

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	80% of all Sale Prices:		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
1400.	70.00 12.50									82.50
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount	% of Total	Amount	% of Total
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		Total	
							% of Total	Amount	% of Total	Amount
			46%	200.00		433.50			52.02	14402
					92.00					
TOTAL RECOMMENDATION										226.52



CASE NO: 1052.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 14th, 1948.

IN THE MATTER OF THE CLAIM OF

FRANK GIICHIRO MIZUTANI.

PROCEEDINGS AT HEARING.

Original.



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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

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Toronto, Ontario,  
 May 14th, 1948.

IN THE MATTER OF THE CLAIM OF  
FRANK GIICHIRO MIZUTANI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the  
 Dominion Government.

R.A. BEST, Esq., appearing for the  
 claimant.

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A. WATSON, Esq., Secretary.  
 D.J. HANDFORD, Esq., Official Interpreter.  
 T.P. HORROBIN, Esq., Official Reporter.

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F.G. Mizutani,  
In Chief.

MR. BEST: Mrs. Yamashita is really here in connection with this. She is here but it is a very short real estate claim. Mrs. Yamashita is No. 64 on the list. She is the daughter of Mr. Mizutani, and with your permission we will hear them together.

FRANK GIICHIRO MIZUTANI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

- 10 Q Mr. Mizutani, is that your signature?  
A Yes.  
Q And was that form prepared upon your instructions?  
A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

- Q Now, this claim, Mr. Mizutani, is for your house at No. 1778 West 4th Avenue, is it?  
A No, 45 West 5th Avenue.  
Q I am sorry, I am reading the wrong one. 45 West 5th Avenue? A: Yes.  
20 MR. BEST: If my friend would like to put in the appraisal now.

MR. HUNTER: I will file the appraisal of J.R. Reid & Company, made November 18th, 1943, showing a valuation of a thousand dollars.

(APPRAISAL MARKED EXHIBIT NO. 2).

- MR. BEST: Q: You lived in this house continuously from the time you purchased it in 1929 until evacuation, did you? A: Yes, until 1941.  
Q And then did you move? A: I moved to  
30 1778 West 4th Avenue.



F.G. Mizutani,  
In Chief.

Q You rented it for a short time immediately prior to evacuation, did you?

A Yes.

Q How much rent did you get for it?

A \$16.00.

MR. BEST: I think that is all on that part of the claim, my lord.

Q Is this your signature, Mr. Mizutani?

A Yes.

10 Q And that form was prepared upon your instructions?

A Yes.

MR. BEST: A personal property business, my lord, Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

Q Now, insofar as this portion of your claim is concerned, Mr. Mizutani, you are claiming for a cleaning and pressing business and the chattels that went with it which you conducted at 1758 West 4th Avenue?

A Yes.

20 Q Mr. Mizutani, I am producing to you a duplicate original of a lease between Kuri Mizutani, who, I understand, is your wife, and Mah Dong and Mary Lee, dated the 5th of May, 1942. Now the list of chattels and the values opposite each is the list that you are now claiming for, is it not?

A Yes.

Q And those chattels were in your business premises at 1758 West 4th Avenue? A: Yes.

(LEASE & LIST MARKED EXHIBIT NO. 4).

30 Q The valuation of the chattel there seems to be



F.G. Mizutani,  
In Chief.  
Cross-Exam.

\$1690.00.

THE COMMISSIONER: It is set out in the lease.

MR. BEST: Yes, it is set out in the lease, my lord.

Q This is a business which I understand was conducted by yourself in premises which were owned by your wife, is that right, Mr. Mizutani?

A Yes.

Q And this lease which we have just produced as Exhibit 4 was given by your wife, since she was the owner of the building, I take it, to these Chinese people immediately prior to evacuation?

MR. HUNTER: Are the values shown in the list opposite the inventory? There are none in mine.

MR. BEST: I think that is all.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the chattels were sold for their fair market values. It is submitted that there is no claim for goodwill, the business not being sold as a going concern.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Mizutani, who put these figures on?

A I put them on myself.

Q When did you put those there? A: I think it is about two months ago.

Q I see. They were not there at the time the lease was signed? A: Yes, because you see— because I didn't put anything on it.

30 THE COMMISSIONER: Q: Now just direct your mind to the



question. Were the figures on the schedule at the time the lease was signed in 1942?

A Some show, some not, you see, like the pressing machine, I pay \$666.00, I just put \$600.00 there.

MR. HUNTER: Q: They were not there?

A No, they were not in the lease.

MR. HUNTER: I see. The real property which is 45 West 5th Avenue was assessed for 1942, land \$490.00, the improvements \$550.00, which is a total of \$1040.00. It was advertised for sale under catalogue No. 335. There were a number of offers, the final one which was accepted was for \$1400.00 from Magar Singh, whom I presume was a Hindu or East Indian.

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THE COMMISSIONER: \$1400.00?

MR. HUNTER: \$1400.00 as of December 20th, 1943.

Q I presume this is a photograph of those premises there, 45 West 5th Avenue, Vancouver?

A Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

20 MR. HUNTER: I tender the appraisal of Thompson & Company, dated August 17th, 1944, auctioneers and appraisers, in which they have appraised the fixtures and effects at 1758 4th Avenue at \$484.95. It will be noticed that the various items claimed for are in that appraisal, and that they are individually appraised.

(APPRAISAL MARKED EXHIBIT NO. 6).

MR. HUNTER: I tender the analysis of personal property claim as Exhibit 7.

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(ANALYSIS MARKED EXHIBIT NO. 7).



F.G. Mizutani,  
Cross-Exam.

MR. HUNTER: I tender a letter from the City Electrician's office, dated January 11, 1945, in which he says, "An inspection has been made of the electric sign at the above location, reading 'Master Cleaners' formerly Japanese property.

"It was found that this sign is in need of repainting; has no transformer and the tubing is broken. It is therefore condemned and must be removed."

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(LETTER MARKED EXHIBIT NO. 8).

MR. HUNTER: I tender an appraisal, my lord, possibly rather self-serving, but nevertheless an appraisal made by Mr. Spain of the Custodian's office, dated April 3rd, 1945, in which he says, "I have examined the articles remaining unsold at the above address and estimate their value as under", and he shows following items which total \$19.00. He says, "The tenant, Mr. Mah Fook Sui is prepared to offer \$20.00 for the lot, and I would have no hesitation in recommending acceptance of his offer.

20

"It is doubtful if we could recover this amount if these articles were sold at auction."

I should have mentioned on the first appraisal--

THE COMMISSIONER: That is the Thompson appraisal?

MR. HUNTER: Yes, after the appraisal of Thompson's for \$484.95, not all the items included there were sold as shown by the stars on the list attached to the analysis, but certain items found there were sold at their appraised value for a total of \$412.50.

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F.G. Mizutani,  
Cross-Exam.

(APPRAISAL MARKED EXHIBIT NO. 9).

THE COMMISSIONER: It might be as well to put your  
auction sheets in and it can be followed clearly.

MR. HUNTER: These were not sold by auction.

MR. BEST: Were they sold to Mr. Garraway?

MR. HUNTER: There is a bill of sale here, my lord.  
They were sold to Maxwell Garraway, and H. Angell  
for \$413.50.

10 THE COMMISSIONER: They are marked on the Custodian's  
analysis, are they?

MR. HUNTER: There is a copy of the appraisal attached  
to the analysis, my lord, and I think from the  
legend it clearly shows it.

THE COMMISSIONER: Yes, that is quite clear.

MR. HUNTER: And it was after these other items were  
left that they were appraised by Mr. Spain and sold  
for \$20.00. That is all, my lord.

THE COMMISSIONER: Any re-examination?

MR. BEST: No, my lord.

20 THE COMMISSIONER: All right, thank you, Mr. Mizutani.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*T. P. Horrobin*

"T.P. HORROBIN"  
Official Reporter.



JAN - 7 1948

Case 1052

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,  
Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

ACKNOWLEDGED

[Signature]

3863

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

Toronto

(1) NAME MIZUTANI Frank Giichiro (RCMP) Reg. No. 00732  
(Print) Surname Given Name

(2) Pre-Evacuation Address 1778 West 4th Avenue, Vancouver, B.C.

Best

(3) Present Address 152 Collier St., Toronto, Ontario.

(4) REAL ESTATE 45 West 5th Avenue, Vancouver (1)

(a) Street Address (if any) 1758 West 4th Ave., Vancouver, - Business (2)  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Best

CD E. 33' Lot 13, Block 22, D.L. 200A, Vancouver

(c) Type of Real Property (cross out words which do not apply):

- (i) ~~Farm~~
- (ii) Residence (1) Type of business Cleaner and Dyer
- (iii) ~~Business~~ (2)
- (iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)

(1) Sole owner (2) Lease holder

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land - - - - - (1) \$
- (ii) Buildings - - - - - \$
- (iii) If business, put value on business as going concern (2)  
(including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 2000.00 (2) 2000.00
- (iv) Total value (if you cannot give separate values for lands and buildings just (1)  
fill in total value) - - - - - \$ 2000.00
- (v) Amount at which Custodian sold property and credited your account - - \$ 1700.00 (1)  
450.00 (2)
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2150.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(over)



(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

(e) Itemized description of personal property which is the subject of the claim:

- 1. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 2. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 3. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 4. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 5. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 6. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 7. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 8. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 9. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 10. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_

TOTAL CLAIM FOR PROPERTY LOSS \$ \_\_\_\_\_

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 2150.00

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no No  
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Toronto

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

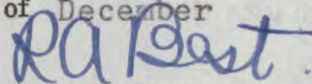
DOMINION OF CANADA )  
County of York )  
TO WIT: )

I, Frank Giichiro Mizutani of the City of Toronto in the Province of Ontario.

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City )  
of Toronto )  
in the County of York )  
this 20th day of December )  
A.D. 1947. )



A Commissioner &c.

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.



Mizutani, F.G.  
(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

00732  
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House 45 West 5th Ave. Vancouver.	5	Frame Clapboard	Dwelling	33x120	1929	May 20, 1929

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Residential and Commercial	\$1500.	New Roof--1930--\$100. Built new basement floor, 1933--\$50. Rebuilt front and back steps \$25. Built new fence, front and back--\$50.	\$2000.

Comments re upkeep of premises:

Kept this house in good repairs during the whole time I lived in it. Painted and decorated it regularly.

Comments re Appraiser's report not covered above: Exterior of house in fairly good condition although it has not been completely repainted since 1936.

1942. ass't # 1040

EXHIBIT No. 1052-1  
DATE 14 May 1948  
FILED BY R. a. Best

J. Mizutani  
Signature



J. R. REID & CO.

515 Granville Street  
Vancouver, Canada

November 18th, 1943.

#335

House #45 West 5th Avenue.

This property comprises a 33 ft. lot on which is erected a 5 room bungalow with no attic.

The rooms comprise a living room, dining room, kitchen and 2 bedrooms and bathroom.

The low basement is a wood floor and there is no furnace.

There is a small garage on the rear of the property, which requires a new roof, and the exterior of the whole property is in rather poor condition.

Valuation \$1,000.00

1052 - 2

EXHIBIT No. 14 May 1948  
DATE.....  
FILED BY J.W.G.Hunter

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

July 14, 1948

M. A. Anstall

ld.



**PERSONAL PROPERTY**  
(Business)

Mizutani F. G.  
(Claimant's Name)

00732  
Reg. No.

<u>Type of BUSINESS</u>	<u>Location</u>	Gross Turnover <u>1941</u>	Average Mark Up	Net Income <u>1941</u>	Estimated Value of <u>Goodwill</u>
Cleaning & Drying	1758 W. 4th Ave.	2500	150%	1000	500

Description of Stock-in-trade at evacuation  
(Attach inventory with cost prices)

Whether prices mentioned are wholesale or retail:

I PURCHASED THE BUSINESS

<u>Date of Purchase</u>	<u>Price</u>	<u>Value Stock Date of Purchase</u>
Opened business myself in 1931.		

Value of Furniture equipment and Fixtures at date of purchase

Value of Goodwill at date of purchase:

EXHIBIT No. 1052-3  
DATE 14 May 1948  
FILED BY A. A. Best

Furniture equipment and fixtures acquired after purchases:

<u>Description</u>	<u>Date Acquired</u>	<u>New or Used at Date Acquired</u>	<u>Price Paid</u>	<u>Condition when Evacuated:</u>	<u>Estimated value at date of Evacuation:</u>
Prosperity Pressing Machine	1934	New	\$600.	Good	450
Boiler with sawdust burner.	1939	New	135.	Good	100
2 Showcases	1935	New	100	Good	75
Tailor machine	1935	Used	100	Good	75
Additional list <i>as per lease to Dong Lee. Total.</i>					<u>1040</u>
<u>List of Accounts Receivable and Accounts collected by Custodian Attached:</u>					<u>1690.</u>

Nil.

Method of Storage and Arrangements Made at Time of Evacuation:

Business rented with concurrence of custodian at \$30.00 per month.

Additional comments, if any:

This business had been established in 1931 by myself and provided a good living for myself and my wife and 3 children until evacuation.

*Claim for business + chattels \$2000. in round figures.*

*F. Mizutani*  
Signature



I N V E N T O R Y

<u>No.</u>			
1	Prosperity Pressing Machine	600-	1934
1	Boiler with Sawdust Burner	135-	
2	Showcases	100-	
1	Counter	25-	
1	Tailor Table	10-	
1	Tailor Machine	100-	
1	Tailor Machine	50-	
1	Sewing Machine	75-	
1	Steam Iron	5-	
1	Iron	75-	
2	Neon Signs	10-	
4	Showcards with frames	20-	
2	Coat Racks		
1	Dining Room Table		
6	Chairs	200-	
1	Kitchen Stove		
1	Gas Range (3)		
1	Deer's		
1	Buffet		
5	Picture Frames with Pictures		
1	Kitchen Table		
3	Chairs		
1	Cupboard		
2	Small Tables		
1	Paper Cutter	185.-	
	NEON sign outside Building and Property		1690 <sup>v</sup>

EXHIBIT No. 1052-4  
 DATE 14 May 1948  
 FILED BY R. A. Besh

Hot water tank  
 piping  
 carpets  
 mirrors

*Kuri Mizutani*  
*Moh Dong*  
*Mrs May Lee*

Goodwill 500.-

Sold 413.50

1941 Gross Income about \$2500.00



CANADA

Province of British Columbia

TO WIT:

I, Joseph Kenneth Laverick of NO.3496 Cambie Street, in the City of Vancouver in the Province of British Columbia, Bookkeeper, make oath and say:-

1. That I was personally present and did see Kuri Mizutani, and Mah Dong, and Mary Lee, each of whom is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.

2. That the same was executed at the City of Vancouver in the Province of British Columbia and that I am the subscribing witness thereto.

3. That I know the said Parties and each of them is in my belief of the full age of twenty-one years.

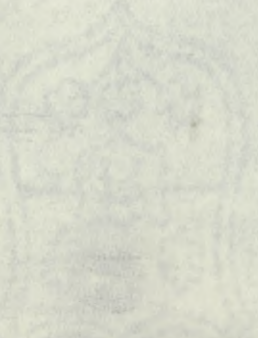
SWORN before me at the City of Vancouver, in the Province of British Columbia, this 5th day of May, A.D. 1942

*W. C. Atherton*

A Notary Public in and for the Province of British Columbia.

*J. K. Laverick*

BY CENTRAL COMPANY  
BOND





DATED MAY 5th 1942.

---

KURI MIZUTANI

and

MAH DONG & MARY LEE

---

LEASE

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**ATHERTON REALTY COMPANY LIMITED**  
**REAL ESTATE**  
Insurance in all its Branches  
3496 Cambie St. Phone Fair. 1251  
VANCOUVER, B.C.



THIS INDENTURE, made this Fifth day of May in the year of  
Our Lord one thousand nine hundred and forty-two

BETWEEN:

KURI MIZUTANI, (Wife of Frank Giichiro Mizutani), of No. 1758  
West 4th Avenue, in the City of Vancouver,  
Province of British Columbia,

(HEREINAFTER CALLED THE LESSOR)  
of the First Part

AND:

MAH DONG, (Dry Cleaner), of No. 8 Cordova Street, and  
MARY LEE, (Wife of Lee Soon), of No. 9-414 Columbia Avenue, both  
of the City and Province aforesaid,

(HEREINAFTER CALLED THE LESSEE)  
of the Second Part

WITNESSETH that in consideration of the rents, covenants and  
agreements hereinafter reserved and contained on the part of the Lessees,  
to be paid, kept, observed and performed, the lessor HATH DEMISED AND  
LEASED, and by these presents DOTH DEMISE AND LEASE unto the Lessees,  
for use and occupation as a cleaning and dyeing business or other like  
business together with the fixtures, equipment and stock in trade now  
on the said premises

All that certain parcel or tract of land and premises situate at 1758  
West 4th Avenue in the City of Vancouver, Province of British Columbia,  
and being in the City of Vancouver, in the Province of British Columbia,  
and more particularly known and described as:- LOT NINE, (9) in BLOCK  
TWO HUNDRED AND FORTY-EIGHT (248), IN DISTRICT LOT FIVE HUNDRED AND  
TWENTY-SIX (526), Group One (1), New Westminster District.

Including the articles described in the Inventory attached hereto, and  
the Goodwill of the business of cleaning and dyeing heretofore carried  
on at the said premises by the Lessor.

TO HAVE AND TO HOLD the said premises and equipment for and during the  
term of Three years, to be computed from the Fifth day of  
May A.D. 1942, and from thenceforth next ensuing and fully to be  
completed and ended;

YIELDING AND PAYING therefor monthly and every month during  
the said term hereby granted, unto the Lessor the sum of THIRTY (\$30.00)  
Dollars to be payable monthly in advance, the first of such payments be-  
ing hereby acknowledged and subsequent payments on the Fifth day of



each month hereafter to be made to the office of H.A. Roberts Limited, of No. 466 Howe Street, Vancouver, British Columbia.

It is further agreed between the Lessor and the Lessees as follows:-

1. If the term hereby granted shall be at any time seized or taken in execution or in attachment, by any creditor of the lessees, or if the lessee shall make any assignment for the benefit of the creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, the said term shall immediately become forfeited and void.
2. The Lessor covenants to pay all real property taxes and insurance and to keep the building or buildings and fixtures fully insured and covenants with the Lessees for quiet enjoyment.
3. The Lessees covenants with the lessor to pay rent; and to repair; and that the lessor may enter and view state of repair; and that the lessees will repair according to notice, reasonable wear and tear and damage by fire, lightning and tempest only excepted; and that the lessees will leave the premises in good repair, reasonable wear and tear and damage by fire, lightning and tempest only excepted;
4. It is agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned down or damaged by fire so as to render the same unfit for the purposes of the lessees then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury sustained and all remedies for recovering the same shall be suspended and abated, until the said premises shall have been rebuilt or made fit for the purpose of the lessees.  

And the Lessees shall have the right to use any name to describe the said premises and the business carried on there and may remove or alter any signs or advertising to effect such purpose.
6. All material on the said premises used for the purpose of cleaning and dyeing or otherwise is to be valued by the parties hereto and the lessees are to have the first option of purchasing the same.



7. The Lessees shall have the right to assign his interest in this Lease and all right herein subject to the approval of the agent for the Lessor hereinafter named, but the approval shall not be unreasonably or arbitrarily withheld.

8. The Lessees admit and agree that the premises are now in a satisfactory condition and in a good state of repair, and the Lessees will not during the said term make or suffer any alterations or additions to or erect any new buildings upon the said premises without having first submitted a plan or specification thereof to the agent of the Lessor and obtained his approval thereof in writing.

9. It is hereby agreed that if the lessees shall, during the said lease, affix to or erect on the said premises any fixture or building, then such fixture or building shall belong to and be removable by the lessees at any time during the said term, or within twenty-one days after the determination thereof; Provided that the lessees shall make good all damages to the said premises by such removal, and shall give one month's previous notice in writing to the lessor of his intention to remove such fixture; and at any time before the expiration of the notice of removal the lessor, by notice in writing to the lessee, may elect to purchase such fixture at a fair value and thereupon such fixture at a fair value and thereupon such fixture shall be left by the lessees and become the property of the lessor.

10. - It is agreed that the agent for the Lessor is H.A. Roberts Limited of No. 466 Howe Street, in the City of Vancouver, Province of British Columbia.

11. It is agreed that if and when any of the present shareholders of the Lessor shall return to the City of Vancouver and commence cleaning and dyeing retail business that the lessees will, without any discrimination, treat such persons as customers and perform all such services pertaining to what is described as wholesale cleaning or dyeing for them at the prevailing and current prices then charged to other customers for similar services.

It is also agreed that the terms Lessor and Lessees herein shall include the successors, executors, administrators and assigns of



each of them.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals.

signed, sealed and delivered

in the presence of

*J. D. Laverick*

}

*Kuri Mizutani*

*Mah Song*

*Mrs Mary Lee*

THE COMMONWEALTH OF MASSACHUSETTS

NOTARY PUBLIC



COMMONWEALTH OF MASSACHUSETTS



MIZUTANI, Giichiru (Frank)  
45 West 5th Ave., Vancouver, B. C.  
Evac. File 3863



EXHIBIT No. 1052-5  
DATE 14 May 1948  
FILED BY J. W. G. Hunter

Picture Taken May 3, 1943.



MIZUTANI, Giichiru (Frank)  
45 West 5th Ave., Vancouver, B. C.  
Evac. File 3863

3863  
MIZUTANI, Giichiru (Frank).  
45 W. 5th Ave.  
3/

EXHIBIT No. 1052-5  
DATE 14 May 1948  
FILED BY J. W. G. Hunter.

Picture Taken May 3, 1943.



THOMPSON & COMPANY  
Auctioneers & Appraisers

Royal Trust Building,  
626 Pender Street West,  
Vancouver, B. C.

August 17th, 1944.

INVENTORY & APPRAISAL RE KURI MIZUTANI - 1758 - 4TH AVE.

1- Prosperity Pressing Machine	\$200.00	
1- Steam Boiler with Sawdust Burner	60.00	
1- Wall Show Case - 2 Glass doors	15.00	
1- Wall Show Case - 4 Glass doors	20.00	
1- Counter	4.00	
1- Tailors table	.50	
1- Tailor Sewing Machine	30.00	
1- Singer Sewing Machine	40.00	
1- Electric Steam Iron	40.00	
1- Electric Iron	4.00	
2- Neon Signs - Broken ( no value )	-----	"See letter from City Electricians Office"
4- Showcards with Frames	.50	
2- Coat Racks	4.00	
1- Oak Dining Table	5.00	
6- Oak Dining chairs	15.00	
1- Oak Buffet	15.00	
1- Coal & Wood Stove ( poor condition )	5.00	
1- Gas Range	12.00	
5- Pictures & frames	2.25	
1- Drop leaf Table	2.50	
3- Kitchen chairs	1.20	
1- Kitchen cupboard	7.50	
2- Small Homemade Tables	.50	
1- Paper Cutter	1.00	
	<u>\$484.95</u>	

We hereby certify that in our opinion the sum of Four hundred & eighty four dollars and ninety five cents is a fair and just valuation of the above chattels & effects at to-days market.

THOMPSON & CO.

"W.G.B. Thompson"

1052 - 6  
EXHIBIT No. \_\_\_\_\_  
DATE 14 May 1948  
FILED BY J. W. C. Hunter

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

July 14, 1948

*m. ubanatal*  
104.



CITY ELECTRICIAN'S OFFICE

L.H. Miller  
Acting City Electrician

Vancouver, B.C. January 11, 1945.

Ref. #358.

Custodian of Enemy Property,  
675 West Hastings St.,  
Vancouver, B. C.

Dear Sir:

Re: Electric sign at 1758 W. 4th Avenue.

An inspection has been made of the electric sign at the above location, reading "Master Cleaners" formerly Japanese property.

It was found that this sign is in need of re-painting; has no transformer and the tubing is broken. It is therefore condemned and must be removed.

Kindly give this your immediate attention.

Yours truly,

"L. H. Miller"

City Electrician

LHM/AR  
enc.1.

1052 - 8

EXHIBIT No. \_\_\_\_\_  
DATE 14 May 1948  
FILED BY J.W.G.Hunter

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

July 14, 1948

M. Wainwright  
6/19



MEMORANDUM

File No. 8556

April 3, 1945.

TO: Mr. Douet  
FROM: Protection Department

RE: Kuri (Mrs. Giichiro) MIZUTANI  
1758 W. 4th Ave.

I have examined the articles remaining unsold at the above address, and estimate their value as under:

4 Showcards & frames	No value
2 Coat racks	\$2.00
1 Gas range	8.00
5 Pictures and frames	1.00
1 Drop leaf table	1.50
3 Kitchen chairs	1.00
1 Kitchen cupboard	5.00
2 Small H.M. tables	.50
1 Paper cutter (broken)	No value
	<u>\$19.00</u>

The tenant, Mr. Mah Fook Sui (phone BA 9286R) is prepared to offer \$20.00 for the lot, and I would have no hesitation in recommending acceptance of his offer.

It is doubtful if we could recover this amount if these articles were sold at auction.

GBS:LBM

"Geo. B. Spain"

"4/4/45

Awaiting final answer from Perry of Morrow's as to whether his client will pay \$20.00." "OD"

1052 - 9  
EXHIBIT No. \_\_\_\_\_  
DATE... 14 May 1948  
FILED BY J.W.G. Hunter

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

July 14, 1948

*M. Subnatare*  
*GH.*



C  
O  
P  
Y

THOMPSON & COMPANY  
Auctioneers and Appraisers

Royal Trust Building,  
626 Pender Street West,  
VANCOUVER, B.C.

August 17th.1944.

INVENTORY & APPRAISAL RE KURI MIZUTANI - 1758 - 4TH AVE.

Disposition of Goods:

1- Prosperity Pressing Machine	\$200.00	*
1- Steam Boiler with Sawdust Burner	60.00	*
1- Wall Show Case - 2 Glass doors	15.00	*
1- Wall Show Case - 4 Glass doors	20.00	*
1- Counter	4.00	*
1- Tailors table	.50	*
1- Tailor Sewing Machine	30.00	*
1- Singer Sewing Machine	40.00	*
1- Electric Steam Iron	40.00	*
1- Electric Iron	4.00	*
2- Neon Signs - Broken ( no value )		
4- Showcards with Frames	.50	-
2- Coat Racks	4.00	-
1- Oak Dining Table	5.00	X
6- Oak Dining chairs	15.00	Unaccounted for
1- Oak Buffet	15.00	Un-X accounted for
1- Coal & Wood Stove ( poor condition )	5.00	X
1- Gas Range	12.00	-
5- Pictures & frames	2.25	-
1- Drop leaf Table	2.50	-
3- Kitchen chairs	1.20	-
1- Kitchen cupboard	7.50	-
2- Small Homemade Tables	.50	-
1- Paper Cutter	1.00	-
	<u>\$484.95</u>	

We hereby certify that in our opinion the sum of Four hundred & eighty four dollars and ninety five cents is a fair and just valuation of the above chattels & effects at to-days market.

THOMPSON & CO.

(signed) "W. G. B. Thompson"

EXHIBIT No. 1052-7  
DATE 14 May 1948  
FILED BY [Signature]

Legend: (X)- sold at public auction - auction sheet on file.  
(\*)- sold to M. Garraway & H. Angel - Bill of Sale on File; sold at appraised value.  
(-)- sold to the tenant of the property, for \$20.00.



# ANALYSIS OF PERSONAL PROPERTY CLAIM

NAME Frank Giichiro MIZUTANI - on property owned by Kuri MIZUTANI (dec'd)

3863 &  
FILE No. 8556  
00732 &  
REG. No. 12228

EXHIBIT No. \_\_\_\_\_

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DE NO FOU
			AUCTION	TENDER &c		
DECLARATION <u>May 11/42</u>	TAKEN BY _____					
EVACUATION <u>July 1942</u>	DATE _____					
1 Prosperity Pressing Machine		Business Sold by Custodian for	2000.00 <u>450.00</u>	14.80	433.50 <u>14.80</u>	
1 Boiler with Sawdust Burner		Amount of Claim	1550.00		448.30	
2 Show-cases						
1 Counter		Corrected Recap:				
1 Tailor table		Business	2000.00			
1 Tailor Machine		Sold by Custodian for	<u>448.30</u>			
1 Sewing Machine		Amount of Claim	1551.70			
1 Steam Iron						
1 Iron						
2 Neon Signs						
4 Showcards with frames						
2 Coat racks						
1 Dining room table						
6 Chairs						
1 Kitchen stove						
1 Gas Range (3 burner)						
1 Deer's Head						
1 Buffet						
5 Picture frames with pictures						
1 Kitchen table						
3 Chairs						
1 Cupboard						
2 Small tables						
1 Paper Cutter						
Rented with the property to Mah Dong and Mary Lee, new tenants.						



433.50

14.80

448.30

The goods listed in left hand col. are those declared by Kuri (Mrs. Giichiro) MIZUTANI as being left in her Cleaning and Pressing Shop.

August 17, 1944 these chattels were appraised by Thompson & Co. to be worth \$484.95 - copy attached to Analysis.

Aug. 24/44 H.A. Roberts' client, Mr. J.K. Davis, offered \$300.00 for the Equipment. The letter states that Mr. Davis believed that the equipment was greatly overvalued at \$485.00 and claims that at a public sale he believes it would not realize more than \$150. to \$200.

August 28/44 this offer was refused.

Dec. 19/44 Morrow Realty offered \$1200 for land and \$200. for the equipment. Memo of Jan. 2/45 states that the property only was sold to Mr. Garaway through Morrow Realty Co. Ltd.

On Jan. 3/45 Mr. Garaway offered \$300. for some of this equipment. The equipment concerned in this office was appraised to be worth \$413.50

*refused in letter of Jan 16/45*

Jan. 19/45 Mr. Garaway tendered his cheque for \$413.50 to cover the goods (see appraisal) valued to be worth \$413.50. This Sale was approved Jan. 29/45 by the Committee. Bill of Sale dated Feb. 10/45 covers this sale.

Some goods were removed from this house and sold at auction-see Auction Sheet, and appraisal.

Jan. 11/45-City Electrician's Office condemned the Neon Sign.

On Feb. 21/45 and March 24/45 the Custodian wrote to Morrow Realty Co. to see if their clients would be interested in purchasing the goods remaining on this property. This was done as the costs of moving and auctioning would have been very high on these articles in comparison with their value (\$31.45)

March 29/45 Morrow Realty Co.'s client agreed to pay \$10.00 for these goods.

On April 3/45 the Custodian's agent examined these goods and decided that the value of the articles was \$19.00. He recommended acceptance of an offer of \$20.00 for the lot.

April 3 & April 17/45 this office wrote Morrow Realty Co. to see if their clients would pay \$20.00. On April 24/45 Morrow Realty Co. on behalf of their client forwarded their cheque in full offer to purchase the furnishings remaining at the above address. This offer was accepted.

*B Macaskill*