

Comm

CASE NO: 1054

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.)

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

IN THE MATTER OF THE CLAIM OF
SADAO MAIKAWA.

PROCEEDINGS AT HEARING

The Commissioner.

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

IN THE MATTER OF THE CLAIM OF

SADAO MAIKAWA

APPEARANCES:

D. 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. Honsberger, 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. Honsberger and intimated to him the general procedure which was being followed in the discussions which were being had.

Mr. Honsberger 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. Honsberger, I understand, ^{has} ~~now~~ 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 & Edmonds, 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 Homenchuk, and in September, 1944, that property was re-sold by the said Homenchuk 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 Homenchuk.

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

MR. BRAIDWOOD: (Reads letter.)

30 THE COMMISSIONER: That will be Exhibit 10.

(LETTER MARKED EXHIBIT NO.1054-10.)

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?

20 MR. BRAIDWOOD: Johnson, Reeves & Watson. At that time the City assessment was \$2,175.00, consisting of land, \$1125.00, and buildings \$1050.00, and at the present time, as of today, for purposes of comparison, the land is \$1125.00, which is the same, and the building is \$1400.00, which is an increase of \$350.00 from 1943; 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.

THE COMMISSIONER: The increase in assessment is as between 1943 and 1948?

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 a 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~~ the Johnson, Reeves & Watson appraisal on the 19th July, 1943, which is Exhibit 8.

THE COMMISSIONER: What is the street address- 350 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.)

20

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, 1943.

30 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.

10 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 Homenchuk now in possession?

20 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 Homenchuk to three Chinese. The registration was made the 22nd September, 1944, Then apparently there was a re-sale on the 20th February, 1945, by those Chinese purchasers to three other Chinese at the same price, \$3,775.00.

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

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?

20 THE COMMISSIONER: Yes.

(PROCEEDINGS ADJOURNED.)

*I hereby certify the foregoing to
be a true and accurate report of
the said proceedings.*

Deputy Official Stenographer

CASE NO: 1054.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
May 19th, 1948.

IN THE MATTER OF THE CLAIM OF

SADAO MAIKAWA

PROCEEDINGS AT HEARING.

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

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Toronto, Ontario,
 May 19th, 1948.

IN THE MATTER OF THE CLAIM OF
SADAO MAIKAWA

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

H.S. HONSBERGER, Esq., appearing for the
 claimant.

A. WATSON, Esq., Secretary.
 MRS. F.L. HANDFORD, Official Interpreter.
 T.P. HORROBIN, Esq., Official Reporter.

S. Maikawa,
In Chief.
Discussion.

SADAO MAIKAWA, the claimant herein, being first
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. HONSBERGER:

Q Mr. Maikawa, you are the claimant in this matter,
and I believe there are three properties concerned
in the City of Vancouver, 333 Powell Street, 341
Powell Street, and 350 Alexander Street, is that
right? A: Yes.

Q Dealing with 333 Powell Street first, would you tell
the Commissioner what type of property that is?

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

MR. HONSBERGER: 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. HONSBERGER: 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?

20 A Yes, sir.

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

MR. HONSBERGER: Yes, it has been signed.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HONSBERGER: 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
30 of the purchase of the property to verify the

S. Maikawa,
In Chief.

purchase price and the other a contract for certain improvements.

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

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

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

MR. HONSBERGER: 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 properties. The other is a snapshot of the Alexander Street premises.

10

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. HONSBERGER: Yes, my lord, it is entirely a real property claim.

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

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

MR. HUNTER: That these properties were sold for their fair market values.

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

30 CROSS-EXAMINATION BY MR. HUNTER:

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

S. Maikawa,
Cross-Exam.

Maikawa?

A: Yes, sir.

MR. HUNTER: I tender that as Exhibit 3.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HUNTER: 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 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. Value for sale \$2,750.00. Pemberton Realty Corporation Limited, W.G. Moore."

10

(APPRAISAL MARKED EXHIBIT NO. 4).

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

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

20 A Gore Avenue and then Main Street.

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

THE COMMISSIONER: I know where it is.

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

THE COMMISSIONER: Is this 333 Powell Street?

MR. HUNTER: 333 Powell Street, the same property -- advertised in catalogue No. 187. Tender was received by Gertrude Hoy for \$3100.00. This was rejected. A tender from Pemberton's for \$2750.00, this was rejected. Another tender from Pemberton's for

30 r

S. Maikawa,
Cross-Exam.

\$3300.00; this was rejected. A tender from Campbell & Pemberton for \$3500.00 on behalf of Wong Ing and Yin Sue 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,
10 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 indicates what year it is for.

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

MR. HONSBERGER: I see, my lord.

20 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. Maikawa. Is that a photograph of such? 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,
30

S. Maikawa,
Cross-Exam.

referring to 341 Powell Street: "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, \$2500.00."

(APPRAISAL MARKED EXHIBIT NO. 6).

10 THE COMMISSIONER: Q: Further, again, to the photograph, Exhibit 5, would you point out to me, Mr. Maikawa, 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.

20 MR. HUNTER: There was only one tender in response to the advertisement which was by catalogue 189, and that was for \$3250.00 from Ker & Ker on behalf of Edith Ann Huntley. This was approved by the Advisory Committee and accepted. It was approved by the Advisory Committee on September 29th, 1944, and sold as of 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.

30

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

S. Maikawa,
Cross-Exam.

MR. HUNTER: 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.

10 Building: 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.e., laundry tubs and wood 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 concrete curb and floor 20' x 20'.

Rent: \$30.50.

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

20 Taxes: \$88.19.

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."

(APPRAISAL MARKED EXHIBIT NO. 8).

MR. HUNTER: This was advertised in catalogue No. 8.

30 The only tender seems to be from the same person

S. Maikawa,
Cross-Exam.

who originally offered \$1620.00.

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

MR. HUNTER: It came through Ker & Ker from Mike
Homenchuck, 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?

10 MR. HUNTER: \$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. Honsberger, that
the facts that are being furnished now by Mr.
Hunter are all subject to proof later. This is
simply a matter of information now for you and for
me.

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

THE COMMISSIONER: Now, Mr. Honsberger, I would like you
to make clear to me what claim is made in respect
of the first property, namely 333 Powell Street?
Perhaps I should be able to abstract it from
Exhibit 1, but I cannot.

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

THE COMMISSIONER: Is that not the second property?

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

S. Maikawa,
Cross-Exam.
Discussion.

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

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

MR. HONSBERGER: 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 Dunlevy? 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. Honsberger.

MR. HONSBERGER: 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. Maikawa.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

(LATER)

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

THE COMMISSIONER: Yes, I see.

S. Maikawa,
Recalled, in Chief.

SADAO MAIKAWA, recalled, testified further as follows:

MR. HONSBERGER: Now, Mr. Maikawa, you were sworn.

This is dealing, my lord, with the firm or the company of Maikawa Limited, which carried on business at 333 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. HONSBERGER: It is, my lord. There is a separate claim form for that.

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

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

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

20 MR. HONSBERGER: 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. HONSBERGER: It is a small private company.

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

S. Maikawa,
Discussion.

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

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

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

MR. HONSBERGER: Thank you, my lord.

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

MR. HUNTER: No, my lord.

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

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

MR. HONSBERGER: Thank you, my lord.

20

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 1054

ACKNOWLEDGED

[Signature]

DOMINION OF CANADA)
PROVINCE OF ONTARIO)
COUNTY OF YORK)
TO WIT:)

IN THE MATTER OF

THE CLAIM OF SADAO MAIKAWA
AS AUTHORIZED BY ORDER-IN-COUNCIL
P.C. 1810 AS AMENDED BY ORDER-IN-
COUNCIL P.C. 3737.

64

Toronto

I, SADAO MAIKAWA, Machinist,
of the City of Toronto in the County of York,

Raymond J. Rosenberg

DO SOLEMNLY DECLARE THAT

- 1. THAT I have read over the attached claim and certify that the same is true and that it sets forth a true statement of the facts so far as they are known to me.

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 4th day of November

S. Maikawa

1947

[Signature]
A Commissioner, Etc.

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:
 - (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.
 - (b) Lot 33, 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 confectionery 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.

(c) 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, 1942, 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
(b) 341 Powell Street,	29th September, 1944	\$3250.00
(c) 350 Alexander Street,	16th June, 1944	\$1800.00

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

(a) 333 Powell Street	-	\$8,000.00
(b) 341 Powell Street	-	\$7,750.00
(c) 350 Alexander Street	-	\$4,000.00

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	
(b) 341 Powell Street	-	\$4500.00	
(c) 350 Alexander Street	-	<u>\$2200.00</u>	\$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 & HONSBERGER
807 Federal Building
TORONTO ONTARIO

Solicitors for the Claimant.

DATED

A.D. 1947

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

RAYMOND & HONSBERGER
Barristers, etc.,
807 Federal Bldg.,
TORONTO - ONTARIO¹/₈

SADAO MAIKAWA

(Claimant's Name)

REAL ESTATE
(Other than farm)

#01336

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
① #333 Powell St. Store and store-room in back with living accommodation on 2nd floor and cement block building in rear	6 rooms upstairs	Frame construction	Retail fish market, meat, vegetable and grocery store	25' X 132'	1928	1928
② #341 Powell St. Solid brick construction, front 15' of Bldg. Confectionery store and tobacco store, back part, Japanese public bath. At back on same lot stands a frame dwelling, 25X 56 with concrete floor and foundation, 2 stories high.	Bldg. at rear contains 7 rooms.	Brick Bldg. at front and frame Bldg. at rear.	Front Confectionery and Tobacco store and Public Bath. House at rear is dwelling house		1929	1929
③ #350 Alexander Street, Dwelling house	7 rooms	Frame house	Dwelling house	37½' X 122' 00	1923	1923

③ Described as #1 District (mixed residential and business area) \$4500

Stone wall and cement walk, 1926 - \$250
 New roof, 1941 - \$176.00, New flooring, dining, living room, kitchen and hall with mastic tile - 1937 - \$225 Changing interior downstairs, remodeling doors, casing and trim \$175.00 - Garage corrugated iron with concrete floor erected (3 car) 1930 - \$300.00

\$4000.00

As above mentioned substantial improvements were made in order to comply with the City housing regulations when the shortage abates. As above mentioned substantial improvements were made in order to comply with the City regulations, and the property was kept in good condition from the time of the first major improvement until it was taken over by the Custodian and of course the concrete block bldg. was in as good condition as when it was built.

See Exhibit 1 - Statement of Adjustments on purchase of property.
 " " 2 - Income tax return for 1929 made by Claimant's father.

② We believe that the valuation does not take into consideration that the front part is a solid brick building and on the rear there is a good 7 room frame house. The brick building could be used for other industrial purposes. See Exhibit #3 - Contract F.W. Goose.

③ It is quite true that this district is fast beginning to be an industrial district although there are still a number of private residences, but, there have been a large number of private homes converted into industrial purposes. Also we would point out that there was a great deal of work done around the doors and interior in 1937. Also the property was sold by the custodian for \$1800 and resold 2 months later for \$3775.00. See exhibit 4 - snapshot of front of property.

Signature

SADAO MAIKAWA

(Claimant's Name)

REAL ESTATE
(Other than farm)

#01336

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
① #333 Powell St. Store and store-room in back with living accommodation on 2nd floor and cement block building in rear	6 rooms upstairs	Frame construction	Retail fish market, meat, vegetable and grocery store	25' X 132'	1928	1928

#1 Powell St. Solid brick

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Described as #1 district by City of Vancouver (mixed residential and business area)

\$7500

In 1929 Concrete Block Bldg. in rear erected Installing refrigeration system, rebuild walk in bon. Rewiring whole building to inspectors approval. Putting concrete floor throughout with raised foundation, Cost \$4604.04. Tiled fish counter, New flooring over old throughout, \$500 ~~installing~~ After evacuation:- Instalng hot water and show \$84.50 and painting and rewiring apartment, to pass inspector \$83.15

\$8000.00

Described as #1 District

Comments re upkeep of premises:

- ① The improvements being needed were made to comply with the City regulations and the property was kept in an improved condition from that time until it was taken over by the Custodian.
- ② The property was kept in a good state of repair from the time we purchased it until it was taken over by the Custodian.
- ③ At the time of taking over by the Custodian the property was in an exceptionally good state of repair, a new roof having been installed in November, 1941.

Comments re Appraiser's report not covered above:

- ① In Pemberton Realty Corpn. Ltd. valuation they state that the property is in poor condition and made to comply with the City housing regulations when the shortage abates. As above mentioned substantial improvements were made in order to comply with the City regulations, and the property was kept in good condition from the time of the first major improvement until it was taken over by the Custodian and of course the concrete block bldg. was in as good condition as when it was built.

See Exhibit 1 - Statement of Adjustments on purchase of property.
" " 2 - Income tax return for 1929 made by Claimant's father.

- ② We believe that the valuation does not take into consideration that the front part is a solid brick building and on the rear there is a good 7 room frame house. The brick building could be used for other industrial purposes. See Exhibit #3 - Contract F.W. Goose.
- ③ It is quite true that this district is fast beginning to be an industrial district although there are still a number of private residences, but, there have been a large number of private homes converted into industrial purposes. Also we would point out that there was a great deal of work done around the doors and interior in 1937. Also the property was sold by the custodian for \$1800 and resold 2 months later for \$3775.00. See exhibit 4 - snapshot of front of property.

Signature

SADAO MAIKAWA
(Claimant's Name)

REAL ESTATE
(Other than farm)

#01336
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
① #333 Powell St. Store and store-room in back with living accommodation on 2nd floor and cement block building in rear	6 rooms upstairs	Frame construction	Retail fish market, meat, vegetable and grocery store	25' X 132'	1928	1928

#1 Powell St. Solid block

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Described as #1 district by City of Vancouver (mixed residential and business area)	\$7500	In 1929 Concrete Block Bldg. in rear erected installing refrigeration system, rebuild walk in bon. Rewiring whole building to inspectors approval. Putting concrete floor throughout with raised foundation, Cost \$4604.04. Tiled fish counter, New flooring over old throughout, \$500 installing After evacuation:- Installing hot water and show \$84.50 and painting and rewiring apartment, to pass inspector \$83.15	\$8000.00	

Described as #1 District

Comments re upkeep of premises:

- ① The improvements being needed were made to comply with the City regulations and the property was kept in an improved condition from that time until it was taken over by the Custodian.
- ② The

Comments re Appraiser's report not covered above:

- ① In Pemberton Realty Corpn. Ltd. valuation they state that the property is in poor condition and it is doubtful if it could be made to comply with the City housing regulations when the shortage abates. As above mentioned substantial improvements were made in order to comply with the City regulations, and the property was ~~kept~~ kept in good condition from the time of the first major improvement until it was taken over by the Custodian and of course the concrete block bldg. was in as good condition as when it was built.

See Exhibit 1 - Statement of Adjustments on purchase of property.
 " " 2 - Income tax return for 1929 made by Claimant's father.

EXHIBIT No. 1054-1
 DATE 19 May 1948
 FILED BY Mr. Honsburger

Sadao Maikawa
 Signature

Vertical text on the left side, including fragments of other documents and notes, such as "resid", "property", and "the valuation does not take the brick building as same house."

SADAO MAIKAWA

(Claimant)

LOONA

ELSE HOUSE

MAJITTE HOUSE

338 X 135

#02336

1953

1953

Reg. No.

#320 VLEXERGER STLEEF MAJITTE

where pool and communication 5 articles
a these MAJITTE, SDX DE WTR con-
part. A pack on same lot as end book
grove, pack belt, various articles
connected to the house

CONSTRUCTION HOUSE
BLDG. 1928

Type of Finish
Frame construction
Bldg. 1928
Floor and walls
Black Bldg. 1928

HOUSE
at level to MAJITTE
Bldg. 1928
and tobacco store
Bldg. 1928

Size of Lot
25' X 132'
Year Purchased
1950
Date of Purchase
1928

Type of Locality

Improvements made by Claimant

Estimated Value Date of Sale

① Described as #1 district by City of Vancouver (mixed residential and business area)

\$7500

In 1929 Concrete Block Bldg. in rear erected Installing refrigeration system, rebuild walk in bon. Rewiring whole building to inspectors approval. Putting concrete floor throughout with raised foundation, Cost \$4604.04. Tiled fish tank. New flooring over old throughout, \$500 Installing hot water

\$8000.00

② Described as #1 District (mixed residential and business area)

\$10,700

Repair and concrete job done on building by F. W. Goose in 1928 for \$825. Carpenter work on back porch stairway and separate toilet, etc. \$200

\$7750.00

③ Described as #1 District (mixed residential and business area)

\$4500

Stone wall and cement walk, 1926 - \$250 New roof, 1941 - \$176.00, New flooring, dining, living room, kitchen and hall with mastic tile - 1937 - \$225 Changing interior downstairs, remodeling doors, casing and trim \$175.00 - Garage corrugated iron with concrete floor erected (3 car) 1930 - \$300.00

\$4000.00

in order to comply with the city improvement until it was taken over by the Custodian and of course was built.

See Exhibit 1 - Statement of Adjustments on purchase of property.
" " 2 - Income tax return for 1929 made by Claimant's father.

② We believe that the valuation does not take into consideration that the front part is a solid brick building and on the rear there is a good 7 room frame house. The brick building could be used for other industrial purposes. See Exhibit #3 - Contract F.W. Goose.

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Signature

PHONES
SEYMOUR 3196.3197

Exhibit # 1
Sadas Maikawa
#01336

INSURANCE
FIRE
AUTOMOBILE
PLATE GLASS
BURGLARY, ETC.

HORNE, TAYLOR & CO., LTD.
REAL ESTATE, INSURANCE AND FINANCIAL AGENTS

RENTS COLLECTED
ESTATES MANAGED
VALUATIONS MADE

851 PENDER ST. WEST

VANCOUVER, B. C., 19th Dec. 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
" Allowance for December rents S. Maikawa \$75.00 per month proportion from 19th Dec. to 31st Dec. - 12 days -		29.03
Y. Yamamota \$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>

EXHIBIT No. 1054-2
DATE 19 May 1948
FILED BY Mr. Honsbarger

For use of individuals other than farmers and ranchers

Exhibit #2
Sadas Maikawa
#01336

Form T. 1

1929

FOLIO...
INDEXED... Received...
DATE APR 30 1930
EXEMPT...

Key No.
For use of Inspector of Income Tax only

DOMINION OF CANADA
INCOME TAX

RETURN OF INCOME FOR THE YEAR ENDED 31st DECEMBER, 1929

This return is to be prepared in triplicate. One copy is to be retained by the taxpayer and two copies must be delivered or mailed post paid to the Inspector of Income Tax, WINCH BUILDING, VANCOUVER, B.C., on or before 30th April, 1930.

PENALTY—For failure to file return on or before 30th April, 1930, five per centum of the tax payable with a maximum penalty of five hundred dollars.

Print Name and Address plainly below

Name MAIKAWA SANNOSUKE (Surname) (Christian names in full)

P.O. address of present residence 333 Powell St., Vancouver, B. C. (Street and Number) (City or Town) (County) (Province)

It is essential that taxpayers notify the Inspector of Income Tax to whom return has been made, of any subsequent change in address.

Occupation or nature of business of Taxpayer Fish & Meat Retail

If 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) None

Place of residence during 1928 350 Alexander St., Vancouver, B. C.

Did you make a Dominion Income Tax Return for 1928? Yes Have you paid your Dominion Income Tax for 1928? Yes

State whether married or unmarried, widow or widower Married. (If status was changed during 1929, state date of change)

State number and ages of children under the age of 21 years dependent on you for support. Number 4 Ages 19.18, 16.12

If you have a child over 21 years of age incapable of self support on account of mental or physical infirmity give particulars.

If the statutory exemption of \$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) No (Yes or no)

or (b) Being the support of dependent relatives as provided by sub-section 1 (c), section 5 of the Act (See footnote page 4) No (Yes or 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 \$1,500 for 1929? No (Yes or no)

If this return is made by a married woman, state

(a) Name of husband (in full)

(b) Has husband filed an Income Tax Return for 1929? Was income of husband in excess of \$1,500 for 1929? (Yes or no)

Did you transfer any property or securities to your wife or children during 1929? No If so, give particulars. (Yes or no)

I hereby certify that the return embodied herein, the supplementary statements and additional schedules attached, if any, contain a true and complete statement of my Gross Income and Deductions claimed for the year 1929.

I enclose herewith my cheque in favour of the Receiver General of Canada for the sum ofdollars in payment of the total amount or not less than 25% of the amount of my Income Tax for the year 1929, estimated as follows:

Table with 5 columns: Date, Tax, Pen., Int., Initials. Rows for 1st, 2nd, 3rd, 4th payments.

Gross Income (See Item No. 11) \$
Deductions (See Item No. 19) \$
Net Income \$
Less Statutory exemption \$1,500 or \$3,000 (as the case may be) \$
Allowance for dependent children under 21 years of age at \$500 each \$
Allowance for children over 21 years of age at \$500 each, dependent on account of mental or physical infirmity \$
Income subject to tax \$
Tax (see Schedule of Rates, page 4) \$
Discount 20% (as authorized by Sec. 1 of the 1928 amendments) \$
Net Tax Payable \$

In case the full amount has not been paid, further instalments plus Interest at the rate of 6 per centum per annum will be forwarded on or before the 30th June, 31st August, and 31st October, 1930, together with an additional 4 per centum per annum upon the deficiency from date of default to date of payment.

Date April 28 1930 Telephone Number {Business 386 & 387 Doug. Residence Doug. 4787r} Signature S. Maikawa

NOTE.—Cheques are to be marked and made payable to the Order of the Receiver-General of Canada. Taxpayers are warned not to send bills or loose change in envelopes. Always use cheques, express orders, Bank money orders, postal notes, etc.

GROSS INCOME

FOR CALENDAR YEAR 1929

DO NOT STATE YOUR INCOME TO BE LESS THAN THE TRUE AMOUNT. AVOID PENALTIES

1. SALARIES OR WAGES received from.....		\$	c.
(Employer's Name)			
(a) Bonus or Gratuities received from.....			
(b) Pensions received from.....			
(c) Directors' Fees received from.....			
(d) Board, living, house or subsistence allowance received from.....			
2. GROSS INCOME FROM PROFESSIONAL FEES.....			
(State whether Cash Receipts and Accounts charged or Cash Receipts only)			
NOTE.—If Financial Statement in duplicate is attached showing Gross Income and Deductions, only Net Income need be shown here.			
3. GROSS INCOME FROM COMMISSIONS.....			
NOTE.—Give names and addresses of persons from whom received and attach statement showing how amount is reached.			
4. NET INCOME FROM BUSINESS as per statement attached or Schedule Page 4 (See footnote page 3)			
Value of merchandise, food, clothing, etc., taken from stock for personal or family use.....			
5. GROSS INCOME FROM RENTALS.....			
NOTE.—Give address or location of property.			
6. INCOME FROM DIVIDENDS—		\$	c.
(i) From Canadian Corporations			
.....			
.....			
Total.....			
Less Carrying Charges (if any).....			
Net.....			
(ii) From British and Foreign Corporations—		\$	c.
.....			
.....			
Total.....			
Less Carrying Charges (if any).....			
Net.....			
NOTE.—Give name of corporation in each case, stating number of shares and if Common or Preferred.			
7. INCOME FROM INTEREST on Mortgages, Notes, Bank Deposits, Bonds and Debentures, Debenture Stock and Securities other than reported in Item No. 9 (as per schedule attached).....			
NOTE.—Income from Provincial, Municipal and Corporation bonds and debentures is taxable and must be reported.			
8. INCOME FROM FIDUCIARIES (Trustees, Executors, Administrators, Guardians or Financial Agents).....			
NOTE.—Give name of Estate and name and address of Trustee, etc.			
9. INCOME FROM DOMINION OF CANADA BONDS—		\$	c.
(a) Issued exempt from Income Tax (State year of issue).....			
Less Carrying Charges.....			
Net.....			
(b) Issued liable to Income Tax. (Arising from Dominion of Canada Bonds issued in 1919, and subsequent years).....			
10. INCOME FROM OTHER SOURCES not elsewhere enumerated (specify).....			
11. TOTAL INCOME.....			

Where the space provided in the Schedules above is not sufficient, supplementary sheets properly identified containing full information, must be attached to this Return.

IMPORTANT.—The taxpayer must make full disclosure of his or her income. The maximum penalty for giving false information is \$10,000 or six months' imprisonment or both fine and imprisonment.

12. GENERAL EXPENSES.....
or in Schedule, 1.....

13. INTEREST PAID.....
(i) Mortgages on Real Estate.....
(ii) Other interest.....

NOTE.—Give name and address of lender for personal and living expenses.

14. TAXES. Provincial Income Tax, or.....
Premium paid for.....
Repairs to rented.....

NOTE.—Under each heading give description of tax.

15. BAD DEBTS accounted for.....

NOTE.—Only accounts reported on Schedule opposite Item 4, Page 2, of this Return are eligible for deduction.

16. DEPRECIATION.....
Nature of Asset.....
If Building, state material and age.....
If Machinery, give description.....

NOTE.—Do not include depreciation on items reported on Schedule opposite Item 4, Page 2, of this Return.

17. NET INCOME.....
Item No. 9a.....

18. OTHER DEDUCTIONS.....

19. TOTAL DEDUCTIONS.....

INSTRUCTIONS.—All financial statements must be ended in 1929 style.

EXPENSES CLAIMED AS DEDUCTIONS FROM INCOME

FOR CALENDAR YEAR 1929

DO NOT CLAIM DEDUCTIONS THAT CANNOT BE ALLOWED. AVOID PENALTIES

12. GENERAL EXPENSES applicable to business, trade or profession not included in Statement attached or in Schedule, Page 4.....

13. INTEREST PAID ON BORROWED MONEY (exclusive of any amount in Item No. 6 or No. 9)—

(i) Mortgages on Rented Property..... Paid to.....

(ii) Other interest (specify)..... Paid to.....

NOTE:—Give name and address of person to whom interest is paid. Do not include interest on mortgage on residence or on moneys borrowed for personal and living expenses.

14. TAXES. Provincial and Municipal Taxes on Property other than taxpayer's residence (exclusive of Income Tax, or any amount reported elsewhere).....

Premium paid for Fire Insurance on rented property.....

Repairs to rented property (give details).....

NOTE:—Under each heading where an amount is claimed give address or location of property.

15. BAD DEBTS actually written off within the year.....

NOTE:—Only accounts relating to taxpayer's business or profession are to be included here and no amount already charged before arriving at total opposite Item 4, Page 2, of this Return, is to be included. No claim is to be made under this section where taxpayer is reporting income on basis of cash receipts.

16. DEPRECIATION

Nature of Article
If Building, state material and date of construction.
If Machinery, give description and date of purchase.

Year
Acquired

Cost
(not including
land)

Rate
per cent
per An.

Wear and Tear Charged Off

Total amount charged
in previous years

Amount
this year

\$ c.

\$ c. \$ c.

Total depreciation

NOTE:—Do not include depreciation on stock in trade, land or securities or any other asset not subject to exhaustion through wear and tear. This Schedule must not include any amount already charged before arriving at total opposite Item 4, Page 2, of this Return.

17. NET INCOME FROM DOMINION OF CANADA BONDS issued exempt from Income Tax (to offset Item No. 9a and proper proportion Item No. 8).....

18. OTHER DEDUCTIONS not elsewhere enumerated. (Specify).....

19. TOTAL DEDUCTIONS.....

ached to this Return.

also information is \$10,006

INSTRUCTIONS.—All persons engaged in business, including members of trading partnerships, must attach to this return two copies of financial statement of the business including Assets and Liabilities, Trading and Profit and Loss Statements for the accounting period ended in 1929 showing how the amount of Item No. 4, on page 2, is ascertained.

Persons engaged in business will complete this page in all cases where financial statements cannot be filed.

STATEMENT OF PROFIT AND LOSS For fiscal year ending **December 31** 1929

Merchandise sold during the year.....	\$ 77,799.79	c.	\$	
Inventory of Merchandise at end of year at cost price..... <small>(If inventory is not taken at cost, state basis of valuation)</small>	1,920.39		\$	79,720.18
Inventory of Merchandise at commencement of year at cost price..... <small>(If inventory is not taken at cost, state basis of valuation)</small>	1,512.78			
Add cost of Merchandise bought for sale..... <small>(Including Freight and Duty)</small>	61,749.17			63,261.95
Gross Trading Profit for Year.....				16,458.23
Bad debts collected (written off in previous years).....				
Add other Income derived from Business.....				
TOTAL GROSS PROFIT				X 16,458.23
Less Expenses—				
Salaries and Wages..... <i>5 persons</i> <small>(Not including Proprietor or Partner)</small>	\$ 3,950.00			
Rents paid to..... <small>(Important: Give name and address of person to whom paid)</small>				
Taxes on Property used in Business.....	380.54			
Other Taxes (Specify)..... <i>Dom. In., Gro. In. 1/4 Taxes</i>	98.49			
Interest paid on money borrowed and used in business apart from Capital.....				
Fire Insurance Premiums.....	81.76			
Repairs..... <i>Estimation of furniture, etc. made amount \$4,604.04</i>	4,604.04			
Bad debts actually written off within the year.....				
Sundry (Specify)..... <i>Licence, telephone, telegraph, gas, light, water, adv., del. exp., office exp., container, calendar, compensation etc.</i>	5,403.19			14,664.87
TOTAL NET PROFIT				1,793.36 X

Where profits are divided amongst partners the amount paid or credited to each must be clearly shown.

STATEMENT OF ASSETS AND LIABILITIES as at the end of Business Year

ASSETS—		LIABILITIES—	
Stock of Merchandise on hand at cost price \$.....		Accounts Payable.....	\$ 4,004.04
Cash on hand and in Bank.....		Bills Payable.....	
Accounts Receivable.....		Loans.....	6,632.63
Bills Receivable.....		Accrued Interest.....	5,000
Real Estate, Buildings.....		Sundry (Specify).....	1,632.63
Real Estate, Land.....		Capital account.....	
Machinery and Tools.....		(see note below)	
Furniture and Fixtures.....			
Other Investments.....			
Sundry (Specify).....			

NOTE:—A reconciliation of Capital Account must be shown commencing with the previous year's balance. Attach supplementary statement if necessary.

Rates of Tax Applicable to Persons other than Corporations and Joint Stock Companies.

On the first \$2,000 or any portion thereof,	2 per centum;	On the amount in excess of \$ 50,000 but not in excess of \$ 55,000,	27 per centum;
On the amount in excess of \$ 2,000 but not in excess of \$ 3,000,	3 per centum;	On the amount in excess of \$ 55,000 but not in excess of \$ 60,000,	28 per centum;
On the amount in excess of \$ 3,000 but not in excess of \$ 4,000,	4 per centum;	On the amount in excess of \$ 60,000 but not in excess of \$ 65,000,	29 per centum;
On the amount in excess of \$ 4,000 but not in excess of \$ 5,000,	5 per centum;	On the amount in excess of \$ 65,000 but not in excess of \$ 70,000,	30 per centum;
On the amount in excess of \$ 5,000 but not in excess of \$ 6,000,	6 per centum;	On the amount in excess of \$ 70,000 but not in excess of \$ 75,000,	31 per centum;
On the amount in excess of \$ 6,000 but not in excess of \$ 7,000,	7 per centum;	On the amount in excess of \$ 75,000 but not in excess of \$ 80,000,	32 per centum;
On the amount in excess of \$ 7,000 but not in excess of \$ 8,000,	8 per centum;	On the amount in excess of \$ 80,000 but not in excess of \$ 85,000,	33 per centum;
On the amount in excess of \$ 8,000 but not in excess of \$ 9,000,	9 per centum;	On the amount in excess of \$ 85,000 but not in excess of \$ 90,000,	34 per centum;
On the amount in excess of \$ 9,000 but not in excess of \$ 10,000,	10 per centum;	On the amount in excess of \$ 90,000 but not in excess of \$ 95,000,	35 per centum;
On the amount in excess of \$ 10,000 but not in excess of \$ 11,000,	11 per centum;	On the amount in excess of \$ 95,000 but not in excess of \$ 100,000,	36 per centum;
On the amount in excess of \$ 11,000 but not in excess of \$ 12,000,	12 per centum;	On the amount in excess of \$ 100,000 but not in excess of \$ 110,000,	37 per centum;
On the amount in excess of \$ 12,000 but not in excess of \$ 13,000,	13 per centum;	On the amount in excess of \$ 110,000 but not in excess of \$ 120,000,	38 per centum;
On the amount in excess of \$ 13,000 but not in excess of \$ 14,000,	14 per centum;	On the amount in excess of \$ 120,000 but not in excess of \$ 130,000,	39 per centum;
On the amount in excess of \$ 14,000 but not in excess of \$ 15,000,	15 per centum;	On the amount in excess of \$ 130,000 but not in excess of \$ 140,000,	40 per centum;
On the amount in excess of \$ 15,000 but not in excess of \$ 16,000,	16 per centum;	On the amount in excess of \$ 140,000 but not in excess of \$ 150,000,	41 per centum;
On the amount in excess of \$ 16,000 but not in excess of \$ 17,000,	17 per centum;	On the amount in excess of \$ 150,000 but not in excess of \$ 175,000,	42 per centum;
On the amount in excess of \$ 17,000 but not in excess of \$ 18,000,	18 per centum;	On the amount in excess of \$ 175,000 but not in excess of \$ 200,000,	43 per centum;
On the amount in excess of \$ 18,000 but not in excess of \$ 19,000,	19 per centum;	On the amount in excess of \$ 200,000 but not in excess of \$ 250,000,	44 per centum;
On the amount in excess of \$ 19,000 but not in excess of \$ 20,000,	20 per centum;	On the amount in excess of \$ 250,000 but not in excess of \$ 300,000,	45 per centum;
On the amount in excess of \$ 20,000 but not in excess of \$ 25,000,	21 per centum;	On the amount in excess of \$ 300,000 but not in excess of \$ 350,000,	46 per centum;
On the amount in excess of \$ 25,000 but not in excess of \$ 30,000,	22 per centum;	On the amount in excess of \$ 350,000 but not in excess of \$ 400,000,	47 per centum;
On the amount in excess of \$ 30,000 but not in excess of \$ 35,000,	23 per centum;	On the amount in excess of \$ 400,000 but not in excess of \$ 450,000,	48 per centum;
On the amount in excess of \$ 35,000 but not in excess of \$ 40,000,	24 per centum;	On the amount in excess of \$ 450,000 but not in excess of \$ 500,000,	49 per centum;
On the amount in excess of \$ 40,000 but not in excess of \$ 45,000,	25 per centum;	and	
On the amount in excess of \$ 45,000 but not in excess of \$ 50,000,	26 per centum;	On the amount in excess of \$500,000,	50 per centum.

Provided however that the above mentioned rates shall, in each case, be reduced by twenty per centum thereof.

Every taxpayer must estimate the tax payable by him. The tax is due on the 30th April, 1930. Every taxpayer shall send on or before the 30th April, 1930, with his return, not less than one-quarter of the amount of his estimated tax, and may pay the balance, if any, in not more than three equal bi-monthly instalments thereafter, together with interest, at the rate of six per centum per annum upon each instalment from the 30th April, 1930, to the time payment is made. If default is made in any of these payments additional interest at the rate of four per centum is payable thereon from date of default to date of payment.

Any additional tax found due over the estimated amount shall be paid within one month from the date of mailing of the Notice of Assessment together with interest at the rate of six per centum per annum from the 30th April, 1930. Additional interest at the rate of four per centum per annum is payable if default is made.

A "householder" within the meaning of Section 2, of the Income War Tax Act, is an individual who at his own and sole expense maintains a self-contained domestic establishment (i.e., a dwelling house, apartment, or similar place of residence containing at least two bedrooms, in which residence amongst other things the taxpayer as a general rule sleeps and has his meals prepared and served) employing therein on full time a housekeeper or servant, or who actually supports and maintains therein one or more individuals connected with him by blood relationship, marriage, or adoption.

A claim for the maximum exemption of \$3,000 by reason of dependents can only be admitted where the taxpayer has dependent upon him any of the following persons:

- (i) a parent or grandparent;
- (ii) a daughter or sister;
- (iii) a son or brother under twenty-one years of age or incapable of self support on account of mental or physical infirmity.

PHONE: HIGHLAND 654

Exhibit #3
Sadao Maikawa
#01336

F. W. GOSSE
EXPERIENCED BUILDING MOVER

3

2136 PENDER STREET EAST

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 20x36. 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 cleanouts 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 25x56 are to be excavated and graded from the existing floor of building in the front of lot to the surface of lane. And a cement floor layed all over said space 3 $\frac{1}{2}$ " 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 labor for the agreed contract price of EIGHT HUNDRED TWENTY-FIVE (\$825.00) DOLLARS, which said money is to be paid when work is completed.

Winters
Elgin

S. Maikawa
F. W. Gosse

Part Exhibit 2.



Part Exhibit 2.

Exhibit #4
Sadas
Markham
#01336

Cat 187

MAIKAWA, Sadao
Evac. File #10449
333 Powell Street, Vancouver, B. C.



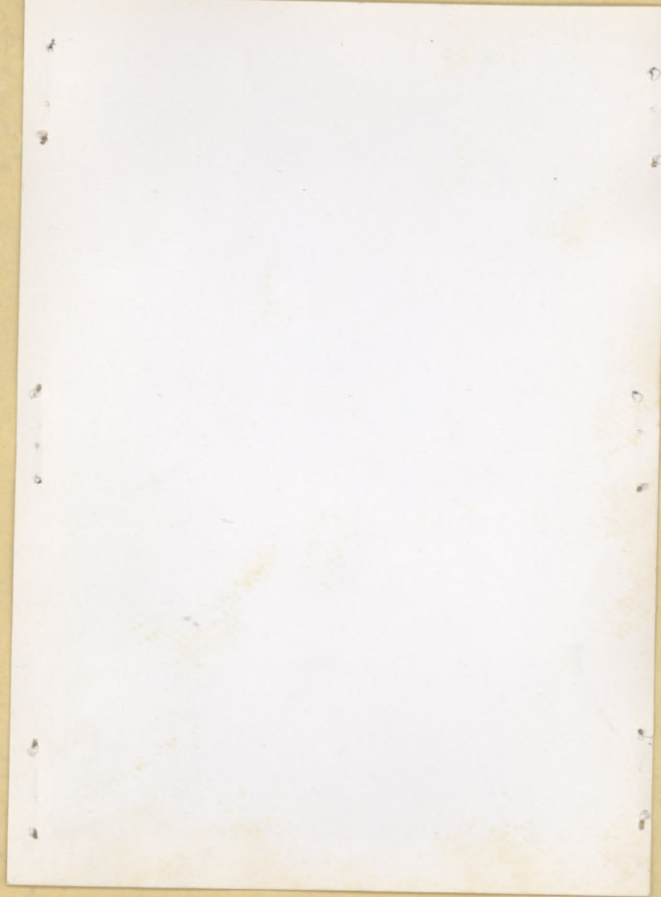
April 8, 1943 (Picture taken)

EXHIBIT No. 1054-3
DATE 19 May 1948
FILED BY Jwb Number

Number

MAIKAWA, Sadao
Evac. File #10449
333 Powell Street, Vancouver, B. C.

Cat. 187



April 8, 1943 (Picture taken)

EXHIBIT No. 1054-3
DATE 19 May 1948
FILED BY JWS Number

Number

EXHIBIT No. 1054-4

DATE 19 May 1948

FILED BY J. W. G. Hunter
Gm.

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street,

Vancouver, B. C.

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.

Value for sale\$ 2,750.

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM/JM

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

July 15, 1948

L. M. Chapman

MAIKAWA, Sadao
341 Powell St., Vancouver, B.C.
Evac. File 10449

cat 189



Picture Taken April 8, 1943

EXHIBIT No. 1054-5
DATE 19 May 1948
FILED BY J. W. G. Bruner

right

1054 0 6

EXHIBIT No. 19 May 1948
DATE.....
FILED BY J. W. G. Hunter

PEMBERTON REALTY CORPORATION LIMITED
418 Howe St.,
Vancouver, B. C.

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.

PEMBERTON REALTY CORPORATION LIMITED

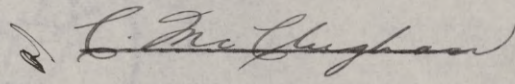
"W. G. Moore"

W. G. Moore.

WGM-JM

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

July 15, 1948



MAIKAWA, Sadao
350 Alexander St., Vancouver, B. C.
Evac. File 10449

bat. 8 ✓



Picture Taken April 8, 1943

EXHIBIT No. 1054-7
DATE 19 May 1948
FILED BY J. W. G. Hunter

1054 - 8

EXHIBIT No. _____

DATE 19 May 1948

FILED BY J. W. G. Hunter

JOHNSTON REEVE AND WATSON

602 W. Hastings St.,

Vancouver, B. C.

July 19th, 1943.

"Claim "C"

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

File No. 10449

Dear Sir:

Catalogue No. 8
E¹/₂ 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>	\$2175 (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,

JOHNSTON REEVE & WATSON

Per "D. W. Reeve"

DWR

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

C. Mc Hughan

July 15, 1948

Number	Name of Owner of fee or charge	PARCELS (short description)	APPLICATIONS		LIST OF INSTRUMENTS
			Received	Registered	
758-98366 -K	SADAO MAIKAWA	CITY OF VANCOUVER Lot 15 and the East half of Lot 14 Block 40 District Lot 196 Group 1, New Westminster District Plan 196	8/12/34 1.46	9/2/34	30/10/31: Sannosuke Maikawa to Sadao Maikawa: Conveyance in fee. Consideration \$1.00 Declared value \$2500.
Filing 34459	The Custodian		15/7/42		Vesting Certificate
1190-106349 L.	The Secretary of State of Canada Acting in his capacity as Custodian under the revised regulations respecting trading with the enemy (1943)	CITY OF VANCOUVER	13/7/44	7/8/44	Request of Secretary of State for Registration. Declared value \$1800.
1190-106350-L.	MIKE HOMENCHUK 457 Powell St.	CITY OF VANCOUVER Lot 15 and the East half of Lot 14 Block 40 District Lot 196 Group 1, New Westminster District Plan 196	13/7/44 10.25	10/8/44	30/44: The Secretary of State of Canada acting in his capacity as Custodian under the revised regulations respecting trading with the enemy (1943) to Mike Homenchuk: Conveyance in fee. Consideration \$18. Declared value \$18.
1206-110365-L	CHONG HAY, Chong KWONG SHANG, JONG TONG 425 Alexander St.	CITY OF VANCOUVER Lot 15 and the East half of Lot 14 Block 40 District Lot 196 Group 1, New Westminster District Plan 196	22/9/44 12.15	4/11/44	14/44: Mike Homenchuk to Chong Hay, Chong Kwong Shang and Jong Tong: Conveyance in fee. Consideration \$3775. Declared value \$3775.
1242-119272-L	SAM HOY SUM, SAM MING YEE AND SAM SOO of 350 Alexander Street.	CITY OF VANCOUVER Lot 15 and the East half of Lot 14 Block 40 District Lot 196 Group 1, New Westminster District Plan 196	28/2/45 1-2	17/3/45	20/45: Chong Hay, Chong Kwong Sha and Jong, Tong to Sam Hoy Sum, Sam Ming Yee and Sam Soo; Conveyance in fee. Consideration \$37. Declared value \$3775.

I HEREBY CERTIFY that the foregoing is a true Abstract of the entries in the Register Books Fees, Charges and Documents, filed in connection with the foregoing registrations in the Land Register from 8th February 1934 and that no other inter-application has been registered except as stated herein.

DATED at the Land Registry Office, at the City of Vancouver, this 23rd day of June, 1949.

"H.L. Robinson"

REGISTRAR.

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

October 12th 1949

M. Seal

Name of Owner of fee or charge	PARCELS (short description)	APPLICATIONS		LIST OF INSTRUMENTS	CHARGES (if any)
		Received	Registered		
DAO MAIKAWA	CITY OF VANCOUVER Lot 15 and the East half of Lot 14 Block 40 District Lot 196 Group 1, New Westminster District Plan 196	8/12/34 1.46	9/2/34	30/10/31: Sannosuke Maikawa to Sadao Maikawa: Conveyance in fee. Consideration \$1.00 Declared value \$2500.	Transfer, see 106349-L.
the Custodian		15/7/42		Vesting Certificate	Merged with 106349L
the Secretary of State of Canada acting in his capacity as Custodian under the revised regulations respecting trading with the enemy (1943)	CITY OF VANCOUVER	13/7/44	7/8/44	Request of Secretary of State for Registration. Declared value \$1800.	Transfer see 106350-L
MIKE HOMENCHUK 57 Powell St.	CITY OF VANCOUVER Lot 15 and the East half of Lot 14 Block 40 District Lot 196 Group 1, New Westminster District Plan 196	13/7/44 10.25	10/8/44	30/7/44: The Secretary of State of Canada acting in his capacity as Custodian under the revised regulations respecting trading with the enemy (1943) to Mike Homenchuk: Conveyance in fee. Consideration \$10. Declared value \$10.	Transfer, see 110365-L
CHONG HAY, Chong WONG SHANG, JONG TONG 25 Alexander St.	CITY OF VANCOUVER Lot 15 and the East half of Lot 14 Block 40 District Lot 196 Group 1, New Westminster District Plan 196	22/9/44 12.15	4/11/44	14/44: Mike Homenchuk to Chong Hay, Chong Kwong Shang and Jong Tong: Conveyance in fee Consideration \$3775. Declared value \$3775.	Transfer, see 119272-L.
SAM HOY SUM, SAM MING YEE AND SAM SOO 100 of 350 Alexander Street.	CITY OF VANCOUVER Lot 15 and the East half of Lot 14 Block 40 District Lot 196 Group 1, New Westminster District Plan 196	28/2/45 1-2	17/3/45	20/45: Chong Hay, Chong Kwong Shang and Jong Tong to Sam Hoy Sum Sam Ming Yee and Sam Soo; Conveyance in fee. Consideration \$37. Declared value \$3775.	Transfer, see 164860-L.

I HEREBY CERTIFY that the foregoing is a true copy of Abstract of the entries in the Register Books of Fees, Charges and Documents, filed in connection with the foregoing registrations in the Land Registry Office, from 8th February 1934 and that no other intervening application has been registered except as therein set forth.

DATED at the Land Registry Office, at the City of Vancouver, this 23rd day of June, 1949.

"H.L. Robinson"

REGISTRAR.

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

October 12th 1949

M. Sealy

Ex. 10

IN THE MATTER OF THE CLAIM
OF SADAO MAIKAWA

EXHIBIT No. 1054-10

DATE 15 Sep 1949

FILED BY D. J. Bairdwood.

I, HUGH STANLEY HONSBERGER, of the City
of Toronto, in the County of York, Solicitor, make oath
and say as follows:

1. THAT I am the solicitor for the above named Claimant
and as such have knowledge of the matters herein deposed
to.
2. THAT now shown to me and marked Exhibit "A" to this my
affidavit is a letter received by us from Messrs. Fraser,
Paine & Edmonds, our Vancouver agents, stating the result
of a search made by them in the Registry Office in Vancou-
ver.

SWORN before me at the City of
Toronto, in the County of York)
this 16th day of June, 1949.)

Hugh Stanley Honsberger

Montgomery
A COMMISSION ETC.
Notary Public &c

GENOVA BOND
HOWARD SMITH

Fraser, Paine & Edmunds
BARRISTERS & SOLICITORS

PHONE PACIFIC 13645

CABLE ADDRESS "FRASLAW"
CODE-BEDFORD MENEIL

G. L. FRASER, K. C.
PAUL BRITTON PAINE
W. H. KEMP EDMONDS
O. F. REINHARD

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~ 933 W. Pender St. "
VANCOUVER, B. C.

October 27th, 1947

This is a "Libel" Affidavit referred to the County of South of the City of Vancouver before the County Judge on 16th day of November 1949

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

Attn. Mr. J. Honsberger

Dear Sirs:

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:-

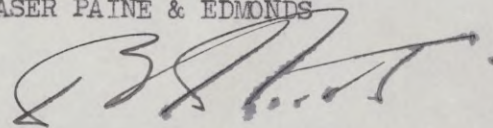
- 333 Powell St., Vancouver - Lot 35, Block 40, District Lot 196, Grp. 1 New Westminster District, Plan 196.
- 341 Powell St., Vancouver - Lot 33, Block 40, D.L. 196, Grp. 1 N.W.D., Plan 196.
- 350 Alexander St. Vancouver - Lot 15, Block 40, D.L. 196, Grp. 1 N.W.D., Plan 195.

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 or 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.

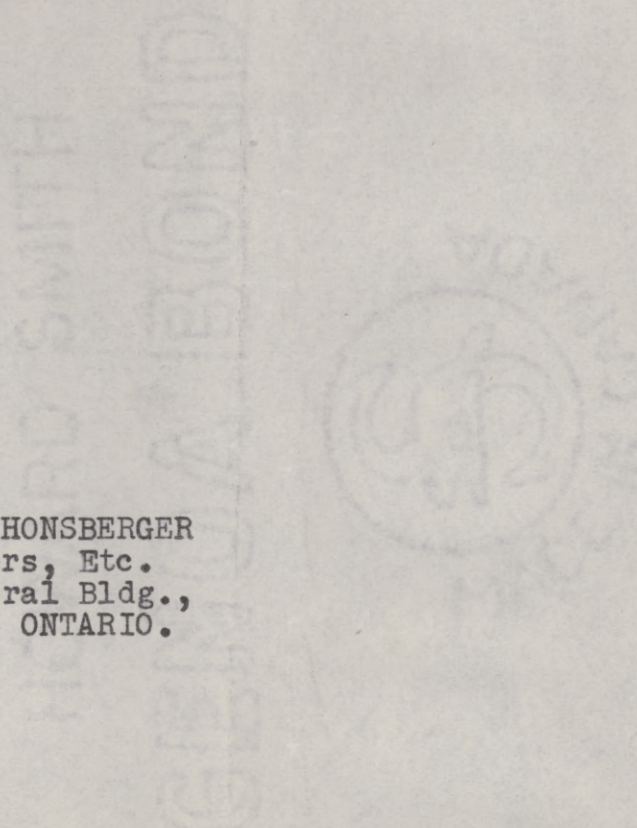
DATED the 16th of June, 1949

: : : : : : : : : : : : : : :

IN THE MATTER OF THE CLAIM
OF SADAO MAIKAWA

AFFIDAVIT OF
HUGH STANLEY HONSBERGER

RAYMOND & HONSBERGER
Barristers, Etc.
807 Federal Bldg.,
TORONTO - ONTARIO.



CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO

FILE No.

506 Royal Bank Building,
Vancouver, B.C.

27th October, 1947.

The Honourable Mr. Justice Henry I. Bird,
Law Courts,
Victoria, B.C.

Dear Mr. Justice Bird,

I am enclosing copy of a letter dated October
20th just received from Messrs. Raymond & Honsberger.

Would you care to suggest a reply which should
be made in regard to your requirements in support of
evidence of value, or is this a matter which must be left
to the discretion of the claimant as to the best method
of supporting his claim.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl. 1 letter

C
O
P
Y

RAYMOND & HONSBERGER
Barristers & Solicitors
Federal Building

TORONTO 1, Canada.

October 20, 1947.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Dear Sirs:

Re: File No. 10449,
Sadao Maikawa,
Registered No. 01336

We wish to acknowledge receipt of your favour of the 1st instant enclosing a clipping from the Vancouver Sun, and wish to thank you for the same.

Could you please advise us whether affidavit evidence of value of properties may be used in the enquiry, or whether we need evidence of witnesses in person. Our case will greatly depend upon this as we will expect to appear before the enquiry in Toronto and, if affidavit evidence can not be used, we might not be able to proceed.

Yours truly,

RAYMOND & HONSBERGER
" "
Per: John Honsberger

JDH/S



COURT OF APPEAL

Law Courts,
Vancouver, B.C.,
13th November, 1947.

A. Watson, Esq.,
877 Newport Avenue,
Victoria, B.C.

My dear Watson:

I enclose two claims of Sadao Mai-
kawa. Shears has retained the other copies.

Will you please acknowledge the
claims and add it to your records.

Yours truly,

Sutton, Braidwood & Morris
SUCCESSORS TO
Reid, Wallbridge, Gibson, Sutton & Braidwood

Telephone: Pacific 3464
Cable Address "Boufridge"

Barristers and Solicitors

W. A. SUTTON D. T. BRAIDWOOD
 C. E. MORRIS
A. B. CLIFF O. J. HALL

~~Workshire Building~~ Royal Bank
~~525 Seymour Street~~ Building,
Vancouver, B.C.

11th July 1949.

Mr. S. Watson,
The Court House,
Vancouver, B.C.

Dear Sir,

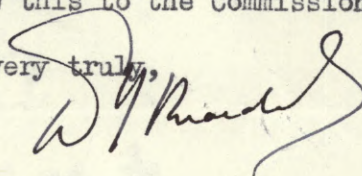
Case No. 1054 - Sadao Maikawa

8th 9.

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 8th February 1934 to 17th March 1945.

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

Yours very truly,



custodian to Mike Homenchuk 30 June 1944 \$ 1800
Mike Homenchuk to Chong Kay 14 Sep 1944 \$ 3775.

Raymond & Honsberger
Barristers & Solicitors
Federal Building

W. B. Raymond, H.C. (1885-1945)
H. Stanley Honsberger, H.C.

Toronto 1, Canada

June 11th, 1949.

Air Mail

Japanese Property Claims Commission,
Court House,
VANCOUVER, B.C.

Attention Mr. A. Watson,
Secretary.

Dear Sir:

Re: Claims #1054, MAIKAWA Sadao
#1055, TATEISHI Inosuke
#1125, KAMO Denzo
#1126, MAIKAWA LTD.

In connection with the above matters, we wish to say that the writer had expected to be in Vancouver on other business in September and would be appearing on these claims, however, now that the date of hearing has been fixed for the 20th of June he finds it impossible to be in Vancouver that date and accordingly, we are prepared to have the Commissioner proceed on the evidence already adduced.

There is however one point that we would like to present to the Commissioner if this is permissible, namely, that in the claim of Sadao Maikawa re 350 Alexander Street, Victoria, we are advised by our Vancouver agents that the government sold this property in July of 1944 for \$1800 and that two months later, in September of 1944, the purchaser resold this property for \$3775.00.

Accordingly, we are notifying the Government counsel that we will not be appearing on the 20th, the date fixed for hearing these claims and are asking that this one point be presented to the Commissioner.

Yours truly,

Harry Honsberger

HSH:RML

EN

20th June

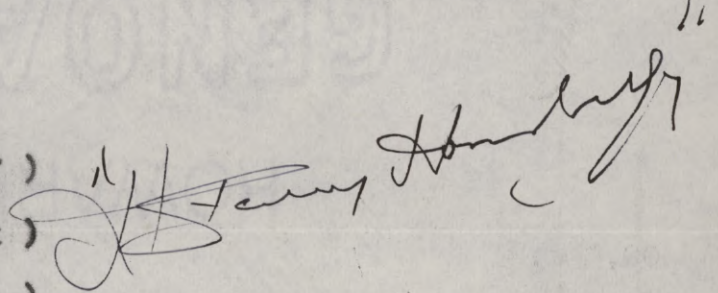
IN THE MATTER OF THE CLAIM
OF SADAO MAIKAWA

I, HUGH STANLEY HONSBERGER, of the City
of Toronto, in the County of York, Solicitor, make oath
and say as follows:

1. THAT I am the solicitor for the above named Claimant
and as such have knowledge of the matters herein deposed
to.

2. THAT now shown to me and marked Exhibit "A2" to this my
affidavit is a letter received by us from Messrs. Fraser,
Paine & Edmonds, our Vancouver agents, stating the result
of a search made by them in the Registry Office in Vancou-
ver.

SWORN before me at the City of)
Toronto, in the County of York)
this 16th day of June, 1949.)



A COMMISSION ETC.

DATED the 16th of June, 1949

: : : : : : : : : : : : : : :

IN THE MATTER OF THE CLAIM
OF SADAO MAIKAWA

AFFIDAVIT OF
HUGH STANLEY HONSBERGER

RAYMOND & HONSBERGER
Barristers, Etc.
807 Federal Bldg.,
TORONTO - ONTARIO.

HOWARD SMITH
GENOVA
MONTREAL

2

C O P Y.

Fraser, Paine & Edmunds,
Barristers & Solicitors.

27th October 1947.

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

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.

Dear Sirs:

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 - Lott 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 Mide Homenchuk
in or around the month of July, 1944 for the sum of \$1800.00,
was sold by him in September, 1944 for the sum \$3775.00. We thought
this latter peice of information might be of assistance to you in
preparing you 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.

BBS. mb.

Enc.

Sutton, Braidwood & Morris

13th June, 1949.

Messrs. Raymond and Honsberger,
807 Federal Bldg.,
Toronto, Ontario.

Dear Sirs:

Re: Japanese Property Claims Commission
Case No. 1054 - Sadao Maikawa

I have your letter of the 11th June regarding the property at 350 Alexander Street, Vicotira and in view of the circumstances related by you, I feel that this matter should be placed before His Lordship as a special case.

However, it may not be necessary for you to come personally to Vancounver to present this argument as this could possibly be done by your filing some sort of affidavit that search has been made in the Land Registry Office records, and the result of same, and perhaps some form of written argument could be used. In any event, I will take this up with Mr. Justice Bird and see whether or not the matter can be facilitated in this way.

In the meantime, the Secretary of the Commission will no doubt be advising you.

Yours very truly

" D. T. BRAIDWOOD"

Sutton, Braidwood & Morris

SUCCESSORS TO

Reid, Wallbridge, Gibson, Sutton & Braidwood

Barristers and Solicitors

W. A. SUTTON D. T. BRAIDWOOD
 C. E. MORRIS
O. J. HALL D. A. SUTTON

Telephone: Pacific 3464
Cable Address "Boufridge"

~~Vancouver Building~~ 506 Royal Bank
~~525 Seymour Street~~ Building,
Vancouver, B.C.

15th November 1949.

Hon. Mr. Justice H.I. Bird,
The Court House,
Vancouver, B.C.

Dear Sir,

Case No. 1054 - S. Maikawa

Pursuant to your enquiry by telephone yesterday, I find that Mr. McMaster is not interested in this matter, as it is one of Mr. Hosa Berger's cases.

Yours very truly,

jo D.T. BRAIDWOOD *RJ.*

Sutton, Braidwood & Morris

SUCCESSORS TO

Reid, Wallbridge, Gibson, Sutton & Braidwood

Barristers and Solicitors

W. A. SUTTON D. T. BRAIDWOOD
 C. E. MORRIS
O. J. HALL D. A. SUTTON

Telephone: Pacific 3464
Cable Address "Bowfridge"

~~Yorkshire Buildings~~ 506 Royal Bank
~~525 Seymour Street~~
Vancouver, B. C. Building,

8th November 1949.

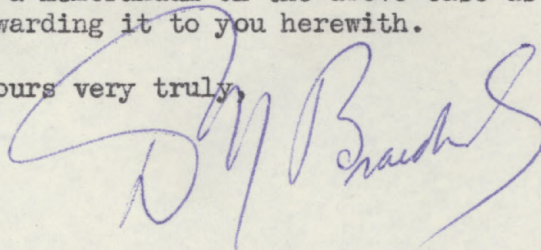
Hon. Mr. Justice H. I. Bird,
The Court House,
Vancouver, B. C.

Dear Sir,

Japanese Property Claims Commission
Case No. 1054 - S. Maikawa

Mr. Shears has prepared a memorandum on the above case as requested by your Lordship and I am forwarding it to you herewith.

Yours very truly,



MEMORANDUM

November 3, 1949.

TO: Mr. D. T. Braidwood

FROM: Mr. F. G. Shears

Re: Case No. 1054 - 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