTION	
Rec'd	JUN 10 1943
File No.	10449
Ans.	<i>AD</i>
June 8th, 1943	referred <i>Milson</i>

out to Wright

MEMORANDUM

TO: Mr. G.D. Milson

FROM: Mr. K.W. Wright

In reply to your memorandum of the 7th instant, regarding the debt shown on the books of Maikawa Limited, amounting to \$1,979.30, in the name of S. Maikawa, we would bring to your attention the fact that Sadao Maikawa does not list this in his accounts receivable given on his "JP" form.

At the time that Messrs. P.S. Ross and Sons investigated the company's affairs he was unable to tell them whether this money was owing to him or to his father, Sannosuke Maikawa. It would seem strange that he did not know it was owing to him then and now be sure that it is his. Sadao Maikawa should be made to produce documentary evidence to prove his claim to this amount. ✓

The claim against Maikawa Limited by the Income Tax Department has no direct relation to the above matter. However, should Sadao prove his claim to the \$1,979.30 now held by the internec section for Sannosuke Maikawa, this money would be returned to the company and the Income Tax claim paid.

[Handwritten signature]

[Handwritten initials]
GDP:HW.

10449

4th November, 1942

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

Dear Sirs:

Re: Sadao MAIKAWA

With reference to your letter of October 31st and in confirmation of our telephone conversation in regard to same.

We have to-day written to Mr. Sadao Maikawa, who is the registered owner of the property involved, advising him of the arrangements which have been made by Mr. Zenichi Kinoshita, who is stated to be the Manager of Maikawa Ltd.

We are sending our letter by air mail and have asked Mr. Maikawa for an immediate confirmation and as soon as we hear from him we will again advise you.

In the meantime we think it would be in order for you to advise Mr. Lindsay E. Muir of the Western Fish Co., Ltd. that subject to the confirmation which we are asking for, the arrangements which you have entered into will be approved by this office.

Yours truly,

P. G. Shears,
Manager.

PGS/PMB

Catalogue No. 187
File No. 10449
333 Powell Street
Vancouver/35/40/196

Receipt of Certificate of Title No. 110984-L is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of The Northern Assurance Company Ltd. policy No. 4311850 which has been assigned to us and also of The Northern Assurance Company plate glass policy No. P.G. 75015 which has been assigned to us.

Dated at Vancouver, B. C., this 11th day of December 1944.

Eng Hin Soo

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

Dear Sirs:-

Re: 333 Powell St. Vancouver

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

Eng Hin Soo
.....Signed

Catalogue No. 8
File No. 10449
350 Alexander Street
15/E 14/40/196

Receipt of Certificate of Title No. 106350L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled. Receipt is also acknowledged of London Guarantee & Accident Company policy No. 559818 which has been assigned to me, and cheque for \$26.62 representing closing adjustments on sale to me of 350 Alexander Street.

Dated at Vancouver, B. C., this 5th day of Sept 1944.

Mike Hornuchuk

Catalogue No. 8
File No. 10449

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

Dear Sirs:-

Re: 350 Alexander St.

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

Mike Hommichuk
.....Signed

Ker + Ker

COPY

File Number 10449

Registration Number 01536

160

MATKANA, Sadao.

350 Alexander Street, Vancouver, B. C.

LOCATION AND NATURE OF PROPERTY:

(a) 341 Powell Street, Vancouver, B. C.
Lot 33, Block 40, D.L. 196, Group 1,
New Westminster District.

(b) 333 Powell Street, Vancouver, B. C.
Lot 33, Block 40, D.L. 196, Group 1,
New Westminster District.

(c) 350 Alexander Street, Vancouver, B.C.
14 E. 1/2 and 15, Block 40, D.L. 196,
Group 1, New Westminster District.

OWNERSHIP:

MATKANA, SADA0.

BUILDING:

(a) 341 Powell Street - Frame and brick building situated on the north side of Powell Street with a very shallow depth store with approximately 15 ft. in the front. At the rear of the store, the balance of the building is Japanese Public Baths. There is a side entrance on the West side of the property running to the bath section. On the rear half of this lot there is an old dwelling which is at the present time occupied by the people who operate the Japanese Baths. It contains four rooms downstairs and 4 rooms upstairs. The upstairs section of this dwelling is being retained by the owner for the storage of furniture located at 350 Alexander Street.

(b) 333 Powell Street - The Building located at this address is a better class of building than the former. There is a store completely across the front of the lot, running from Powell Street to the Lane. It is entirely utilized as a Fish Shop and there is a very large volume of machinery throughout the building. There is a considerable amount of tile work along the front and East wall of the Building. Upstairs above this store in the front section of this building there are four or five rooms which were being utilized as offices for the Fish Store.

(c) 350 Alexander Street - An 8 room frame dwelling situated on the South side of Alexander Street. There is a small verandah across the front. The ground floor contains hallway, living-room, dining-room, kitchen, Japanese bath and toilet. Upstairs there are four bedrooms. There is no basement. There is a heating stove located in the dining-room. The house is equipped with gas and hot water boiler on the ground floor. The whole of the ground floor area is covered with asbestos tile. The house is in excellent condition.

LAND:

The size of Lot 33, Block 40, D.L. 196 is 25 x 122
The size of Lot 33, Block 40, D.L. 196 is 25 x 122
The size of Lot 14E. 1/2 & 15, Block 40, D.L. 196 is 57 1/2 x 122

TAXES:

- (A) 341 Powell Street -
No arrears:
1942 taxes, gross \$266.00, rebate \$10.57, nett \$255.43
- (B) 333 Powell Street -
No arrears:
1942 taxes, gross \$266.00, rebate \$10.57, nett \$255.43
- (C) 330 Alexander Street -
No arrears:
1942 taxes, gross \$92.10, rebate \$3.59, nett \$88.51

ASSESSMENT:

- (A) 341 Powell Street -
Building \$2650.00
Land \$750.00
Total Assessment \$3400.00
- (B) 333 Powell Street -
Building \$2650.00
Land \$750.00
Total Assessment \$3400.00
- (C) 330 Alexander Street -
Building \$1050.00
Land 1200.00
Total Assessment \$2250.00

INSURANCE:

341 Powell Street -
We hold on file in this office the following Insurance Policies:-

1. Sentinel Insurance Policy #62255. Amount \$2500. Fire Insurance, on the building located on the front of the lot, utilized as offices, baths, etc. Assured Sadao Maikawa. Expiring February 14th 1943.
2. Sentinel Insurance Policy #62254. Amount \$700.00. Fire Insurance on the two storey frame dwelling situated on the rear of this lot. Assured Sadao Maikawa. Expiring February 14th 1943.
3. Ocean Accident & Guarantee Corporation, Renewal Certificate #59538, renewing policy #4-52167, Plate Glass Insurance. Assured Sadao Maikawa. Expiring October 9th 1943.

333 Powell Street -

We hold on file in this office the following Insurance Policies:-

1. London Guarantee & Accident Insurance Company Policy #689819. Amount \$2000. Fire Insurance on store, offices and dwelling located at the above address. Assured Sadao Maikawa. Expiring June 1st 1943.
2. British Columbia Plate Glass Insurance Company Policy #80647 covering plate glass at this address. Assured Maikawa Limited. Expiring September 18th 1943. We note that this Policy has not been counter-signed by the Authorized Representative in British Columbia and will take steps to have this done.

330 Alexander Street -

We hold on file in this office the following Insurance Policy.

1. London Guarantee & Accident Insurance Company Policy #559912. Amount \$1200 fire insurance on 1 1/2 storey frame dwelling with Patent roof. Assured Sadao Maikawa. Expiring June 1st 1943.

FINANCIAL POSITION:

(A) 341 Powell Street -

Mr. Maikawa advises that this property is clear title and he has the Certificate of Title.

(B) 333 Powell Street -

Mr. Maikawa advises that this property is clear title and he has the Certificate of Title.

(C) 380 Alexander Street -

Mr. Maikawa advises that this property is clear title and he has the Certificate of Title.

In connection with all of the above properties only the 1942 Taxes are owing, as stated above, and Mr. Maikawa states that he will pay these on or before July 3rd 1942.

Regarding his personal financial position, the writer checked this matter with him and he states that it is the same as shown on the J.P. Form.

FURNITURE:

(A) 341 Powell Street -

There is practically no furniture in these premises, other than the Steam Bath machinery, boilers, etc. Mr. Maikawa will supply a list of these articles at a later date, either direct to the Office of the Custodian or to this Office.

(B) 333 Powell Street -

This is the Fish Store and is equipped with tile counters, grinding machine, fish machine, scales, etc. Mr. Maikawa states that he will also supply a complete list of these articles at a later date either direct to the office of the Custodian or to this office.

(C) 380 Alexander Street -

This is Mr. Maikawa's home and it is his intention to store all of the furniture from this dwelling in the house located on the rear of (a) 341 Powell Street, and board same up. When he moves the furniture from 380 Alexander Street to 341 Powell Street he will give a complete list of all the articles. It is his intention to leave in the house at 380 Alexander Street the oil heating stove, kitchen stove, gas heater, etc. Upon receipt of this Inventory by your office or our own, it will be necessary to once again check them with the articles contained in the various premises.

REMARKS:

These premises are occupied at the present time as follows:

(A) 341 Powell Street -

Store and Japanese Steam Baths with old house on the rear of the property occupied by the operators of the Japanese Steam Baths. It is Mr. Maikawa's intention to board up all of these premises with the exception of the small store on the front which he thinks it might be advisable for us to rent. He is still undecided.

(B) 333 Powell Street -

Fish Store and offices upstairs. Mr. Maikawa intends to board these premises up.

(C) 380 Alexander Street -

Mr. Maikawa wishes us to rent these premises on his behalf, unfurnished.

RECOMMENDATIONS:

We believe it would be advisable to carry out the wishes of Mr. Maikawa, as stated above, in regard to 333 Powell Street, 341 Powell Street, and also his wishes regarding

-4-

the renting of 380 Alexander Street, which we believe can be readily rented unfurnished. The store properties would be difficult to rent, and the Steam Baths impossible.

THE RENTAL VALUE:

The rental value of the dwelling, in our opinion, would be \$25.00 to \$30.00 per month unfurnished.

The rental value of the store at 341 Powell Street, which Mr. Mahana states he might rent, would be \$12.00 per month.

THE SALE VALUE:

The sale value of the three properties under normal market conditions would be as follows:-

- (A) 341 Powell Street - \$5250.00
- (B) 338 Powell Street - \$5800.00
- (C) 380 Alexander Street - \$1800.00.

This property was inspected on June 24th 1948 by J.M. Anderson, Rental Manager, and also by the writer.

KER & KER LTD.

Per. *[Signature]*

REG. NO.		NAME			FILE NO.		
01336		Malikana, Sadao			10449		
ASSURED							
THE SECRETARY OF STATE OF CANADA, acting in his capacity as CUSTODIAN							
COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION	
London Guarantee & Accident Co. Ltd.	570117	2,300.00	21.16	.92	1 Yr. Feb. 14, 1945		
PROPERTY INSURED			LOCATION				
2,300.00 on the 1 story, brick building, patent roof, now vacant.			341 Powell St., Vancouver, B.C.				
<i>Transferred to New Owner - Handley 17/11/44</i>			INSURANCE AGENT		RENTAL AGENT		
			Ker & Ker Ltd.		Ker & Ker Ltd.		
LOSS PAYABLE							
Assured							
ENDORSEMENTS							

POLICY NO. 01336		NAME MAIKAWA Sadao			FILE NO. 10449		
ASSURED Sadao Maikawa							
COMPANY Sentinel Fire Ins. Company	POLICY NO. 82554	AMOUNT \$700.00	PREMIUM \$6.09	RATE	TERM 3 yrs.	EXPIRATION Feb. 14/45	
PROPERTY INSURED \$700.00 on two story frame bldg. shingle roof private dwelling			LOCATION On rear of Lot 7, Block 40, D.L. 196, & being No. 341 Powell St., Vancouver, B. C.				
LOSS PAYABLE Insured			INSURANCE AGENT Sealey & Co. Ltd.		RENTAL AGENT Ker & Ker Ltd.		
ENDORSEMENTS							

Transferred to New Owner - Handley - 17/11/44

REG. NO. 01336		NAME NAIKAWA, Sadao			FILE NO. 10449	
ASSURED The Secretary of State of Canada, acting in his capacity as Custodian.						
COMPANY The Casualty Co. of Canada.		POLICY NO. P.O.22085	AMOUNT	PREMIUM \$9.65	RATE	TERM 3 Yrs. Oct. 9, 1945
PROPERTY INSURED Plate Glass <i>Transferred to Mrs. Davis - Handley 11/11/44</i>			LOCATION 241 Powell Street, Vancouver, B. C.			
LOSS PAYABLE INSURED		INSURANCE AGENT Ker & Ker Ltd.		RENTAL AGENT		
ENDORSEMENTS						

REG. NO.		NAME		FILE NO.		
01396		MAIKAWA Sadao		10449		
ASSURED Sadao Maikawa						
COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
London Guarantee & Accident Co. Ltd.	559818	\$1500.00	\$14.25	.95	36mos.	June 1, 1945
PROPERTY INSURED \$1500.00 on 1½ story frame bldg. with patent roof - private dwelling.			LOCATION Lot 15, B of Lot 14, Block 40, D.L. 196, and being #350 Alexander St., Vancouver, B.C.			
LOSS PAYABLE Assured			INSURANCE AGENT Ker & Ker Ltd.		RENTAL AGENT Ker & Ker Ltd.	
ENDORSEMENTS						

01336

NAME

NAIKAWA, Sadao

FILE CARD NO. 1

10449

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The Casualty Co. of Canada	<i>Transferred to London Guarantee & Accident Co. - Handley - 12/1/44</i> P.O. 22085	<i>PA</i>	Oct.	9	1945	341 Powell Street, Vancouver, B.C.
British Columbia Life Glass Ins. Company	<i>Revised - Rel # 75015 - Yachin Insurance Co.</i> 30847	plate X Glass	Sept.	18	44	333 Powell Street, Vancouver, B.C.
London Guarantee & Accident Co. Ltd.	<i>Transferred to London Guarantee & Accident Co. - Handley - 12/1/44</i> 559818	\$1500.	June	1	45	350 Alexander St., Vancouver, B.C.
London Guarantee & Accident Co. Ltd.	<i>Revised - London Guarantee & Accident Co. - Handley - 12/1/44</i> 559819	\$2000.	June	1	45	333 Powell St., Vancouver, B.C.
Centinel Fire Insurance Company	<i>Revised - Rel # 55756 - London Guarantee & Accident Co. - Handley - 12/1/44</i> 82558	\$2300.	Feb.	14	45	341 Powell St., Vancouver, B.C.
Centinel Fire Insurance Company	<i>Transferred to London Guarantee & Accident Co. - Handley - 12/1/44</i> 82559	\$ 700.	Feb.	14	45	341 Powell St., Vancouver, B.C.
London Guarantee & Accident Co. Ltd.	<i>Revised - Rel # 570117 - London Guarantee & Accident Co. - Handley - 12/1/44</i> 55-786	\$2300.	Feb.	14	44	341 Powell St., Vancouver, B.C.

SEE CARD No. 2

*and was added
with 44 for 45 revised
and to name 44*

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
London Guarantee & Accident Co. Ltd.	<i>Revised Sub No 4 311550 - Northern</i> 567398	\$2000.	June	1	1944	Lt. 35, Blk. 40, D.L. 196, 333 Powell St., Vancouver, B. C.
London Guarantee & Accident Co. Ltd.	<i>Transferred to new class - Monthly - 12/10/44</i> 578117	\$2,300.	Feb.	14	1945	341 Powell St., Vancouver, B.C.
Northern Assurance Company Limited	<i>Transferred to new class - day by - 12/10/44</i> 431290	\$2,000.	June	1	1945	Lt. 35, Blk. 40, D.L. 196, 333 Powell Street, Vancouver, B.C.
Northern Assurance Company Limited	<i>Transferred to new class - day by - 12/10/44</i> P.G. 75015	\$21.50	Sept.	18	1947	333 Powell Street, Vancouver, B.C.

REAL PROPERTY SUMMARY

JAPANESE NAME: Sadao Maikawa Reg. No. 01336 File No. 10449
CATALOGUE NO: 189
PROPERTY ADDRESS: 341 Powell Street, Vancouver, B. C.
LEGAL DESCRIPTION: Lot 33, Block 40, District Lot 196, Group 1, New Westminster District, Plan 196.
TITLE: Registered in the name of Sadao Maikawa.
ENCUMBRANCES: Registered: Vesting Order filed 34459 dated July 15th, 1942.
Unregistered: No indication.
ASSESSED VALUES: Land \$3125.00
Improvements 2400.00 - \$5,525.00 Taxes \$228.67
CLASSIFICATION: This is a one-storey brick building 25' x 60' built on a 25' x 122' lot and used as Japanese Public Baths. At the rear of this lot is a very old two-storey frame house. We quote from the valuator's report: (July 22nd, 1944).
"The store was used for a Japanese bath, so there is a lot of cement vats that will cost considerable to remove so that a new floor can be laid.

Value for sale \$2500.00"

HISTORY OF
ADMINISTRATION:

The store and Bath portion of this building was boarded up by Sadao Maikawa before evacuation. The Rear Upper portion of the house was rented to L. Tornblad as at November 1st, 1942, on a monthly basis, consideration \$15.00 per month, payable in advance. The rear lower portion was rented to Chan Kwan as at March 13th, 1943, on a monthly basis, consideration \$10.00 per month, payable in advance.

Rents collected \$742.66 against which were the following charges:

Plumbing	\$91.41
Insurance	42.32
Water Rates	155.40
Sundries	2.40
Commission	<u>60.90</u> - \$352.43

\$595.00 of the above rentals were credited to Sadao Maikawa and \$147.66 which were collected after the sale date were taken care of in the final adjustment and credited to the new owner.

SOLD:

To: Edith Anne Hundley for \$3250.00 as at October 24, 1944.
Approval of Advisory Committee, September 29th, 1944.

Funds released to the credit of Sadao Maikawa as at February 7th, 1945, against which were the following charges: Real Estate Commission \$162.50, Valuation \$5.00, Advertising \$4.00, Registration Fees \$2.50 = \$174.00, leaving a net cred

of \$3,076.00 from said transaction.

Adjustments as at October 24th, 1944, to the amount of \$10.28 Unexpired Fire Insurance Premiums, \$42.60 Purchaser's share of 1944 Taxes, and 19 cents Purchaser's share of Water Rates - \$53.07 were placed to the credit of Sadao Maikawa's account.

The following Fire Insurance Policies:

London Guarantee and Accident Co. Ltd., Policy No. 570117 - \$2,300.00 - covering the one-storey brick building at 341 Powell Street.

Sentinel Fire Insurance Company, Policy No. 82554 - \$700.00 - covering on the two storey dwelling rear of Lot 33, Block 40, District Lot 196, No. 341 Powell Street, Vancouver, B.C.

Both of these policies were transferred to Edith Anne Hundley 17th November 1944.

OLD CERTIFICATE OF TITLE

No. 98367-K

Was deposited in the Land Registry Office, Vancouver, B.C. 15th November 1944.

Certificate of Title No. 113575-L in the name of Edith Anne Hundley was sent to her by registered mail, February 22nd, 1945. Post Office Card Receipt No. 15958 signed by her is on file.

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

April 28th, 1947.



D. A. CRAMER.

DAC:10

Catalogue No. 189

File No. 10449

Japanese Name: Sadao MAIKAWA

Reg. No. 01336

Civic Address: 341 Powell Street, Vancouver.

Legal Description: Lot 33, Blk. 40, D.L. 196,
Gp. 1, N.W.D., Plan 196.

Classification: Store.

SOLD

Registered in the name of: Sadao MAIKAWA

Clear Title.

SOLD to Edith Anne Hundley for \$3,250.00 Cash as at Oct. 24/44.

Title delivered to Mrs. Hundley on Feb. 22/45.

1942

Dec. 2nd

Mr. Green's memo re chattels (Nil)

REAL PROPERTY SUMMARY

JAPANESE NAME: Sadao MAIKAWA Reg. No. 01336 File No. 10449
CATALOGUE NO: 8
PROPERTY ADDRESS: 350 Alexander Street, Vancouver, B. C.
LEGAL DESCRIPTION: Lot 15, and the East half ($\frac{1}{2}$) of Lot 14, Block 40,
District Lot 196, Group 1, New Westminster District,
Plan 196.

TITLE: Registered in the name of Sadao Maikawa.

ENCUMBRANCES: Registered: Filing 34459 Vested in the Custodian
July 15th, 1942.

Unregistered: No indication of any unregistered charges.

ASSESSED VALUE: Land \$1125.00
Improvements 1050.00 - \$2175.00 Taxes \$88.19

CLASSIFICATION:

This is a two-storey seven-room dwelling built on concrete blocks, no basement, situate in the waterfront industrial district, on a 37'5" x 122' Lot. We quote from the valuator's report of July 19th, 1943:

"Two storey frame house on concrete blocks, no basement. Second floor four rooms, no bathroom. Only plumbing is kitchen sink, w.c., laundry tubs and wood bath in outside lean-to shed.

Age of building 30 to 35 years. Exterior siding fair. Roof good. Interior fairly good."

"D.W.REEVE"

One garage 20' x 20'.

APPRAISAL:

"As a residential site the land in this location is worth much less than the City Assessment, which represents the value as a commercial building site. A buyer for commercial use would put no value on the house. We are of the opinion that the fair market value of this property is \$1,250.00."

"D.W.REEVE"

HISTORY OF
ADMINISTRATION:

This property was placed in the hands of Messrs. Ker and Ker, as rental agents, by Sadao Maikawa (confirmed by the Custodian). Messrs. Ker and Ker rented these premises to Fred Achtymichuk, as from November 1st, 1942, on a monthly basis, consideration \$30.00 per month, payable in advance.

Rents collected \$570.00 against which were the following charges:

Water Rates	\$ 56.20
Plumbing and sundries	24.31
Commission	34.50
	<u>\$115.01</u>

SOLD:

To: Mike Homenchuk for \$1800.00 as at June 16th, 1944.
Approval of Advisory Committee May 31st, 1944.

Funds released to the credit of Sadao Maikawa as at September 6,

September 6th,

- Page 2 -

File No. 10449

1944, against which were the following charges: Real Estate Commission \$90.00, Valuation \$5.00, Advertising \$4.00, Registration Fees \$2.50, Tax arrears \$39.03 = \$140.53, leaving a net credit of \$1659.47 from said transaction.

Adjustments as at June 16th, 1944, to the amount of \$4.56 Unexpired Fire Insurance Premiums were placed to the credit of Sadao Maikawa's account.

The following Fire Insurance Policy:
London Guarantee and Accident Company Limited,
Policy No. 559818 - \$1500.00 - covering on 1½
storey frame building with patent roof, private
dwelling, 350 Alexander Street, Vancouver, B.C.
This was transferred to Mike Homenchuk July 15th, 1944.

OLD CERTIFICATE OF TITLE:

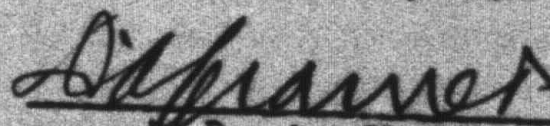
No. 98366-K

Sadao Maikawa declared on his J.P. Form signed 6th June 1942 that his Title Documents were with the Japan and Canada Trust Savings Company.

Certificate of Title No. 106350-L in the name of Mike Homenchuk was handed to him on September 5th, 1944, and his receipt of even date acknowledging same is on file.

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

April 25th, 1947.


D. A. CRAMER.

DAC:ic

Catalogue No. 8

Japanese Name:

Civic Address:

Legal Description:

Classification:

Sadao MAIKAWA

350 Alexander Street, Vancouver.

Lot 15 and E. $\frac{1}{2}$ of Lot 14,
Blk. 40, D.L. 196, N.W.D.,
Plan 196.

Dwelling - 8 rooms.

File No. 10449

Reg. 01336

SOLD

Registered in the name of: Sadao MAIKAWA

Clear Title.

SOLD to Mike Homenchuk for \$1,800.00 Cash as at June 16, 1944.

Title delivered to M. Homenchuk on Sept. 5, 1944.

1942
Dec. 2nd

Mr. Green's memo re chattels (Most taken to
Revelstoke, remainder sold)

1944
Feb. 10th
1945
Mar. 20th

Memo re Claims (Nil)

LETTER FROM MAIKAWA CONFIRMING THAT ALL REAL
& PERSONAL PROPERTY IN PROTECTED AREA HAS BEEN
TAKEN CARE OF.

Catalogue No. 187

File No. 10449

Japanese Name: Sadao MAIKAWA

Reg. No. 01336

Civic Address: 333 Powell Street, Vancouver.

Legal Description: Lot 35, Blk. 40, D.L. 196,
Gp. 1, N.W.D., Plan 196.

Classification: Store & rooms.

-----SOLA-----

Registered in the name of: Sadao MAIKAWA

Clear Title.

SOLD to Way Eng and Hin Soo Eng for \$3,500.00 Cash as at Aug. 18/44

Title delivered to Eng Hin Soo on Dec. 11/44.

Chattels at 333 Powell Street - property of Maikawa Ltd. (File 13565)

1942

Dec. 2nd

Mr. Green's memo re chattels

1943

Oct. 5th

Mr. Green's memo re chattels

1945

Feb. 17th

" " " " "

REAL PROPERTY SUMMARY

JAPANESE NAME: Sadao MAIKAWA Reg. No. 01336 File No. 10449
CATALOGUE NO: 187
PROPERTY ADDRESS: 333 Powell Street, Vancouver, B. C.
LEGAL DESCRIPTION: Lot 35, Block 40, District Lot 196, Group 1, New Westminster District, Plan 196.
TITLE: Registered in the name of Sadao Maikawa.
ENCUMBRANCES: None registered and no indication of any unregistered charges.
Vesting Order filed No. 34459 dated July 15th, 1942.
ASSESSED VALUES: Land \$3125.00
Improvements 2600.00 - \$5725.00 Taxes - \$233.92
CLASSIFICATION: One two-storey frame building on front half of Lot and one one-storey cement block building on rear of Lot, built on a 25'x 122' Lot. We quote from valuator's report of July 22nd, 1944.
"This a two storey frame building on the front half of lot and a one storey cement block building on the balance of lot. The upper floor on the front part has six small rooms. All V-joint partitions are in poor condition and it is doubtful if they could be made to comply with City Housing regulations when the shortage abates.
Value for sale \$2,750.00"

**HISTORY OF
ADMINISTRATION:**

This property was leased by Messrs. Ker and Ker Limited (Rental agents for Sadao Maikawa) to Western Fish Company Limited on a monthly basis, as from 1st November 1942, consideration \$50.00 per month, payable in advance.

Rents collected \$1,250.- \$1100.00 credited to the Vendor against which were the following charges:

B. C. Electric	\$20.57
New shower and sink	84.50
Insurance	54.00
Water Rates	33.60
Commission	<u>65.00</u> - \$257.67

The \$150.00 was credited to the Purchaser and taken care of in the adjustments.

SOLD:

To: Way Eng and Hin Soo Eng for \$3500.00 as at August 18th, 1944.

Approval of Advisory Committee August 16th, 1944.

Funds released to the credit of Sadao Maikawa as at December 12th, 1944, against which were the following

following

- Page 2 -

File No. 10449

charges: Real Estate Commission \$175.00, Valuation \$5.00, Advertising \$4.00, Registration Fees \$2.50, Water Rates \$3.78 = \$190.28, leaving a net credit of \$3309.72 from said transaction.

Adjustments as at August 18th, 1944, to the amount of \$31.70 Unexpire Fire Insurance Premiums, \$83.08 Purchaser's share of 1944 Taxes = \$114.78 were placed to the credit of Sadao Maikawa's account.

The following Fire Insurance Policies:

Northern Assurance Company Limited, Policy No. 4311850
- \$2,000.00 - covering on 2½ storey frame stores, office and dwelling, 333 Powell Street.

Northern Assurance Company Limited, Policy No. P.G.75015
- covering the Plate Glass at 333 Powell Street.

Both of these policies were transferred to Way Eng and Hin Soo Eng October 13th, 1944.

OLD CERTIFICATE OF TITLE:

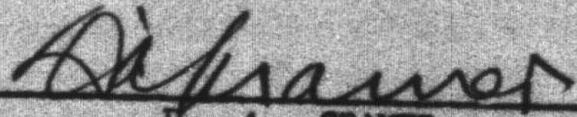
No. 98368-K.

Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 110984-L in the names of Way Eng and Hin Soo Eng was handed to Eng Hin Soo on December 11th, 1944, and his receipt of even date acknowledging same is on file.

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

April 26th, 1947.


D. A. CRAMER.

DAC:ie

June 21st, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 10449
NAME: Sadao WAIKAWA
CATALOGUE NO: 8
RE: 350 Alexander Street, Vancouver, B. C.
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 15 and the
East half (½) of Lot 14, Block 40,
District Lot 196, Group 1, New
Westminster District, Plan 196

Encumbrances: None

Taxes: 1943 taxes of \$86.47 paid. No arrears.

Vested: No. 34459

VALUATION BY APPRAISER: \$1,250.00

AMOUNT OF BID: \$1,800.00

APPROVED BY ADVISORY COMMITTEE: May 31st, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$1,800.00

NAME OF PURCHASER: Mike Homenchuk

KWW/JY
Attach

K. W. WRIGHT

3 2.8/45

STATEMENT RE SALE OF:

Catalogue No: 8
Street Address: 350 Alexander
Van. B.C.
Legal Description: 15 & E 1A/10/136

Name: HAIKAWA, Sadao

File No: 10449

Reg. 01336

Smith 44

Date of Sale and Adjustments

Sale Price \$1,800.00

Real Estate Agent's Commission \$90.00

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 4.56

Taxes to June 16/44 39.03

Water

140.53

\$1,804.56

Net Proceeds credited to your account

1,664.03 *MSB*

Date:.....

Compiled by:.....

October 31st, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 10449
NAME: Sadao WAIKAWA
CATALOGUE NO: 189

RE: 341 Powell Street, Vancouver, B. C.
Store and Rooms

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	City of Vancouver, Lot 33, Block 40, District Lot 196, Group 1, New Westminster District, Plan 196
Encumbrances:	Nil
Taxes:	\$128.67 owing on 1944 taxes.
Vested:	No. 34459
VALUATION BY APPRAISER:	\$2,500.00
AMOUNT OF BID:	\$3,250.00
APPROVED BY ADVISORY COMMITTEE:	September 29th, 1944
AMOUNT RECEIVED BY CUSTODIAN:	\$3,250.00
NAME OF PURCHASER:	Edith Anne Hundley

K. W. WRIGHT

KWW/JY
Attach.

MEMORANDUM

To: File 10449

From: Specified Articles Department

July 15, 1943.

Re: MAIKAWA Ltd.

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1940 Dodge Express No. T-129 License No. (42) C 3300	\$750.00

Sold to: B. C. Security Commission

Selling Price: \$750.00

No Transfer papers on Truck File

Marker

MEMORANDUM

To: File 10449

From: Specified Articles Department

July 15, 1943.

Re: MAIKAWA Ltd.

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1940 Dodge Express No. T-88 License No. (42) C 3301	\$850.00

Sold to: Land's Department

Selling Price: \$850.00

No Transfer papers on Truck File.

Harker

MEMORANDUM

To: File 10449

From: Specified Articles Department

July 15, 1943.

Re: MAIKAWA, Sadao-Reg. 01336

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAR	1940 Dodge Sedan No. C-73 License No. (42) 71282	\$1,100.00

Sold to: Provincial Civilian Protection Committee

Selling Price: \$1,000.00

No Transfer papers on Car File

Corker
memo 15-8-43
When sold
funds were
credited to
Maikawa's
see 10-8-43 memo
D

Memo.
Aug. 18/47 -
Miss Matheson
says it was determined
at the date of sale that
this was the property of
Maikawa.
D

LIABILITY SUMMARY

Sadan BAIKAWA Reg. No. 01336 File No. 10449

The above-named Japanese declared on his J.P. Form signed June 6th, 1942, that he had no Personal Debts and the "Trade Debts of Nakamura Limited will be supplied when store resumes operations." These Debts, if any, will be summarized on the Nakamura Limited file.

There is no record of any claim having been filed against the above-named Japanese.

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

April 25th, 1947.

E. A. Cramer
E. A. Cramer.

DA:ic

--- PERSONAL PROPERTY ---

Sadao Maikawa
Reg. No. 01336

CHATELS: - See Schedules Chatels -
341 Powell Street
350 Alexander Street

The Schedules define the disposition of the chattels of Sadao Maikawa at these locations. Certain ones were sold and some were shipped to him at Revelstoke. His letter March 20, 1945 this file states "This covers all my real and personal property in your care in the protected area.". No further action is shown on the file in respect to chattels.

ACCOUNTS
RECEIVABLE:

On Page 3 of Registration dated June 6, 1942 by Sadao MAIKAWA is recorded under Section "Money Owning to You" :-

"No Personal moneys owing".

NOTE: He later claims that an amount of \$1979.30 is owing to him from MAIKAWA LTD., which is questioned on the file as likely belonging to Sannosuke Maikawa, see memo Apr. 3, 1943. Presently (August 1947) this amount is to the credit of Sannosuke MAIKAWA Int. File 284, on our books.

BONDS, DEBENTURES
BANK ACCOUNT,
LIFE INSURANCE:
SHARES (MAIKAWA LTD.)

(On Page 3 of Registration dated June 6, 1942 by
) Sadao MAIKAWA is recorded a statement of Bonds
(etc. as noted.
) As these did not come under the control of the
Custodian no action was taken except as to shares
in MAIKAWA Ltd. and Life Insurance. Premiums on Life
Insurance were paid through this office on request of
Sadao MAIKAWA. Share Certificates No. 6 and 9 of
MAIKAWA Ltd. covering 67 shares in the name of Sadao
MAIKAWA are in Envelope #316- Safety Deposit Box-
noted in File # 13565 - Custodian.

REFUNDS:

Refunds of Deposits by B.C. Electric Railway Co. Ltd. amounting to \$13.00 in respect to Light in regard to 350 Alexander St. and 333 Powell Street, Vancouver, B.C., were received. These funds were forwarded to Sadao MAIKAWA in our letter April 8th 1947, also \$5.47 net as April 5/45, our receipt NO. 12359.

SPECIFIED ARTICLES:

No articles of this nature were declared by Sadao MAIKAWA in her registration of June 6th, 1942. However under Memo of July 15th, 1943 a Dodge car (C73) is noted in his name and as sold. Investigation determined that at the time of sale it was found that this car was the property of MAIKAWA LTD. and the proceeds of sale were placed in that account and so reported to Sadao MAIKAWA as January 14th, 1943. No question of title to this car was raised at that, or any, time by Sadao MAIKAWA.

(over) *2*

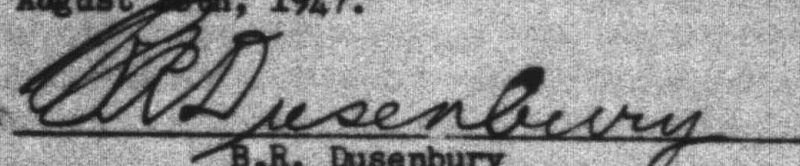
August 18th, 1947

SUMMARY - PERSONAL PROPERTY- continued
Specified Articles:

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

No other Personal Property of Sadao MAIKAWA is revealed on the file.

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


B.R. Dusenbury
Office of the Custodian.

File No. 10649

CHATEL, ECHIQUE

August 14th, 1947

241 Powell Street

Sadao MATSUDA
Box. No. 01336

Declared.	Sold at Auction	Shipped	Aband/ Missing	Remarks.
HI				
Agent stated Japanese Bath & heating system was all that was left at this address	✓	Franklin near 11-4-4-7- for R. Matsuda		
			See Mr. Wilson's ltr. June 6th, 1944	Apparently these items were abandoned.

See Mr. Matsuda's ltr. March 20, 1945 re chattels. ✓

M.D.N. 1 un d x w

Судно МАТКАВА
Рег. No. 01336

August 14th, 1947

Sold at Auction
or Priv. sale

Shipped

Albani/ Massimo

Remarks

Furniture & Fixtures at
350 Alexander St., Vancouver, B.C.,
including Fraying Machine &
Pigridalite.

11-4-67
by Malina to
Revelstoke

See Ltr. Kor & Kor Nov 4/42

11-11-11

Left with tenant

Cost hanger with mirror

4 to Hominechuk Oct 7/44

2 Elec. Fixtures

.....

Old Butcher

✓ to Homelink Oct 7/14

Kitchen wood & Coal

100

-to Ashby/Johnson 29-5-11

Framed Picture

to Honolulu Oct 7/11

$M \otimes N \rightarrow M \otimes N$

See Memo July 29/44
Fixtures
see memo July 29/44

10

File No. 10449

131 Small Street

CHARTERED
SALES BUREAU
BOS. No. 6136

August 14th, 1947

See File 10449

Inventory

Sold at

Auction or Private Sale

By

Agent/Commission

Remarks

Declared of Abandonment
BRI 1/1 Toledo Scale

by Mr. Holt Oct 1/43
by Mr. Holt Oct 1/43

These are all the
property of Wilbur Ltd.

(Wag. Scale) 1/2 Ton

1 Toledo Scale 1/2 Ton

by Mr. Holt Oct 1/43

See Ltr. Apr 12/45 File
(File 13565)

#405011

1 Champion Scale 1/2 Ton

by Mr. Holt Oct 1/43

#47335

1 National Elec. Cash Register

by Mr. Holt Oct 1/43

See memo 17-2-45

1 Bread case

2 Marble counters (1 with
1/2 Plate Glass Front)

(2)

24-1-45

(3) removed to storage 24-1-45. See Ltr. Apr 12/45 File 13565

5 wrapping Paper hangers

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 built-in Box - to Mr. Anderson June/44

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 Dutch Oven

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

3 Fish boards

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

25 Meat & Fish trays

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

90 Meat hooks

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 8 day wall clock

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

2 Penell sharpeners

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 Elec. Exelsa or Refrigerator

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 machine (with Century Motor)

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

#426479 - to Mr. Anderson June/44

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 Polley

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 Small rubber hose

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 Hamburger machine

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 Grinder

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 Elec. Fairbanks-Corliss Motor

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 LUNCH - to Mr. Anderson June/44

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 Polley & Grafty Velling

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

3 PILING CUTTERS - War. 29/46 Van. 99

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 Typewriter desk

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 Typewriter - to Mr. Anderson June/44

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

1 Date - to Mr. Anderson June/44

by Mr. Holt Oct. 1/43

24-1-45

See memo Aug. 23/45

(over)

Th D W D and A

File No. 10649

- 2 -
CHATEL SCHEDULE

August 14th, 1947

Declared, Inventory of Asset Auction or Private Sale
see Page 1 see Page 1.

Sold at Auction or Private Sale shipped abandoned or

Remarks

These chattels were all the property of Helene Ltd. and should appear on File 13965.

also sold at auction but not inventoried.
10 Fish racks
2 doors
Box
Toys & pans
Gas plate
Flower pots
Forks
4 tins
Clock

Old tables to Mr. Anderson June/44
Guns of wood see memo Aug. 23/43

9. DA Davidson

File No. 10449.
Catalogue No. 189.

January 22nd, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Sadao MATKAWA
City of Vancouver
Lot 33, Blk. 40, D.L. 196,
Op. 1. N. W. D., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated November 15th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 113574-L, dated November 15th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 113575-L, dated November 15th, 1944, registering the property in the name of Edith Anne Hundley (Deed).
3. Duplicate of Transmission dated November 6th, 1944.
4. Duplicate of Deed dated November 6th, 1944 - Secretary of State to Edith Anne Hundley.
5. Certificate of Indefeasible Title number 113575-L, dated January 16th, 1945, covering the above property in the name of Edith Anne Hundley.

D. A. Cramer

DAC:JS
Atch.

File No. 10449.
Catalogue No. 187.

November 27th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gruner

Sadac MATKANA
City of Vancouver
Lot 35, Blk. 40, D.L. 196,
S.P. 1, P.S. Plan 126.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated October 3rd, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 110983-L, dated October 3rd, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 110984-L, dated October 3rd, 1944, registering the property in the names of Way Eng and Hin See Eng (Deed).
3. Duplicate of Transmission dated September 16th, 1944.
4. Duplicate of Deed dated September 16th, 1944 - Secretary of State to Way Eng and Hin See Eng.
5. Certificate of Indefeasible Title No. 110984-L, dated November 20th, 1944, covering the above property in the names of Way Eng and Hin See Eng.

D. A. Gruner

RD:JS
Enc.

File No. 10449.
Catalogue No. 189.

October 30th, 1944.

MEMORANDUM

TO: Mr. E.S. Wright

FROM: Mr. D.J. Cramer

Sadno MAIKANA - Reg. No. 01336
City of Vancouver
Lot 33, Blk. 40, D.L. 196, Op.
1, N.W. 1/4, Plan 196. Certificate
of Vesting No. 34452.

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.....EDITH ANNE HUNLEY.
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.
6. Real Property Memorandum from Administration Dept.

Certificate of Indefeasible Title Number 98367-E - where-
abouts unknown.

DJCM
Encs.

D. J. Cramer

EXHIBIT No. 1054 - 2

DATE 19 May 1948

FILED BY

Mr. Honsberger

"Exhibit #1,
Sadao Maikawa,
#01336"

HORNE, TAYLOR & CO. LTD.
851 W. Pender St.,
Vancouver, B. C.

Dec. 19th, 1928

Sannosuke Maikawa,
333 Powell Street,
Vancouver, B. C.

// ADJUSTMENTS AS AT 19th DEC. 1928 //

Re Purchase of Lot 35, Block 40, D. L. 181 & 196

To Purchase Price	\$7500.00	
" Insurance Queen Insurance Co. Pol. 108598, for \$3000. Prem. \$91.98 for one year expiring 11th Feb. 1929, unexpired period 54 days	13.60	
" Taxes for 1928, \$320.75 proportion from 19th Dec. to 31st Dec. - 12 days -	10.54	
By Cash Deposit		\$1000.00
" Agreement for Sale		4500.00
" <u>Allowance for December rents</u> <u>S. Maikawa</u> \$75.00 per month proportion from 19th Dec. to 31st Dec. - 12 days		29.03
<u>I. Yamamoto</u> \$25.00 per month proportion from 19th Dec. to 31st Dec. - 12 days		9.67
" Balance		1985.44
	<u>\$7524.14</u>	<u>\$7524.14</u>
To Balance	<u>\$1985.44</u>	

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

July 15, 1948

[Signature]

Catalogue No. 8
File No. 10449
350 Alexander Street
12/21/40/196

August 31, 1944.

MR. MIKE HOMICHUK

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 16, 1944)

	DEBIT	CREDIT
Purchase price	\$1,800.00	
Cheques received		\$1,800.00
167/365 x \$85.31 seller's proportion of 1944 taxes		39.03
Registration fees on deed - \$1,800.00	7.85	
Insurance premium - 325 x \$14.25 (expiry 1/6/45)	4.96	
Amount owing purchaser	26.62	
	<u>\$1,839.03</u>	<u>\$1,839.03</u>

Net Amount owing purchaser - \$26.62

Catalogue No. 187
File No. 10449
333 Powell Street, Vancouver
35/40/196

December 4, 1944.

HAY LEO & HUN SOO KIM
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 18, 1944)

	DEBIT	CREDIT
Purchase price	\$3,500.00	
Cheques received		\$3,500.00
Water bill from July 5th to Nov. 4th (not yet paid) - \$11.05 - July 6th to Aug. 17th - 42 days @ 9¢ a day		3.78
<u>Amount of rent collected</u>		
August 18th to August 31st - 13/31 x \$47.50		19.92
September 1st to September 30th)		
October 1st to October 31st)		
November 1st to November 30th) 3 x \$47.50		142.50
Registration fees on deed - \$3,500.00	11.50	
Insurance premium - 78.15 x \$27.00	21.22	
Insurance premium - 100% x \$10.10	10.10	
Insurance premium - 2.87 x \$13.40	.38	
Purchaser's proportion of 1944 taxes - 135/365 x \$224.63	83.08	
Amount owing to purchaser	39.92	
	<u>\$3,666.20</u>	<u>\$3,666.20</u>

AMOUNT OWING TO PURCHASER

\$39.92

STATEMENT RE SALE OF:

Catalogue No: 189

Street Address: 341 Powell St.

Legal Description: Vancouver, B.C.
33/40/196

Name: HAIKAWA, Sadao

File No: 10449

Reg. 01336

Date of Sale and Adjustments Oct. 24/44

Sale Price

\$ 3,250.00

Real Estate Agent's Commission

\$ 162.50

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

(6.56)

(.63)

(3.09)

Taxes

42.60

Water

.19

174.00\$ 3,303.67

Net Proceeds credited to your account

3,129.07

Date: March 3rd, 1945.

Compiled by: Mr. George Peters

J n.8/45

STATEMENT RE SALE OF:

Name: WAIKANA, Sadao

Catalogue No: 8

File No: 10449

Street Address: 350 Alexander
Van. B.C.

Reg. 01336

Legal Description: 15 & E 11/40/196

Date of Sale and Adjustments

June 16/44

Sale Price

\$1,800.00

Real Estate Agent's Commission

\$90.00

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

4.56

Taxes to June 16/44

39.03

Water

140.53

1,804.56

Net Proceeds credited to your account

1,664.03

Date:.....

Compiled by:.....

STATEMENT RE SALE OF:

Catalogue No: 187

Street Address: 333 Powell St.

Legal Description: 35/40/196

Name: HAILANA, Sada o

File No: 10449

Reg. 01336

Date of Sale and Adjustments .. Aug. 18/44

Sale Price \$ 3500.00

Real Estate Agent's Commission \$ 175.00

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

Taxes

Water

3.78
-
21.22
10.10
83.08

190.28 \$ 3,414.78

Net Proceeds credited to your account

3,424.50

Date: ... FEBRUARY 1, 1945

Compiled by: ... George Peters

Catalogue No. 189
File No. 10449
341 Pencil Street, Vancouver
33/40/196

February 2, 1945.

EDITH ANNE HUNDELEN
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 24, 1944)

	DEBIT	CREDIT
Purchase price	\$3,250.00	
Cheques received		\$3,250.00
<u>Amount of rent collected</u>		
Turnblad - Oct. 24th to Oct. 31st - 7/31 x \$14.00		3.16
Nov. - Dec. - 2 mos. @ \$14.00		28.00
Burrard Industries - Nov. 16th to Dec. 15th - \$35.00 less agent's charge		26.25
Dec. 16th to Jan. 15th		33.25
Chan Kwan - Oct. 24th to Nov. 14th - 21/31 x \$9.00		6.10
Nov. 15th to Dec. 14th)		
Dec. 15th to Jan. 14th) 2 mos. @ \$9.00		18.00
Registration fees on deed - \$3,250.00	11.00	
Insurance premium - 31% x \$21.16	6.56	
Insurance premium - 10.3% x \$6.09	.63	
Insurance premium - 32% x \$9.65	3.09	
Water paid July 4th to Nov. 4th - \$1.95 - 11 days @ 1-75/100¢	.19	
Purchaser's proportion of 1944 taxes - 68/365 x \$228.67	42.60	
Balance owing to purchaser	50.69	
	<u>\$3,364.76</u>	<u>\$3,364.76</u>

BALANCE OWING TO PURCHASER \$50.69

File No. 10449
 Rec. No. 5135

Sales Summary

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 January 26	Balance as per statement sent		\$5,465.17	
1944 October 24	Rental adjustment to purchaser - 341 Forrell St. rental rents credited from 24 Oct./44	114.76		
	Credit re Sale of Property		3,129.07	
	1944 taxes	125.19		
		<u>\$ 239.95</u>	<u>\$8,594.24</u>	

\$8,354.29

File No. 10449
Reg. No. 01336

SADAO MATSUYA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 9	Ck 541 - Certificate of Encumbrance - Lot 35/40/196	\$ 1.00		
"	" " Lot 33/40/196	1.00		
"	" " Lot 15 & Bg Lot 14			
"	Blk 40, D.L. 196	1.00		
November 26	Ck 997 - Premium in full - Casualty Co. Policy P622085 Plate glass	9.65		
December 12	Rents collected	12.50	50.00	
	Commission	26.07		
	Sundry per rental statement		15.00	
	Rents collected	5.00		
	Commission	10.00		
	Sundry per rental statement		30.00	
	Rent collected	7.50		
	Commission	8.65		
	Sundry per rental statement		15.00	
1943 January 13	Ker & Ker - payment to Evanose	10.00		
	Rents collected	1.00		
	Commission	12.45		
	Sundry per rental statement		30.00	
	Rents collected	1.50		
	Commission	3.31		
	Sundry per rental statement		50.00	
	Rents collected	2.50		
	Commission			
February 12	Rents collected	2.50	50.00	
	Commission - Ker & Ker		15.00	
	Rents collected	1.00		
	Commission	14.00		
	Sundry per rental statement		30.00	
	Rents collected	1.50		
	Commission			
February 24	Ck 1933 - City of Vancouver - scavenging	1.00		
March 15	Rents collected	1.50	30.00	
	Commission	11.00		
	Repairs & Maintenance			

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1963 March 15	Rents collected	\$ 1.00	\$ 15.00	
	Commission	2.00		
	Repairs & Maintenance	1.40		
	Insurance	10.60		
	Sundry per rental statement			
April 13	Rents collected	1.50	30.00	
	Commission	11.90		
	Sundry per rental statement			
	Rents collected	11.00	100.00	
	Commission	16.25		
	Repairs & Maintenance	84.50		
	Sundry per rental statement	5.15		
	Rents collected		25.00	
April 15	CK 2771 - Certificate of Encumbrance - Vancouver	1.00		
May 14	Rents collected	1.00	10.00	
	Commission	2.15		
	Repairs & Maintenance	6.85		
	Sundry per rental statement			
	Rents collected	1.00	15.00	
	Commission	14.00		
	Repairs & Maintenance			
	Rents collected	1.50	30.00	
	Commission	2.50		
June 12	Rents collected	2.50	50.00	
	Commission	27.00		
	Insurance			
	Rents collected	1.00	10.00	
	Commission	9.00		
	Repairs & Maintenance			
	Rents collected	1.00	15.00	
	Commission	8.90		
	Repairs & Maintenance	5.10		
	Sundry disbursements			
	Rents collected		30.00	
	Commission	1.50		
June 29	City of Vancouver - 1963 taxes	241.67		

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 July 14	Rents collected	\$ 2.50	\$ 50.00	
	Commission		15.00	
	Rents collected	1.00		
	Commission	3.70		
	Repairs & Maintenance	10.30		
	Sundry			
	Rents collected	1.50	30.00	
	Commission		10.00	
	Rents collected	1.00		
	Commission	9.00		
	Repairs & Maintenance			
August 13	Rents collected			
	Commission	2.50	50.00	
	Sundry	5.40		
	Rents collected	1.00	15.00	
	Commission	3.55		
	Insurance	10.45		
	Sundry			
	Rents collected	1.00	10.00	
	Commission	9.00		
	Repairs & Maintenance			
	Rents collected	1.50	30.00	
	Commission	14.60		
	Sundry			
August 23	Ck 4834 - City of Vancouver - 1943 taxes Lot 14 & 15 (Bg) / 40/196	86.47		
August 25	Ck 4890 - City of Vancouver - scavenging charges	1.00		
September 23	Rents collected - 353 Powell	2.50	50.00	
	Commission		30.00	
	Rents collected - 350 Alexander	1.50	15.00	
	Commission			
	Rents collected - 341 Powell (upper)	1.00		
	Commission	7.90		
	Sundry			
	Rents collected - 341 Powell	1.00	10.00	
	Commission	.50		
	Repairs & Maintenance			
	Insurance	8.50		

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 October 14	Rents collected - 350 Alexander Commission	\$ 1.50	\$ 30.00	
	Rents collected - 341 Powell (upper) Commission	1.00	15.00	
	Rents collected - 341 Powell Commission	1.00	10.00	
	Insurance	7.71		
November 19	Rents collected - 333 Powell Commission	2.50	50.00	
	Rents collected - 350 Alexander Commission	1.50	30.00	
	Rents collected - 341 Powell (upper) Commission	1.00	15.00	
	Repairs & Maintenance	1.00		
	Bundy	13.00		
	Rents collected of 341 Powell Commission	1.00	10.00	
	Repairs & Maintenance	9.00		
November 29	Ch 6542 - City of Vancouver - 1941 taxes on 341 Powell	250.37		

CR \$ 70.45

FILE No. 10449
Reg. No. 01336

GEN. MATH

(5)

Date	Particulars	Debit	Credit	Balance
1943 November 29	Balance as per statement sent		\$ 70.45	
December 6	On account Life Insurance premium	70.00		
December 16	Rents collected less disbursements	22.50	155.00	
1944 January 12	On account Life Insurance premium - Sun Life	75.00		
March 2	On account Life Insurance premium - Sun Life	125.65		
May 16	On account Life Insurance premium - Sun Life	104.35		
June 29	Sale of Store & gas heater Credit re Sale of Property - 350 Alexander St. Water paid	5.40	97.50 1,664.03	
June 27	1944 taxes re 333 Powell St. " on account 341 Powell St.	224.63 100.00		
August 15	Rents collected Disbursements (commission, water, repairs, insurance)	163.57	600.00	
August 16	Credit re Sale of Property - 333 Powell St.		3,424.50	
August 23	Payment of claim re Fire loss		15.00	
September 27	Balance rents re 333 Powell St. (net)		20.36	
October 7	Plate Glass Insurance premium	10.10		
November 10	Sale of chattels Sun Life Insurance Co.	63.75	52.25 ✓	
December 28	Rents collected - 341 Powell Disbursements	21.65	222.66	
		<u>\$1,016.60</u>	<u>\$6,181.77</u>	<u>CR \$ 5,165.17</u>

✓ 1944 taxes re 333 Powell St.

600.00 2.50 =

Sadno BAYCANA

(6)

File No. 10449
Reg. No. 01336

Date	Particulars	Debit	Credit	Balance
1945 January 15	Balance as per statement sent		\$ 85,485.17	
1944 October 24	Rental adjustment to purchaser - 341 Powell St. refund rents credited from 24 Oct./44	114.76		
	Credit re Sale of Property		3,129.07	
	1944 taxes	125.19		
		\$ 239.95	\$8,594.24	
				CR \$ 8,354.29
1945 February 24 -	Cheque to you	5465.17		
April 5-	Refund B.C. Elec. Railway Co. (Less final bill)		5.47	
" 9-	Cheque to you	2894.59		
		\$ 8599.71	\$ 8,599.71	NIL

FILE No. 10469
Reg. No. 01396

DEBIT BALANCE

Date	Particulars	Debit	Credit	Balance
1963 November 29	Balance as per statement sent	70.00	70.45	
December 6	On account Life Insurance premium	70.00		
December 16	Rents collected Less disbursements	22.50	155.00	
1964 January 12	On account Life Insurance premium - Sun Life	75.00		
March 2	On account Life Insurance premium - Sun Life	125.65		
May 16	On account Life Insurance premium - Sun Life	104.35		
June 29	Sale of Store & gas heater		57.50	
	Credit re Sale of Property - 350 Alexander St. Water paid	5.40	1,664.03	
June 27	1964 taxes re 333 Powell St. " on account 341 Powell St.	224.63 100.00		
August 15	Rents collected Disbursements (conclusion, water, repairs, insurance)	163.57	800.00	
August 16	Credit re Sale of Property - 333 Powell St.		3,424.50	
August 23	Payment of claim re fire loss		15.00	
	Balance rents re 333 Powell St. (net)		20.32	
September 27	Plate Glass Insurance premium	10.10	52.25	
October 7	Sale of chattels	83.75		
November 10	Sun Life Insurance Co.		222.66	
December 26	Rents collected - 341 Powell Disbursements	31.65		
		<u>11,016.60</u>	<u>16,481.77</u>	
				<u>CR \$ 5,465.17</u>

CASE NO: 1054

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA, 1927, CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(THE HONOURABLE MR. JUSTICE H. I. BIRD, COMMISSIONER).

10

Vancouver, B.C.,
 September 15th, 1949.

IN THE MATTER OF THE CLAIM OF
SADAO MATSUKAWA

APPEARANCES:

B. T. B. BRAIDWOOD, Esq.

appearing for the Dominion
 Government.

20

A. WATSON, Esq.,

Secretary.

D. F. CHRISTIAN, Esq.,

Official Reporter.

MR. BRAIDWOOD: My lord, this is a case arising out of
 a claim presented by Mr. Hensberger, of Toronto,
 Canada, and the claim was heard at Toronto on May
 19th, 1948, at which time the Claimant gave evidence.
 Since that time, my lord, the Crown has been in

correspondence with Mr. Hensberger and intimated to him the general procedure which was being followed in the discussions which were being had.

Mr. Hensberger was requested on numerous occasions whether he wished to present further evidence to the Court, or argument, or would be bound by the discussions which were had and the tentative suggestion made by your lordship. Mr. Hensberger, I understand, has now filed information with the Board saying he was willing to leave the case as it stands, with the exception of submitting to the Board a letter coming from Messrs. Fraser, Paine & Edmunds, Vancouver, British Columbia, showing certain property transactions with regard to the premises known as 350 Alexander Street, Vancouver, British Columbia.

The matter here, my lord, is simply that the property was sold by the Custodian in the month of July, 1944, for the sum of \$1800.00 to a man named Hamschuk, and in September, 1944, that property was re-sold by the said Hamschuk for \$3,775.00.

THE COMMISSIONER: Two months later.

MR. BRAIDWOOD: Yes, my lord; and your lordship had requested that the Crown might seek to offer some explanation as to this large sale within a short period of time that the Custodian had sold the property to Hamschuk.

THE COMMISSIONER: I think you had better file the letter of Fraser, Paine & Edmunds.

MR. BRAIDWOOD: (Reads letter.)

THE COMMISSIONER: That will be Exhibit 10.

(LETTER MARKED EXHIBIT NO. 1054-30.)

MR. BRAIDWOOD: Your lordship has, I believe, already accepted an abstract of title which the Crown provided to the Commission.

THE COMMISSIONER: Yes, that is Exhibit 9. What was the result of your investigations, Mr. Braidwood?

10 MR. BRAIDWOOD: I had a personal view of the property to see if anything could be discovered as to why this sale had been made. I made inquiries at the Custodian's office, and have also made inquiries at the City Hall. I find, my lord, for purposes of information, that the appraisal —

THE COMMISSIONER: Whose appraisal?

MR. BRAIDWOOD: Johnson, Reeves & Watson. At that time the City assessment was \$2,175.00, consisting of land, \$1185.00, and buildings \$1000.00, and at the present time, as of today, for purposes of comparison, the land is \$1185.00, which is the same, and the building is \$1400.00, which is an increase of \$350.00 from 1945; which would indicate, I submit, my lord, that any valuation as to assessment or re-assessment has only been that which has taken place normally in the City of Vancouver over the period concerned.

20 THE COMMISSIONER: The increase in assessment is as between 1945 and 1947?

MR. BRAIDWOOD: Yes, just for purposes of comparison.

THE COMMISSIONER: It does not indicate any change in the structure?

30 MR. BRAIDWOOD: No, my lord. I saw the property from the outside and it is a fairly presentable looking property.

obviously now with some new paint on it, a dwelling or rooming house. It is in a district which is surrounded by light industries. There is a printing plant to the east and a vacant lot to the west, as I recall it. That is in the general area, I think, of the Vancouver Ice & Cold Storage Plant.

THE COMMISSIONER: I know it in general way.

MR. BRAIDWOOD: And I can see no reason, my lord, why that property should have gone up highly in value.

10 THE COMMISSIONER: It more than doubled in price.

MR. BRAIDWOOD: Yes. At one time I thought there might be some commercial enterprise which needed the property, but I could find nothing of that. However, my lord, I think your lordship should be referred to the Johnson, Reeves & Watson appraisal on the 19th July, 1945, which is Exhibit 8.

THE COMMISSIONER: What is the street address- 580 Alexander?

MR. BRAIDWOOD: Yes, my lord. I should like to refer to Mr. Reeves' appraisal, and I submit Mr. Reeves is a careful appraiser and his appraisals have held up very well throughout the course of this inquiry. (Reading appraisal.)

My lord, I would point out, in view of my former remarks, that this is a light commercial area and on a residential basis I cannot see how it would have any value, and I submit Mr. Reeves was correct in that.

THE COMMISSIONER: The Reeves' appraisal is dated July 19, 1945.

20 MR. BRAIDWOOD: Yes, my lord.

THE COMMISSIONER: And the sale would be a year later.

MR. BRAIDWOOD: That's right, my lord.

THE COMMISSIONER: At a price of roughly one-third more than Reeves' appraisal.

MR. BRAIDWOOD: That is quite right, my lord, but I would point out that at that time, my lord, this property was of some value because of the residential requirements of the city, and workers who had to work out of that area, fishing boat people and the light industry people along the waterfront there, but I cannot agree it was a very desirable residential property, but if it could be turned into a rooming house property I would submit it had some residential value, as indicated by the fact it did sell at about a one-third increase over the Reeves' appraisal. I haven't been able to obtain any other information I would consider helpful to the Commission.

THE COMMISSIONER: Is the purchaser from Hemenchuk now in possession?

MR. BRAIDWOOD: I haven't been able to obtain that, but I think that would appear from the Abstract of Title which I filed.

THE COMMISSIONER: The Abstract of Title shows that the sale was made by Hemenchuk to three Chinese. The registration was made the 22nd September, 1944. Then apparently there was a re-sale on the 20th February, 1945, by these Chinese purchasers to three other Chinese at the same price, \$3,775.00.

Did you examine these documents of title to determine whether a solicitor was acting or who put it

Discussion.

through?

MR. BRAIDWOOD: No. That document was obtained by application by mail to the Land Registry office.

THE COMMISSIONER: There is such a marked difference between the price realized by the Custodian and the sale price by the purchaser from the Custodian that I would like you to exhaust the possibilities of further information. There is a full 100% difference between the Custodian's price and the re-sale price in a matter of three months, and on the face of it it does look strange. The sale by the Custodian is the 30th June, 1944; the sale by Homenchuk is the 14th September, 1944 — about two and a half months. Perhaps an examination of the Conveyance might disclose a solicitor involved in the transaction, or a real estate agent who would give you some further information. I will hold it over for that information.

MR. BRAIDWOOD: May I have leave to withdraw the Abstract and use it and re-file it?

THE COMMISSIONER: Yes.

(PROCEEDINGS ADJOURNED.)

I hereby certify the foregoing to
be a true and accurate report of
the proceedings.
Deputy Official Stenographer

IN THE MATTER OF THE "INQUIRIES ACT"
PART 3. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(THE HONOURABLE MR. JUSTICE H.L. BIRD, COMMISSIONER).

Toronto, Ontario,
May 19th, 1948.

IN THE MATTER OF THE CLAIM OF
BARAO MATSUDA

PROCEEDINGS AT HEARING.

APPEARANCES:

J.H.C. HUNTER, Esq.,

appearing for the
Dominion Government.

H.S. ROSENBERGER, Esq.,

appearing for the
claimant.

A. WATSON, Esq.,

Secretary.

MRS. F.L. HANFORD,

Official Interpreter.

T.P. HENNON, Esq.,

Official Reporter.

S. Railman,
In Chief.
Discussion.

SAMMO RAIKANA, the claimant herein, being first
only sworn, testified as follows:

DIRECT EXAMINATION BY MR. HENDERSON:

Q Mr. Railman, you are the claimant in this matter,
and I believe there are three properties concerned
in the City of Vancouver, 335 Powell Street, 341
Powell Street, and 350 Alexander Street, is that
right?

A Yes.

Q Dealing with 335 Powell Street first, would you tell
the Commissioner what type of property that is?

THE COMMISSIONER: Is this all set out in the statement?

MR. HENDERSON: It is all set out in the statement. I
have tried to make it as full as possible.

THE COMMISSIONER: Then would you have him verify the
statement?

MR. HENDERSON: Q: You have read over the statement which
has been prepared and signed by you?

A Yes.

Q Does that set forth truly the condition of the
properties and the matters set forth in the statement?

A Yes, sir.

THE COMMISSIONER: Very well. Will you file the statement?
It has been signed, has it?

MR. HENDERSON: Yes, it has been signed.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HENDERSON: I referred to certain exhibits, my lord,
I don't know whether they are of interest. One
was the Income Tax return showing the actual improve-
ments made and charged in the Income Tax and allowed,
the other is a statement of adjustments at the time
of the purchase of the property to verify the

3
S. Harkness,
In Chief.

purchase price and the other a contract for certain improvements.

THE COMMISSIONER: You can file them, if you wish.

MR. HARKNESS: I thought they might be some evidence to substantiate the claims, and there is a picture as well.

MR. HARKNESS: What do you call the second exhibit?

MR. HARKNESS: There are three or four exhibits. One is the income tax return showing these improvements, one was a contract for certain improvements, and one was a statement of adjustments at the time of purchase of the property. The other is a snapshot of the Alexander Street premises.

Q It is a snapshot of the Alexander Street property, isn't it? A Yes.

THE COMMISSIONER: This is entirely a real property claim, is it?

MR. HARKNESS: Yes, my lord, it is entirely real property claim.

MR. HARKNESS: It is submitted, my lord, that in all three cases these properties were sold for their fair market value.

MR. HARKNESS: I didn't get that. You submit what?

MR. HARKNESS: That these properties were sold for their fair market value.

THE COMMISSIONER: The purpose in counsel's submission is to disclose to you the line of defense that the Government will take.

Q CROSS-EXAMINATION BY MR. HARKNESS:

Q Is this a photograph of 333 Powell Street, Mr.

S. Mathews,
Cross-Exam.

Mathews?

At Yes, sir.

MR. HENTER: I tender that as Exhibit 3.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HENTER: I tender the appraisal of the Pemberton Realty Corporation Limited, dated the 22nd of July, 1944, re 333 Powell Street. He says: "Size 25 by 122. This is a two story frame building on the front half of lot and a one story cement block building on the balance of lot. The upper floor on the front part has 6 small rooms. All V-joint partitions are in poor condition and it is doubtful if they could be made to comply with City Housing regulations when the shortage abates. Value for sale \$2,750.00. Pemberton Realty Corporation Limited, S.O. Moore." (APPRAISAL MARKED EXHIBIT NO. 4).

THE COMMISSIONER: Just before you go on to deal with another property?

Q Would you tell me, Mr. Mathews, what is the nearest cross street to 333 Powell Street? Is it Gore?

A Gore Avenue and then Main Street.

Q It is between Gore and Main? A No, between Gore and Railway.

THE COMMISSIONER: I know where it is.

MR. HENTER: This property was advertised in catalogue--

THE COMMISSIONER: Is this 333 Powell Street?

MR. HENTER: 333 Powell Street, the same property -- advertised in catalogue No. 167. Tender was received by Gertrude Ray for \$3100.00. This was rejected. A tender from Pemberton's for \$2750.00, this was rejected. Another tender from Pemberton's for

\$3500.00 this was rejected. A tender from Campbell & Pemberton for \$3500.00 on behalf of Wang Ing and Yin See Ing, this was approved by the Advisory Committee and accepted, and this property was sold for \$3500.00 as of August 18th, 1944. The approval of the Advisory Committee was August 16th. Is the assessed value on the exhibit, my lord?

THE COMMISSIONER: No, I do not think so.

MR. HUNTER: \$3125.00 for land, improvements \$2600.00, a total of \$5,725.00.

THE COMMISSIONER: Is that for 1944?

MR. HUNTER: That, I think, would be 1942, but I will just have to check that. There is nothing on the files that indicated what year it is for.

THE COMMISSIONER: Mr. Rosenberger, Vancouver assessments and general rule are on a high side because the city has no power to reduce their assessments beyond 10% a year.

MR. ROSENBERGER: I see, my lord.

MR. HUNTER: I turn now to 341 Powell Street, my lord.

Q I show you a photograph of what purports to be 341 Powell Street, Mr. Halkman. Is that a photograph of that? A: Yes.

Q Which is it? Is it the centre building there in the photograph? A: This one here with the Coca Cola sign.

Q The centre one? A: Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

MR. HUNTER: I tender the appraisal of Pemberton Realty Corporation Limited dated the 22nd of July, 1944,

S. Mathews,
Cross-Exam.

referring to 341 Powell Street: "Lot 25 by 122. This is a one story brick building about 25 by 60. At the rear there is a very old two-story frame house. The store was used for a Japanese Bath, so there is a lot of cement walls that will cost considerable to remove so that a new floor can be laid. Value for sale, \$2500.00."

(APPRAISAL MARKED EXHIBIT NO. 6).

THE COMMISSIONER: Q: Further, again, to the photograph, Exhibit 5, would you point out to me, Mr. Mathews, which is the building?

A: This building here (indicating).

Q: I see that it lies immediately east of the light pole or telephone pole? A: Yes, sir.

Q: With a Coca Cola sign in front of it?

A: Yes, sir.

MR. BURTON: There was only one tender in response to the advertisement which was by catalogue 139, and that was for \$3250.00 from Her & Rex on behalf of Edith Ann Bentley. This was approved by the Advisory Committee and accepted. It was approved by the Advisory Committee on September 29th, 1944, and sold on October 24th, 1944, for \$3250.00.

The 1944 assessment was \$3125.00 for land, and improvements \$2400.00, a total of \$5,525.00.

Q: Turning now to 350 Alexander Street, the residence, I show you a photograph, witness, is that a photograph of 350 Alexander Street?

A: Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

7
S. Sullivan,
Crest-Rose.

MR. HURST: I tender the appraisal of Johnson, Reeve
and Watson, dated the 19th of July, 1943, referring
to the property at 350 Alexander Street.

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

Location: Waterfront industrial district.

Land: 37.5' x 122' above street level.

Building: 2 story frame house on concrete blocks,
no basement. Drop siding walls, Buroid roof, 1st
floor 3 rooms, 2nd floor 4 rooms. no bathroom.

Only plumbing is kitchen sink, w.c., laundry tubs
and vent bath in outside lean-to shed.

Condition: Age of building 30 to 35 years. Exterior
siding fair. Roof good. Interior fairly good.

Garage: Corrugated iron walls and roof on con-
crete curb and floor 20' x 20'.

Rent: \$30.50.

City Assessments: \$2,175. (Land \$1,125. Building
\$1,050).

Taxes: \$68.19.

Appraisal: As a residential site the land in this
location is worth much less than the City Assess-
ment, which represents the value as a commercial
building site. A buyer for commercial use would
put no value on the house. We are of the opinion
that the fair market value of this property is
\$1,250.00."

(APPRAISAL MARKED EXHIBIT NO. 5).

MR. HURST: This was advertised in catalogue No. 5.

The only tender seems to be from the same person

S. Williams,
Cross-Exam.

who originally offered \$1620.00.

MR. HANDBERGER: Excuse me, but who was it purchased
it, or through whom?

MR. MYERS: It came through Kay & Kay from Mike
Hammelback, who originally offered \$1620.00, then
raised his former offer to \$1800.00. It was sold
to him as of June 16th, 1944.

THE COMMISSIONER: The second offer was \$1800, and what?

MR. MYERS: \$1800.00 even. It was approved by the
Advisory Committee on May 31st, 1944, and sold as
of the 16th of June, 1944. You have had the
assessed value, my lord.

THE COMMISSIONER: You appreciate, Mr. Handberger, that
the facts that are being furnished now by Mr.
Myers are all subject to proof later. This is
simply a matter of information now for you and for
me.

MR. MYERS: I don't think there is any other information
of my importance, my lord. There are no questions.
It appears to be entirely a question of value.

THE COMMISSIONER: Now, Mr. Handberger, I would like you
to make clear to me what claim is made in respect
of the first property, namely 353 Powell Street?
Perhaps I should be able to abstract it from
Exhibit 1, but I cannot.

MR. HANDBERGER: Well it is \$8000.00. I will just
check up on that.

THE COMMISSIONER: Is that not the second property?

MR. HANDBERGER: It was quite a job to try and get all
those particulars on that form, my lord.

2. Railways,
Gravel-Road,
Disposal.

THE COMMISSIONER: I appreciate that. I read the \$8000.00 figure as relating to the concrete block building.

MR. HENNER: No, my lord, it referred to property No. 1. If you look under the first sheet, it is shown there.

MR. HENNER: Yes, 333 Powell Street, \$8000.00; 341 Powell Street, \$7,750.00; and 350 Alexander Street, \$4,000.00.

10 THE COMMISSIONER: Q: Now will you indicate to me where 341 Powell Street lies? That also is on the same side of the street, between Gore and Denby?

A: Yes, sir.

Q And 350 Alexander, that would be in the same block, would it not?

A: Yes, sir.

THE COMMISSIONER: Unless you have any re-examination, that is all I require, Mr. Henner.

MR. HENNER: There are certain things, naturally, referred to in my statement.

20 THE COMMISSIONER: Yes, I will examine this more closely later. That is all, thank you, Mr. Railways.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE MID)

(LATER)

MR. HENNER: My lord, if I might recall Mr. Railways. There were certain fixtures at one of the Powell Street properties.

THE COMMISSIONER: Yes, I see.

B. Ballman,
Recalled, in Chief.

BADAR BALLMAN, recalled, testified further as follows:

MR. KUNENBERGER: Now, Mr. Ballman, you were sworn.

This is dealing, my lord, with the firm or the company of Ballman Limited, which carried on business at 233 Powell Street, and the claimant claims that there were fixtures that were left in the property.

THE COMMISSIONER: Is that set out in the claim form?

10 MR. KUNENBERGER: It is, my lord. There is a separate claim form for that.

MR. HENDER: I think, my lord, it was a company claim.

MR. KUNENBERGER: It was a company claim. Are you dealing with it now or not?

THE COMMISSIONER: Well I suppose it would be more convenient. We have to deal with them eventually.

MR. HENDER: It isn't on the list, my lord, and the file is not here.

THE COMMISSIONER: Have you a copy of your claim, Mr. Kunsenberger, so that I may see what it is?

20 MR. KUNENBERGER: We claim there is no return made of it and if the file isn't here, we can't very well go into it.

THE COMMISSIONER: What I decided to do, subject to what counsel may wish, is to hear all the corporate claims in Vancouver in September. Now, this is a small private company?

MR. KUNENBERGER: It is a small private company.

THE COMMISSIONER: It might be more convenient to present the claim, say, before the sub-Commission.

30 MR. KUNENBERGER: I would prefer that myself.

G. Mailman,
Discussions.

THE COMMISSIONER: Perhaps you might discuss the situation with Mr. Hunter, and whatever counsel agree upon will be satisfactory with me.

MR. HUNTER: It isn't a large amount.

THE COMMISSIONER: There is no possibility of my hearing it because my time now is limited. I will not be here beyond the end of May.

MR. HUNTER: And the file not being here, my friend couldn't very well proceed.

10 THE COMMISSIONER: No. You can settle that, Mr. Hunter, with Government counsel and present the claim before the sub-Commission.

MR. HUNTER: Thank you, my lord.

THE COMMISSIONER: Have you any objection, Mr. Hunter?

MR. HUNTER: No, my lord.

THE COMMISSIONER: You understand, Mr. Mailman, that that claim can be presented later?

THE WITNESS: Yes, sir. Thank you, sir.

MR. HUNTER: Thank you, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE SIX)

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

J. P. Morrison
"J. P. MORRISON"
Official Reporter.

DEFENCE BRIEF

Toronto
May 19, 1948

Sadao MAIKAWA

File No. 10449

Case No. 1054

REAL PROPERTY CLAIMS

1. 333 Powell Street, Vancouver.
Lot 35, Block 40, District Lot 196, Group 1, New Westminster
District, Plan 196.

<u>Claim</u>	<u>Appraisal</u>	<u>Sale Price</u>
\$8000.00	\$2750.00	\$3500.00

Witness: Pemberton Realty Corp. Ltd.
per W.G. Moore appraised the
property as of July 22, 1944.

This will be a straight
question of value.

Note, however, that a
part of the claimant's claim
for improvements is obviously
a claim for repairs and main-
tenance.

It developed at this hearing that there is also
a claim for fixtures on this property. The
fixtures will be a company claim. The Commissioner
states that it can be heard either in Vancouver
before him or in Toronto before the Sub-Commissioner
as counsel may agree.

2. 341 Powell Street, Vancouver,
Lot 33 Block 40 District Lot 196, Group 1, New Westminster
District, Plan 196.

<u>Claim</u>	<u>Appraisal</u>	<u>Sale Price</u>
\$7750.00	\$2500.00	\$3250.00

Witness: Pembertons also appraised
this property.
Also a straight question
of valuation.

3. 350 Alexander Street
Lot 15 and the East $\frac{1}{2}$ of Lot 14 Block 40 District Lot 196
Group 1 New Westminster District Plan 196.

<u>Claim</u>	<u>Appraisal</u>	<u>Sale Price</u>
\$4000.00	\$1250.00	\$1800.00

Witness: D.W. Reeve of Johnson Reeve
and Watson appraised this
property as of 19th July 1943.
Note the remarks in this
appraisal. They are pertinent
to our defence.

Also a question of value.

Note that part of what
claimant says are improvements
are really repairs.

Sadao MAIKAWA
Case No. 1054

-2-

Summary of Defence
Witnesses

Where Required

Pemberton Realty Corp.Ltd.

1 and 2

D. W. Reeve

3

FRS/mw
July 19/48

Name of Claimant **MAIKAWA, Saeo**Case **1084**

Custodian File

10449

<u>REAL PROPERTY</u>										Total
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		
3800.00	28.00									1862.80
2250.00	175.00									
1800.00	168.50									
	1800.00									
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1862.80

November 7, 1950.

Messrs. Raymond & Humberger,
Solicitors & Solicitors,
Federal Building,
Toronto 1, Canada.

Attention: R.S. Humberger, Esq., K.C.

Dear Sirs:

Re: Japanese Property Claims Commission
Case 1034

MAIKAWA LIMITED - 51147

We have for acknowledgment your letter of the 2nd instant enclosing Release signed by Mr. Sadao MAIKAWA.

Enclosed please find cheque in his favour for the sum of \$1412.50, and also cheque to your firm for \$150.00 covering legal fees as authorized. This payment covers the personal claim filed before the Commission by Mr. Maikawa.

In regard to the claim of MAIKAWA LIMITED, there was an award of \$77.00, and a cheque for this amount can be issued to the Company upon return of the enclosed Release form properly executed.

We also have to the credit of MAIKAWA LIMITED the sum of \$3,133.51, and a cheque for this amount can be issued to the Company at the same time we deal with the award referred to above.

The shareholders of MAIKAWA LIMITED according to our records, are:

Sadao MAIKAWA	67 shares
Mrs. Riko OGINO	66 shares
Mrs. Yoshi KINOSHITA	65 shares
Kenichi KINOSHITA	1 share
Tajiro OGINO	1 share

We would point out that a cheque was issued to MAIKAWA LIMITED on May 5, 1943 for the sum of \$500.00, the cheque being sent to Mr. Sadao Maikawa.

Yours truly,

F.G. Shure,
Director.

F.G.S.
Encls.

COPY

FJc

CLAIM NO. 1054

Claim re Custodian's sale of a 7 room frame dwelling at 350 Alexander Street, Vancouver. Claimant alleges cost \$4500.00 in 1923. Claims 1944 market value, - \$4000.00.

1942 City Assessment, land \$1125.00, building \$1050.00, a total of \$2175.00.

Appraisal by Douglas Reeve, July 1943, \$1250.00.

Abstract of Title (Exhibit 9) shows property bought by claimant, 1931, declared value \$2500.00.

Property sold by Custodian July 1944 at \$1800.00, being about one-third more than Reeve's appraisal and \$375.00 less than city assessment.

Exhibit 9 shows that the property was resold by the purchaser from the Custodian on September 22nd 1944 (2 months after Custodian's sale) at \$3775.00, or \$1975.00 in excess of price realized by the Custodian.

Exhibit 9 also shows that property again resold February 20th 1945, at \$3775.00.

I required Counsel for the Government to investigate circumstances surrounding the resale in September 1944. The result of that investigation is shown in Report filed as Exhibit 6 to be as follows:

That the subsequent sale was a bona fide transaction at the sum of \$3775.00; further, that the purchaser from the Custodian had spent on alterations and improvements the sum of \$600.00 in addition to his own labor.

In view of the resale within so short a time after the sale by the Custodian, I conclude that fair market value was not realized on that sale, and that the fair market value at the date of the Custodian's sale was \$3000.00.

I THEREFORE RECOMMEND payment to the claimant of the sum of \$1200.00.

"H.I. RIND"

COMMISSIONER.

November 9th 1949