Name of Claimant KITAGAWA, Kensuke Case 805

Custodian File

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
		3760. 100.	376.00 10.00	188.00 10.00 2.50							586.50

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 & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS					
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
1104.50	606.10	181.83	54.9%	688.15 ~~688.15~~	377.79	1900.	228.00	787.62

TOTAL RECOMMENDATION	1374.12

1540

CASE NO: 805.

JAPANESE PROPERTY CLAIMS COMMISSION

Moose Jaw, Saskatchewan,
April 7th, 1948.

IN THE MATTER OF THE CLAIM OF
KENSUKE KITAGAWA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 805.

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).

10 Moose Jaw, Saskatchewan,
April 7th, 1948.

IN THE MATTER OF THE CLAIM OF

KENSUKE KITAGAWA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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

30

MR. MAKAROFF: The next case, my lord, is that of Kensuke Kitagawa.

KENSUKE KITAGAWA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

THE COMMISSIONER: Q: Do you speak English, Kitagawa?

THE WITNESS: A: Not very much.

MR. MAKAROFF: He speaks a little, m y lord. We might try him.

10 THE COMMISSIONER: Q: Mr. Interpreter, would you put the question to him, does he consider himself bound by the oath he has taken here this morning?

THE INTERPRETER: A: Yes, my lord.

Q That is to say bound to speak the truth and nothing but the truth? A: Yes, my lord.

THE COMMISSIONER: Very well, proceed, Mr. Makaroff.

DIRECT EXAMINATION BY MR. MAKAROFF:

Q You are Kensuke Kitagawa? A: Yes.

20 Q And where are you living now?

A In Moose Jaw.

MR. MAKAROFF: I take it your Lordship doesn't care to have the background at all.

THE COMMISSIONER: No, unless it is a matter of moment from the claimant's point of view. I do not require it.

MR. MAKAROFF: Q: Now, at the outbreak of the last war, where were you living? A: In Duncan.

Q And what were you doing there?

30 A In the dry cleaning business.

Q And did you own the property there?

A Yes.

Q And was that situated on Lot 3 in the town of Duncan? A: Yes.

Q And you were, I take it, required to evacuate?

THE COMMISSIONER: That is taken for granted.

MR. MAKAROFF: Q: You prepared an inventory of your possessions when you were interned.

MR. HUNTER: I don't think, mylord, this man was interned.

THE COMMISSIONER: I am sorry, I did not hear you.

MR. HUNTER: My learned friend referred to him as having been interned. I don't think he was interned.

MR. MAKAROFF: I saw that term in this analysis of personal property claim.

THE COMMISSIONER: Let us ask him.

Q Were you interned after you had been evacuated from the Coast? A: Yes, my lord.

Q Where, in Tashme? A: At Angler Internment Camp.

THE COMMISSIONER: We are getting something new all the time.

MR. MAKAROFF: Have you the declaration, or would you rather put it in yourself?

Q Well, in any case you made a declaration listing the inventory of your property that you turned over to the Custodian? A: Yes, I gave a rough list.

Q I show you a signature here on a document dated the 24th day of April, 1942. Whose signature is that? A: That is my signature.

MR. MAKAROFF: I might as well file that, my lord, as Exhibit 1.

(J.P. FORM MARKED EXHIBIT NO. 1).

Q Now then, your property in Duncan was sold, wasn't it? That is the real estate was sold?

A Yes.

Q And your business was sold also, so you were informed, I presume? A: I don't know, but I believe it was sold. I understand it was sold.

THE COMMISSIONER: What is the inference? Was it sold as a going concern or were the individual articles he used in his business sold? He probably does not know.

MR. MAKAROFF: I don't suppose he knows. It is just information.

THE COMMISSIONER: We can get it from the Government later, in any case.

MR. MAKAROFF: Yes, my lord.

Q You didn't get back quite a substantial portion of the inventory of goods and chattels which you listed in your declaration, is that true?

A All I received was the sewing machine, some rice bowls, and some saws, and some of my wife's clothing. That is about all.

Q Now I show you a document here under the heading of "real estate other than farm". Is that your signature there? A: Yes.

Q And you list there a parcel of land, that is the land near Campbellton. How much did you pay for that?

A $150.00.

Q Now this document was prepared on your instructions? You gave that information? A: Yes.

Q And is it true in every respect to the best of your knowledge, information andbelief?

A Yes.

MR. MAKAROFF: I would like to tender that.

THE COMMISSIONER: Ask him when he bought the property.

MR. MAKAROFF: Q: When did you buy this property, by the way? A: In 1930.

10

(STATEMENT MARKED EXHIBIT NO. 2).

Q I notice you estimate the value of it at the date of sale at $250.00. How do you explain the difference in valuation? A: I paid the taxes of about $3.00 a year for over ten years, and that, with the interest I figure amounted to about $250.00.

Q Tell me, could that lot be sold for $250.00? Did it have that market value at the time that you were dispossessed? A: I would have received more than $250.00.

20

Q That is the values and prices of lots had gone up in that time, since the time you had bought it?

A Yes, they had gone up considerably.

Q So it not only comes to more than the original price, but you say the price of lots had gone up?

THE COMMISSIONER: He has done very well. I do not think you can improve it.

Q Where is this lot? Is it just outside of Campbell River? A: It is a little

30

over a mile from the town of Campbell River and it has prospects of the town encroaching in that direction.

THE COMMISSIONER: Well he is perhaps more optimistic than I would be.

Q Is it on the main road leading out of Campbell River? A: Yes, on the main road.

THE COMMISSIONER: All right, I know where it is.

10 MR. MAKAROFF: I would like to introduce the analysis of personal property claim if that is available. My friend has handed me this document headed "Analysis of personal property claim." I would like to tender it as a basis for a word of explanation here. Your Lordship will observe in the details of claim on that document, there are a large number of items listed. Now, some of these items are part of the dry cleaning business as a going concern. We have taken those items out

20 and incorporated them in a document which I wish to tender in evidence now.

THE COMMISSIONER: Mr. Makaroff, I appreciate your purpose but unless you can establish that the Custodian sold this business as a going concern, I am afraid that under the terms of reference I have not jurisdiction to treat it as a going concern for the benefit of the claimant.

MR. MAKAROFF: I see.

THE COMMISSIONER: Go ahead and adduce your evidence because that probably will be a matter I will

30 have to comment on in my report to the Executive

Council, in any case, whether or not I am justified in making a recommendation. I can tellyou there have been other cases where, to be perfectly frank, it appeared to me it would have been in the interests of the Japanese to have sold it as a going concern, rather than to sell the chattels piecemeal. I am afraid that my hands are tied by the terms of reference. However, I do propose to comment upon it.

MR. MAKAROFF: Your Lordship will appreciate we are rather handicapped in proving these things. I don't suppose the witness has been back. He may have the information, but it will only be information, if your Lordship will accept that.

THE COMMISSIONER: I am not tying either the claimant or the Government too closely to the rules of evidence .

MR. MAKAROFF: Q: How was this business of yours at Duncan sold, the dry cleaning business, do you know? Was itsold as a business as a going concern or did they just sell the real estate and the buildings separately from the business?

A I have no idea. I have received no word.

THE COMMISSIONER: Perhaps you better not pursue it with him. I am sure that Government counsel will make a complete declaration to you as to just how the sale was conducted.

MR. MAKAROFF: All right, my lord, but permit me, perhaps, to file the statement on the basis it was a going concern. Your Lordship has the itemized list, anyway.

Q I show you a document here entitled "personal property, business". Is that your signature?

A Yes.

Q Now you have read over this document and it has been explained to you. A: Yes.

Q And what do you say? Is it true as to the items in the inventory and as to the values to the best of your knowledge and belief? and information?

A Yes.

10 MR. MAKAROFF: I might point out, my lord, there is a memorthere, "locked up building, but sold as 'going concern'." I would like to tender this, my lord.

THE COMMISSIONER: This statement includes the lot, does it, that is the real estate as well as the chattels that were used in the business?

MR. MAKAROFF: No, my lord, this statement doesn't contain that. The lot, I understand, and the building and the whole thing was sold for $3700.00

20 in excess of the valuation that we put on it, in our claim. We put in an additional claim for the equipment and the goodwill.

THE COMMISSIONER: You are not making a refund on the real estate?

MR. MAKAROFF: Not so far. I presume your Lordship will attend to that soon enough if it is going to be treated as a going concern. I tender this, my lord.

(STATEMENT MARKED EXHIBIT NO. 4).

30 Q This business is located at Duncan. Were there many

other businesses established there, that is dry cleaning businesses? A: No, just my business.

Q Yours was the only one, and are there any other dry cleaning establishments or firms carrying on business at any other point between Victoria, say, and Nanaimo? A: Not a cleaning plant. Mine was the only one.

Q Yours was the only cleaning plant in any town or
10= locality between Victoria and Nanaimo?

A Yes, mine was the only store.

Q What sort of a business were you doing? Was it a prosperous business or otherwise?

A Yes, it was quite profitable.

THE COMMISSIONER: Perhaps you might bring out what returns he made annually for the purposes of income tax.

MR. MAKAROFF: That would hardly be fair.

THE COMMISSIONER: You think that would be too difficult?

20 MR. MAKAROFF: I think that is too severe a test. However, I will ask him what turnover he had.

Q What annual turnover did you have in your business?

A About $3000.00.

Q And how much of that would be net profit?

A About $1500.00 or $1600.00.

Q I see. And the inventory -- how much did it cost you, approximately -- well, we have that information, my lord, there in the valuations.

THE COMMISSIONER: His statement as to the turnover gives one an idea of what business he had.

30 MR. MAKAROFF: And the locality and location.

THE COMMISSIONER: Yes, I know the locality.

MR. MAKAROFF: Q: Now I show you another document here entitled "personal chattels". Is that your signature? A: Yes.

Q And was this inventory of chattels prepared at your instance and on your instructions?

A Yes.

Q And is the information contained therein true and accurate to the best of your knowledge, information and belief? A: Yes.

10

(STATEMENT MARKED EXHIBIT NO. 5).

Q Now, what did you do with that property? Whom did you turn it over to? A: I didn't leave it with anybody. When I left, I locked it up and nailed it up with boards.

Q What did you do with the key?

A I gave it to the Custodian at Hastings Park.

MR. MAKAROFF: My lord, the last statement I handed you will show that there has been a reduction in the claim and I ask for an amendment accordingly, that is a reduction in valuation.

20

MR. HUNTER: The total claim as of Exhibit 5, my lord, comes to $2024.00.

MR. MAKAROFF: A synopsis of the total claim is for the lot there is $250.00, and the business equipment $2625.95. I don't think the exhibits have the additions in the aggregate.

THE COMMISSIONER: $2625.00.

MR. MAKAROFF: $2625.95, and the personal chattels is $2017.00.

30

THE COMMISSIONER: Now on this added sheet to the claim you show $6434.70. What does that cover? That is chattels, is it not?

MR. MAKAROFF: That includes the equipment and chattels in the plant, as well as those outside of the plant, and some of those have been taken out. Take the first 15 items down to "2 boxes for cleaning gas". They have been taken out of that detailed claim in the analysis.

10 THE COMMISSIONER: Yes, everything down to two boxes for cleaning gas.

MR. MAKAROFF: And including that and down the line just above the fifth blue heavy line from the bottom, there is one cleaning machine.

THE COMMISSIONER: Yes, on the second page.

MR. MAKAROFF: One cleaning machine, and the next four items.

THE COMMISSIONER: The cleaning machine is out, is it?

MR. MAKAROFF: Yes, it is out of the personal listing.

20 That goes under the business and personal property, and down to 5 washtubs. Those items are taken out of the personal schedule.

THE COMMISSIONER: The total then is $2,017.00 for personal and household chattels, is that so?

MR. MAKAROFF: Yes, and the business equipment, and so on, includes the other items. Then there is the item for goodwill of $2000.00.

THE COMMISSIONER: I do not recall, Mr. Hunter, whether I made a ruling in regard to goodwill. I think

30 I did.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: The effect of it being unless the business was sold as a going concern, I have not jurisdiction to entertain such a claim.

MR. HUNTER: That is quite right.

THE COMMISSIONER: You see, Mr. Makaroff, I had the benefit of argument by counsel representing Japanese claimants as well as Government counsel before I ever started in hearing the claim, and in the course of argument then presented I made various rulings. I presume you have been informed in regard to them, have you?

MR. MAKAROFF: Just generally I have.

THE COMMISSIONER: I will be glad to let you have a copy. I am not sure that I have enough to leave one with you. When we adjourn at noon, I will be glad to let you have a copy.

MR. MAKAROFF: The net effect of the presentation this morning is to reduce the total claim by $1791.75.

THE COMMISSIONER: $1791.75 off the $5,775.00, is that it?

MR. MAKAROFF: It is off the total.

THE COMMISSIONER: Or is it off the $6,191.21? Is that correct?

MR. MAKAROFF: That is correct. The claim is for $6434.70, in the analysis.

THE COMMISSIONER: Yes.

MR. MAKAROFF: And our amended claims for those two items amount to $4,642.95, which makes a difference of $1791.75.

THE COMMISSIONER: And then the aggregate claim on real and personal property will be reduced accordingly?

MR. MAKAROFF: Yes, my lord.

THE COMMISSIONER: Very well.

MR. MAKAROFF: The total should amount to $6882.95, including the claim for goodwill.

Q Did you receive a payment for that lot at Campbellton? I think it was $100.00.

A It was credited to my account with the Custodian. I think it was about altogether, $90.00, of which I received $70.00 some odd.

10

MR. MAKAROFF: I see that it is shown on this claim for real and personal property in the statement attached to the analysis.

THE COMMISSIONER: That is all, is it? Incidentally, Mr. Makaroff, the purpose of Government counsel's statement as to his submissions is with a view to informing you as to what line of defence the Government proposes to take. I have asked him to do that because it is not going to be possible for claimants to present evidence in reply, unless this investigation were to continue for another year, and I hope you will take advantage of the outlined defence.

20

MR. MAKAROFF: Thank you, my lord.

MR. HUNTER: It is submitted, my lord, that the vacant lot was sold for its fair market value. It is submitted that the store premises were sold for more than their fair market value. It is submitted that the other chattels were sold for their fair

30

market value. It is submitted that the claim made for chattels not sold by the Custodian is exorbitant.

THE COMMISSIONER: Now, Mr. Hunter, did you sell the business as a going concern, or did you sellthe chattels piecemeal?

MR. HUNTER: We sold the buildings and the dry cleaning equipment to the same person, my lord. I don't know whether you would call it "as a going concern". It was a sale, in effect, of a business, but whether the business not having been continuous you could say goodwill enters into it is another thing.

THE COMMISSIONER: The purchaser continued in the dry cleaning business, did he?

MR. HUNTER: I believe so, my lord. Otherwise there would have been no point in buying the equipment.

THE COMMISSIONER: I should say the Government is going to have to present a pretty forcible argument to show there was no sale of the going concern. It is open to question, of course, whether there was goodwill.

MR. MAKAROFF: He is not responsible for the loss of that.

THE COMMISSIONER: I will have the pleasure of hearing you on that matter, Mr. Makaroff, later.

MR. HUNTER: Now, I would like to file an appraisal dated March 1st, 1944, by Mr. Dickie on the store premises. He says, "The above property is fairly well situated near the corner of business section, having frontage of approximately 60 feet

and 120 feet in depth.

"The buildings consist of store premises in front with frontage of approximately 27 feet with a depth of about 18 feet. The store part contains very few built in fixtures. Attached to the rear of store is an old dwelling of one and one half storeys consisting of living room, kitchen with sink and hot and cold water and one bedroom on main floor. Upstairs consists of three small bedrooms. The dwelling is in only fair repair. Out buildings consist of metal clad building used for cleaning clothes, poor garage and other small outbuildings of little value.

"I value this property at $2,850.00 as follows: Lot, $1200.00; Store and dwelling, $1500.00; Outbuildings, $150.00.; total $2850.00."

The assessed value of that property in 1944, my lord, was $2100.00.

(APPRAISAL MARKED EXHIBIT NO. 6).

MR. HUNTER: The property was sold as of March 13th, 1944, for $3760.00.

THE COMMISSIONER: Dickie's appraisal being $2400.00, was it?

MR. HUNTER: It was $2850.00.

THE COMMISSIONER: In view of that do you propose to contend that there was some allowance for goodwill in the purchase price?

MR. HUNTER: Yes, my lord, very definitely.

Really, my lord, as of February 26th, 1944, the dry cleaning equipment was appraised by E.D.Thwaites,

and estate agent and auctioneer at Qualicum Beach at $1190.00. However, he recommended that 20% be knocked off items 2 and 3 which consisted of the drying machine and the Pantex steam pressing machine, which reduces his appraisal to $1100.00.

THE COMMISSIONER: That was in 1944.

MR. HUNTER: That was on February 26th, 1944, my lord. As of the 10th of April, 1944, by bill of sale from the Custodian, this dry cleaning equipment was sold to the purchaser of the real property for $1900.00, and I would respectfully suggest, my lord, that it is very possible that the question of goodwill came into it there.

THE COMMISSIONER: Yes, the same argument would be open.

MR. HUNTER: Yes, my lord. I would file the appraisal of P. Leo Anderton, dated March 17th, 1944, appraising the vacant lot. He says, "I have your letter asking for valuation of Lot 10 of Lot 66, Sayward District, Plan 3708. This lot is situated at Campbellton, two miles north of Campbell River. It fronts on a main road but is just outside of the little village of Campbellton. The land is cleared and there are no buildings around this part. I will place the value at $100.00. Attached you will find bill.

THE COMMISSIONER: Mr. Makaroff, you have observed that Government counsel has simply made a declaration as to the price realized for this property and as to the amount of the appraisal. On a matter of that kind perhaps you would prefer Government

counsel should put in the appraisal, unless you are prepared to accept it.

MR. MAKAROFF: I am prepared to accept it on the word of my learned friend.

THE COMMISSIONER: I do not want any question to be raised about it later.

MR. HUNTER: I will be quite happy to put it in, my lord, if my friend wishes it.

THE COMMISSIONER: I called attention to it for fear it might be raised later.

MR. MAKAROFF: The only reason for putting it in would be if there was a breakdown of it for the purpose of argument.

THE COMMISSIONER: Suppose you examine them now.

MR. MAKAROFF: I mean the final argument. Is your Lordship going to hear further argument?

THE COMMISSIONER: I will hear no argument here because I won't have the Government's side of the picture at all, but ultimately I have no doubt there will be argument by both sides.

MR. MAKAROFF: In that case it might be useful to counsel who will be arguing to see the breakdown, if these appraisals have breakdowns in them.

THE COMMISSIONER: Is there any detail to it?

MR. HUNTER: It is all detailed, my lord.

THE COMMISSIONER: You better put them in.

Which one is first, Mr. Hunter?

MR. HUNTER: This is the one of the dry cleaning equipment, my lord.

THE COMMISSIONER: Have you had an opportunity to see

the Government file?

MR. MAKAROFF: No, I haven't, my lord.

THE COMMISSIONER: Probably not. Well, I will recess in a few minutes and you will have an opportunity in the meantime and if you wish to bring out anything from the witness, you are free to do so.

MR. HUNTER: My learned friend or counsel representing the Japanese must have seen the files. I got the files from them.

10 THE COMMISSIONER: That is the usual procedure. The Government get the files once counsel for the Japanese are through with them. There has been a good deal of complaint on that score.

MR. MAKAROFF: It is a very admirable spirit of co-operation, I would say.

THE COMMISSIONER: There has been throughout.

(APPRAISAL MARKED EXHIBIT NO. 7).

(APPRAISAL MARKED EXHIBIT NO. 8).

MR. HUNTER: The vacant lot, my lord, was assessed

20 for the year 1944 at $150.00. It was sold as of June 20th, 1945, for $100.00.

MR. MAKAROFF: Being below assessed values is rather unusual in this country.

THE COMMISSIONER: There are some optimistic assessors in British Columbia.

MR. HUNTER: Reference, my lord, is made to Exhibit 3, the analysis. While a number of items have been checked and the new valuations, or the new things, will have to be taken as shown on Exhibits 4 and 5,

30 for the household chattels which were sold, and

which are now valued at approximately $2,017.00, I believe --

THE COMMISSIONER: That is by the claimant.

MR. HUNTER: That is by the claimant, my lord -- receipts were obtained from auction sales of $647.50 as is shown on page 2 of Exhibit 3, the analysis. There are a certain number of items which have been lost, destroyed or stolen as shown in the column there. Some of them are fairly steep for the claim made in connection with them, but most of them are not of very heavy value. I haven't totalled them. I did total them before but I see new values have been placed on them and it would be a big matter to do it. Otherwise it is fairly self-explanatory because there were either sold one way or another, or are missing, and I think the information to be obtained from it is readily available.

THE COMMISSIONER: In view of the fact that Mr. Makaroff is only starting on the claims, it might be helpful to him if you explained why certain articles were sold by tender and other articles were sold by auction. That explanation has been made before, but I thought counsel might be informed.

MR. HUNTER: Generally speaking the procedure of selling by tender was adopted where the item was considered sufficiently large to warrant an appraisal and sale by tender. If it were a minor item that could be sold readily by auction, it was done, but where it had some special significance or a limited

market and was of a major size, it was appraised by people who purported to be experts, anyway, and sold by public tender.

THE COMMISSIONER: And no tender accepted at less than the appraised price, is that right?

MR. HUNTER: Generally speaking. Occasionally in the case of motor vehicles when they couldn't get rid of them, they took 10% less.

THE COMMISSIONER: The purpose in calling for tenders was in the interests of the owner in the hope they would get better prices than could be realized at auction.

MR. HUNTER: Occasionally you see a large item slipped into auction. Under the procedure laid down it shouldn't have been so, but the procedure wasn't followed in that case.

THE COMMISSIONER: I remember one such case but my recollection is you directed attention to it.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Now, Mr. Makaroff, perhaps it would be helpful to you if I recessed for ten minutes so that you might have a look at these documents, with a view to re-examination, if that will assist you.

MR. MAKAROFF: Yes, I would appreciate that.

THE COMMISSIONER: We will recess for a few minutes.

(PROCEEDINGS RESUMED AFTER SHORT RECESS)

KENSUKE KITAGAWA, resumed the stand, testified further as follows:

THE COMMISSIONER: I don't think I asked you whether

you were finished with your cross-examination, Mr. Hunter.

MR. HUNTER: Yes, I am, my lord.

THE COMMISSIONER: All right, Mr. Makaroff.

RE-DIRECT EXAMINATION BY MR. MAKAROFF:

Q I show you a paper here, what is this?

A This is a rough list of the stuff sold by the Custodian and credited to my account.

10 Q And this is a list of goods and chattels that were not declared in your original inventory, is that right? These are not in your original inventory.

A No.

Q Nor in your J.P. declaration?

A Yes, that is so.

MR. MAKAROFF: They were disposed, however, in the Custdian's report, my lord.

THE COMMISSIONER: I see they are set out.

MR. MAKAROFF: It shows he wasn't exaggerating his

20 claim. It is included now in the personal effects. I would like to file that to show the extent to which some property was overlooked actually by some of these claimants.

THE COMMISSIONER: Are you suggesting it was overlooked by the Custodian and not disposed of?

MR. MAKAROFF: No, it was disposed of by the Custodian but it was overlooked by the claimant in putting in the claim in those hectic times. There is quite a substantial bit of property.

(LIST MARKED EXHIBIT NO. 9).

30 MR. MAKAROFF: There are three columns there, one of

which gives the cost price, and the otherthe market value.

Q Are those according to the best of your knowledge and belief? A: Yes.

MR. MAKAROFF: They will be included in with the other statement.

Q Now, I show you an appraiser's report to the counsel for the Custodian on your property, one made out by Mr. Thwaites, dated February 26th, 1944, and in that statement there is a machine here, one power washing machine, that is item No. 1, Toronto Laundry MachineCompany, with belting and fittings, $75.00. Do you know the machine that that refers to? A: I believe that this is my brother's personal household washing machine.

Q You didn't include that in your inventory?

A No, I didn't.

MR. MAKAROFF: That belongs to his brother, the first item.

THE COMMISSIONER: That was sold,too, was it?

MR. MAKAROFF: I am not sure. Do you contend that was sold?

MR. HUNTER: I think that is included, my lord, in the bill of sale. Possibly the bill of sale should be filed to indicate what was sold.

MR. MAKAROFF: What I was getting at chiefly was the next item.

(AGREEMENT MARKED EXHIBIT NO. 10)

Q Item 2 is drying machine, Toronto Laundry Machine

Company, with belting and fittings, valued at $150.00. Do you know that machine, and do you remember when you bought that and how much you paid for it? A: In 1934.

That machine, including the cleaning machine, was $1500.00.

Q The cleaning machine? A: Yes.

Q What was that? Is that the steam pressing machine? or what do you mean by cleaning machine?

10 A He says it is a very big machine, something like a washing machine.

Q Did you buy those two together?

A I bought them together at the same time , and the total price for the two is $1500.00.

MR. MAKAROFF: It doesn't seem to be appraised here.

MR. HUNTER: I beg your pardon?

MR. MAKAROFF: It doesn't seem to appear in this appraiser's report. The cleaning machine -- he has described this drying machine, item 2,

20 in the report, Exhibit No. 8, in that way.

MR. HUNTER: I think, my lord, if we could get a better description of it, it might be found to correspond to other items that are enumerated here.

THE COMMISSIONER: You say it is not in Exhibit 3, the Custodian's analysis?

MR. MAKAROFF: I think it appears as part of an item in Exhibit 3.

THE COMMISSIONER: There is one machine valued at $2375.00 by the claimant.

30 MR. MAKAROFF: Yes. That has been reduced to $1500.00.

THE COMMISSIONER: That is it, is it?

MR. MAKAROFF: That must be it. I will just ask him.

Q You were just describing the machine referred to in the analysis of personal property as one cleaning machine, wringer and motor, $2375.00.

A Yes, $2300.00.

Q $1500.00, that is the value of it? That is the value of it, or is that what you paid for it?

A Yes, I paid that for it.

10 Q $1500.00? $2375.00, that is what you paid for it when? A: In 1934.

Q And you valued it at $1500.00. Well, this item 2 in Mr. Thwaites' report is part of that unit, is that it? A: They are different machines, but they are necessary to use together. Yes, this is on Mr. Thwaites' appraisal as part of the $1500.00 on the analysis.

Q Yes, I see, and the cleaning machine described as "cleaning machine, wringer and motor," are you able

20 to place a cost price or give us a cost price of that particular part of the unit that you paid $2375.00 for? I mean how much did this particular unit cost?

THE COMMISSIONER: Now, what do you mean by "this particular"?

MR. MAKAROFF: This one item, No. 2, the drying machine which is appraised at $150.00 by Mr. Thwaites.

THE COMMISSIONER: I just wanted it on the record.

MR. MAKAROFF: Q: How much did that machine cost of that

30 $2375.00? A: I don't remember.

I bought them together and paid for them together. I don't remember the difference.

Q Well now, I can't find the cleaning machine on this appraiser's report anywhere, or is it described here so that you can locate it? There is a Singer electric something, is that it?

A No, that is the sewing machine.

Q Is it the Pantex steam pressing machine? Is that it?

10 A No, that is the pressing machine.

Q That is not part of the cleaning machine you are describing? A: No, that is different.

Q This item No. 3, the Pantex steam pressing machine, when did you buy that? A: I think 1937 or 1938, I am not quite sure.

Q How much did you pay for that?

A $525.00.

Q Whom did you buy it from?

20 A I bought it in Vancouver, but I have forgotten the name of the firm from whom I bought it.

Q And was it in good condition when you left it?

A Yes, it was the same as new.

Q This item No. 4, steam pressure boiler, does that belong to you or did it belong to you?

A Yes.

Q And when did you buy that?

A In 1938.

Q And how much did you pay for that?

30 A $200.00.

Q $200.00. It is valued at $50.00. What was the condition of that boiler when you left it?

A Those things were all in new condition.

Q Practically new? A: Practically new condition.

Q Now, I will just touch on one or two other larger items. Here is a Singer electric. What is a Singer electric? Is it a sewing machine?

A It is a sewing machine.

10 Q When did you buy that? It is valued at $100.00 here. A: I think in 1940.

Q 1940 or 1941? A: 1941.

Q How much didyoupay for that?

A $151.00.

Q Now, Singer -- what is that, treadle?

A Yes.

THE COMMISSIONER: That will be foot power.

MR. MAKAROFF: Q: It is valued at $45.00. When did you buy that and how much did you pay for it?

20 A It was a dual purpose machine, electric and treadle.

Q Doyou mean to say you paid $150.00 for the two units, both of them? A: Yes.

Q You are getting pretty full valuation there, $5.00 less. A: Yes.

Q Now, another large item here, pressure boiler and fittings, $100.00, do you know what that is?

A I think it is the boiler that is connected to the pressing machine.

30 Q How much did that cost you and when?

A That cost $200.00. I think that was 1938.

Q Now a Good Cheer range with a range boiler and major sawdust burner, valuation $60.00. How much did that cost you and when with the range boiler and sawdust burner? A: That is the kitchen stove?

Q I presume so. A: $95.00.

Q For the range itself? A: Yes.

Q Does that include the sawdust burner? That is part of the range.

10

THE COMMISSIONER: They are in common use on the Coast.

A $95.00.

MR. MAKAROFF: Q: When was it you bought it?

AA The stove was purchased about 1935 and the sawdust burner was added about 1940.

Q How much didyou pay for them respectively? How much for the range and how much for the burner?

A The sawdust burner was about $30.00, but the total cost of the whole unit was about $90.00.

20

Q I see. Did you ever get any offers for your lot at Campbellton or did you want to sell it?

A No.

Q Did you want to sell it? A: No. It was my intention to build another store there.

Q I see. Did you try to buy any lots adjoining your lot there? Was there any other way of knowing the market values of vacant property there?

THE COMMISSIONER: I think you are wasting your time, Mr. Makaroff. I happen to know the situation there. Campbellton is a tiny village on the road with

30

mostly bushland around about it. However, I do not want to stop you.

MR. MAKAROFF: No, that is perfectly all right, my lord. I was going to stop anyway.

THE COMMISSIONER: I happen to know the situation there.

MR. HUNTER: My lord, I wonder if I could go into the question of the cleaning machine, if I could have Exhibit 8, the appraisal.

THE COMMISSIONER: Yes.

10

CROSS-EXAMINATION BY MR. HUNTER:

Q What was the make of your power washing machine?

A I don't know.

Q Was it made by the Toronto Laundry Machine Company, do you know? A: I don't know.

Q The washing machine which your brother had was just an ordinary household washing machine, was it?

A Yes.

Q And do you know the make of that?

20 A No, I don't. I was always too busy to take notice.

THE COMMISSIONER: That is a matter of some moment because there are washing machines and washing machines. Unfortunately he does not know the make of it.

MR. MAKAROFF: As I understand it, the claimant is making making no claim with respect to that item that is appraised there. It belongs to his brother.

MR. HUNTER: Oh no. That is what he says, but I don't submit to that for a moment. I want to clear this

30 up.

MR.MAKAROFF: You have it in your inventory.

MR. HUNTER: The Toronto Washing Machine Company doesn't make household laundry machines.

THE COMMISSIONER: You are referring now to what, the Thwaites' appraisal, or to the Custodian's analysis?

MR. HUNTER: I am referring to the Thwaites' appraisal, my lord, and I am submitting that this power washing machine of the Toronto Washing Machine Company is one and the same as the cleaning machine which he is now claiming $1500.00.

THE COMMISSIONER: You can pursue that.

MR. MAKAROFF: It couldn't be that.

MR. HUNTER: Oh yes.

Q Will you describe your cleaning machine? You have already said it looked something like an electric washer. Did it have a belt from it to a motor? A: Yes, it had a motor and a belt. It was driven by a belt.

Q Yes, now was your brother's washing machine driven by a belt? A: No, that is just the ordinary domestic type washing machine with the motor fixed in.

MR. HUNTER: The reason I ask that, my lord, is the power washing machine shown on the Thwaites' appraisal says, "Toronto Laundry Machine Company, No. 1239, with belting and fittings".

THE COMMISSIONER: There you have a description of it and no doubt evidence can be led as to what its value was, assuming it was in good working condition.

MR. MAKAROFF: The cleaning machine, evidently the witness

has inmind is that listed in the analysis in the declaration in the first column there at $1500.00. The Custodian, I take it, acknowledged that he received that cleaning machine. It is there in the analysis, down near the foot of the page, $1500.00 cleaning machine, and then opposite it is claimed at $2375.00, which he put in at the actual cost, and he reduces it later.

THE COMMISSIONER: I understand that your question is directed to identification of the article, Mr. Hunter.

MR. HUNTER: Yes, my lord, and I don't think there is any question about it. However, we shall write to the Toronto Laundry Machine Company giving them this serial number and we will ask them what it was. I don't think we can get very much more from this witness.

THE COMMISSIONER: I am afraid you can't. He does not appear to be able to describe it, certainly not by name, in any case.

MR. HUNTER: The things shown in this appraisal, my lord, are in the bill of sale. I think possibly if my learned friend doesn't object, we might file this bill of sale.

THE COMMISSIONER: Have you shown it to your friend? Has he seen it?

MR. HUNTER: He has had the file. Whether he has examined it, I don't know.

MR. MAKAROFF: We have no objection to that being filed. I don't suppose it is self-serving evidence.

THE COMMISSIONER: Well I have received these documents before on the understanding that the Government subsequently will adduce evidence to veryify it, and I will receive this on the same basis. This is a bill of sale of the chattels of this claimant as sold by the Custodian.

MR. HUNTER: Of the laundry equipment, my lord.

(AGREEMENT MARKED EXHIBIT NO. 10).

THE COMMISSIONER: Is that all, Mr. Hunter?

10 MR. HUNTER: Yes, my lord.

THE COMMISSIONER: All right, thankyou, Mr. Kitagawa. That is all we want.

(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.

20

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Case 805

DEC - 2 1947

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

XI. 801
Moose Jaw

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

(1) NAME KITAGAWA, Kensuke (RCMP) Reg. No. 08892
(Print) Surname Given Name

(2) Pre-Evacuation Address P.O. Box 313, Duncan, B.C.

(3) Present Address Box 956, Moose Jaw, Saskatchewan

(4) REAL ESTATE

(a) Street Address (if any) 135 Kenneth street, Duncan, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 3, Block 11, Plan 2070, Duncan, British Columbia
Lot 10, Campbell River

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence Type of business Dry cleaning (Cowichan cleaners)
(iii) Business and vacant lot, Campbell river
(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.) sole owner in fee simple

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - Lot 3 $ 1,100.00
Lot 10 - - - $ 250.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 2,425.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 2,000.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 5775.00
(v) Amount at which Custodian sold property and credited your account - - $ 3672.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2103.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Cowichan Cleaners, above premises, and residence behind business premises

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

(c) How stored or packed at time of evacuation
Locked up in house and store - key given to Custodian. Windows boarded up.

(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") .....

~~In no one's care except in the care of the Custodian~~

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

1. ~~See schedule attached hereto; TOTAL~~ ..... Estimated Value $ ~~6434.70~~ 4642
2. Credited by Custodian ..... Estimated Value $ ~~2346.49~~
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 $ ~~4088.21~~

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. well-goodwill 6882.95

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ ~~6191.21~~ 47

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

~~Moose Jaw~~

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

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)
of)
TO WIT:)

I, Kenusuke Kitagawa of the City of Moose Jaw in the Province of Saskatchewan

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 Moose Jaw in the Province of Saskatchewan this 19th day of November A.D. 1947.

Kenusuke Kitagawa

George Kyoshie
A Commissioner &c.
for oaths in & for the Province

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.

and the next following page

This is Schedule "A" referred to in the solemn declaration of Kensuke Kitagawa, declared before me at the City of Moose Jaw in the Province of Saskatchewan this 19th day of November, A.D., 1947.

George Tamahi

A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF SASKATCHEWAN, BEING A SOLICITOR.

Inventory of equipments and furnishings of Kensuke Kitagawa and which are in the Cowichan Cleaners Store, Lot 3, Block 11, Plan 2070, Duncan, British Columbia.

1	Boiler	$200.00
1	Heater	27.50
1	Pressing Machine	525.00
1	Motor Sewing Machine	151.00
1	Tailor Machine	125.00
2	Steam Irons	34.00
3	Electric Irons	45.75
1	Button and Thread	125.00
1	Cash Register	189.50
2	Coat Display	35.00
1	Mirror	95.00
	Paper	3.00
	Trunk (with clothing)	75.00
1	Barrel for Cleaning Gas	7.00
2 Boxes	For Cleaning Gas	9.00
1 Box	Tea and canned goods	12.00
2 Boxes	Sheets (Bedding)	75.00
1 Box	Old Clothes	50.00
1	Dinning Set	165.00
1	Sofa	17.50
4	Beds	54.50
1	Carpet (Linoleum)	13.50
2	Tables	12.50
2	Bureaus	30.00
1	Book Case	3.95
1	For joining films	12.50
10	Blankets	115.00
5	Comforter	75.00
1	Chesterfield Set	89.50

.....2

INVENTORY (Cont'd)

1	Side Table	$ 13.50
1	Heater	49.50
1	Coffee Table	15.00
1	Book Case	3.95
1	Bed	55.00
1	Bureau	17.50
1	Wardrobe	13.50
3	Lineolium	110.50
8	Chairs	10.00
1	Refrigerator	286.00
1	Sink	88.50
1	Kitchen Cabinet	35.00
1	Kitchen Utinsels	175.00
1	Kitchen Stove	97.50
1	Hot Water Tank	37.50
1	Carpenter Set	200.00
4	Rugs	38.00
3	Pictures	25.00
6 Dozen	Flower Pots	11.75
1	Cleaning Machine - Wringer - Motor	235.00
1	Boiler (Steam)	200.00
	Cleaning Solution	10.45
5	Wash Tubs	11.00
1	Battery	9.50
1	Bicycle	8.75
	Wood	12.00
	Sawdust	39.00
1	Keystone 8 mm Camera Model K.8 # 864377	50.00
1	Argus Camera No. 143873	25.00
1	Film Case	8.00
1	Sparton 6 tube Radio 3 Band Model 67 K,Ser.No.670033	86.50
1	Box of records	50.00
TOTAL		~~$6434.70~~

amend

$ 2017-

BUREAU HASTINGS PARK

FORM "JP"

FILE No.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KITAGAWA, Kensuke

HOME ADDRESS: 135 Kenneth St., Duncan, B.C.

REGISTRATION NUMBER 08892 SEX: Male AGE: 46

OCCUPATION: Dry Cleaner

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

EMPLOYER: Self under the name of Cowichan Cleaners.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kotoma

ADDRESS OF WIFE OR HUSBAND: Duncan, B.C.

NAMES OF ANY LIVING CHILDREN: None

EXHIBIT No. 805-1
DATE 7 apl. 1948
FILED BY
P.G. Makaroff

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Lot 3, Block 11, Subdivision 2070, City of Duncan, B.C. Certificate No. 20023F-- Lot 10 of Lot Sixty-six Sayward District, Plan 3708 Certificate of title No. 76778--1 Comox, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 6 room frame house, 1 store 1 garage, 1 shed, 1 cleaning shack on the property in Duncan, B.C.

3. INSURANCE (Give particulars; state where policies are) Halifax policy number 31,5575 $100.00 expires Aug. 1, 1943. Halifax, policy no. 31,5727, $1500. Expires Dec. 1/44

4. TAXES (Amount and where payable) Duncan property $48.75 1941 paid to Duncan Sayward district property $3.29 1941 paid to City of Cumberland.

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

6. OCCUPANCY AND LEASES (If vacant so state) Duncan property vanant Sayward property unimproved.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Fram house at 135 Kenneth St. Duncan, B.C.

2. LANDLORD'S NAME AND ADDRESS: Self

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

As per attached list of goods left in the store, house, and shed at 135 Kenneth St. Duncan, B.C. Key turned over the Custodian. Also stored in this house is the living equipment of his brother, Tsuneto Kitagawa, who is interned and has declared his goods to the Custodian. These latter goods are all marked with Tsuneto's name.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

PERSONAL PROPERTY OF K. KITAGAWA

135 Kenneth St. Duncan, B.C.
Reg. Number 08892

		Claim			Claim
Boiler	$200.00	✓	book case	3.95	✓
Heater	27.50	✓	1 bed	55.00	✓
Pressing Machine	525.00	✓	1 bureau	17.50	✓
Sewing machine (motor)	151.00	✓	1 wardrobe	13.50	✓
Tailor Machine	125.00	✓	3 linoleums	110.50	✓
Family Sewing Machine	105.00		8 chairs	10.00	✓
Sewing Machine (motor)	175.00		refrigator	186.00	186.-
2 Steam irons	34.50	✓	sink	88.50	✓
3 electric irons	45.75	✓	kitchen cabinet	35.00	✓
Buttons and thread	125.00	✓	kitchen utensils	175.00	✓
Cash register	189.50	✓	kitchen stove	97.50	✓
2 coat display	35.00	✓	hot water tank	37.50	✓
mirror	45.00	95.-	carpenters tools	200.00	✓
paper	3.00	✓	4 rugs	38.00	✓
trunk (with Clothing)	75.00	✓	3 pictures	25.00	✓
1 box records	50.00		6 doz. flower pots	11.75	✓
1 barrel for cleaning gas	7.00	✓	4 tubs sauce	19.00	
2 boxes for cleaning gas	9.00	✓	Miso	11.40	
1 box tea and canned goods	12.00	✓	washing machine	169.50	
2 boxes of bedding	75.00	✓	cleaning machine, wringer	1500.00	375.-
1 box old clothes	50.00	✓	steam boiler& motor	200.00	✓
1 dining set	99.50	165.-	cleaning solution	10.45	✓
1 sofa	17.50	✓	5 wash tubs	11.00	✓
4 beds	54.50	✓	1 battery	9.50	✓
1 carpet (linoleum)	13.50	✓	bicycle	8.75	✓
10 sacks rice	80.00		wood	12.00	✓
2 tables	12.50	✓	sawdust	39.00	✓
2 bureaux	30.00	✓			
1 book case	3.95	✓			
1 joining film	12.50	✓			
10 blankets	115.00	✓			
5 comforters	75.00	✓			
chesterfield set	89.50	✓			
side table	13.50	✓			
heater	49.50	✓			
coffee table	15.00	✓			

*

200.00
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25.00
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19.00
11.40
169.50
1,500.00
200.00
10.45
11.00
9.50
8.75
12.00
39.00
5,841.00 *

FORM "JP"

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY Halifax 315575 $900. on equipment expires Aug. 1/43. Halifax 315728 Shop equipment $950.00 Expires Dec. 1/42. Halifax 315728 $650.00 on living quarters and household furniture Expires Dec. 1/44

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

8. BANK ACCOUNTS:

9. LIFE INSURANCE: Manufacturers Life $1000 policy No. 773736 Prem. $89.90 up to date, Beneficiary wife Kotoma. Monarch Life $2500 joint insurance with his wife Kotoma policy No. P99637, Prem. $147.90 ~~Policy-No.~~ Premium up to date. Both's policies in owner's possession

10. INTEREST IN ANY ESTATES OR TRUSTS.

11. SAFETY DEPOSIT BOX: Box no. 98 Canadian Bank of Commerce, Duncan, B.C
Key left in cash register in store at Duncan, B.C

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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

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

Dated this 24th day of April 1942.

(Signature) [illegible]

[illegible]
Witness

FOR DEPARTMENTAL USE

KITAGAWA, KENSUKE
(Claimant's Name)

REAL ESTATE
(Other than farm)

08892
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

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Parcel of land near Campbellton - residential district (Lot 10 of Lot 66, Sayward District, Plan 3708- just outside of Campbellton and suitable for business premise)	$150.	none - paid taxes	$250.

Comments re upkeep of premises:

EXHIBIT No. 805-2
DATE 7 apl 1948
FILED BY
P. G. Makaroff

Comments re Appraiser's report not covered above:

To the best of my knowledge there are buildings located close to this lot, and it is an area suitable for business premises. I had intended to establish a dry cleaning business at this place.

K. Kitagawa
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. X-I.801. EXHIBIT No.

NAME Kensuke KITAGAWA

REG. No. 08892

DATE — DECLARATION 24/4/42 — ~~EVACUATION~~ Interned: 29/5/42

INVENTORY — TAKEN BY — DATE

		DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
$200.00	Boiler	1 Boiler	$ 200.00		✓		
27.50	Heater	1 Heater	27.50		✓		
525.00	Press. Machine	1 Pressing Machine	525.00		✓		
151.00	Motor Sew. Mch.	1 Motor Sewing Machine	151.00		✓		
125.00	Tailor Machine	1 Tailor Machine	125.00		✓		
105.00	Family Sew. Mch.	2 Steam Irons	34.00		✓		
175.00	Motor Sew. Mch.	3 Electric Irons	45.75	2.25	✓		
34.50	2 Steam Irons	1 Button & Thread (lot)	125.00	2.50			
45.75	3 Elec. Irons	1 Cash Register	189.50		✓		
125.00	Buttons & Thread	2 Coat Displays	35.00		✓		
189.50	Cash Register	1 Mirror	95.00	3.50	✓		
35.00	2 Coat Displays	Paper	3.00	3.-			
45.00	Mirror	Trunk (with Clothing)	75.00				
3.00	Paper	1 Bbl. for Cleaning Gas	7.00				
75.00	Trunk (Clothing)	2 Boxes for Cleaning Gas	9.00				
50.00	1 Box Records	1 Bx Tea & Canned Goods	12.00				
7.00	Bbl. for cleaning gas	2 Bxs Sheets (Bedding)	75.00				
9.00	2 Bxs for cleaning gas	1 Bx Old Clothes	50.00	✓			
12.00	Bx Tea & Canned Goods	1 Dining Set	165.00	66.-			
75.00	2 Bxs Bedding	1 Sofa	17.50	5.-			
50.00	Bx old Clothes	4 Beds	54.50	3.-			
99.50	1 Dining Set	1 Carpet (Linoleum)	13.50	10.50			
17.50	1 Sofa	2 Tables	12.50	3.50	✓		
54.50	4 Beds	2 Bureaus	30.00				
13.50	1 Lino Carpet	1 Book-case	3.95	✓			
80.00	10 Sks Rice	1 For Joining Films	12.50	5.20			
12.50	2 Tables	10 Blankets	115.00				
30.00	2 Bureaus	5 Comforters	75.00				
3.95	1 Book-case	1 Chesterfield Set	89.50	77.-			
12.50	1 Joining Film	1 Side Table	13.50	6.-			
115.00	10 Blankets	1 Heater	49.50	36.-			
75.00	5 Comforters	1 Coffee Table	15.00	5.-			
89.50	Chesterfield Set	1 Book Case	3.95	✓			
13.50	Side Table	1 Bed	55.00	44.-			
49.50	Heater	1 Bureau	17.50	7.-			
15.00	Coffee Table	1 Wardrobe	13.50	✓			
3.95	Book-case	3 Linoleums	110.50	(2) 14.25	✓		
55.00	1 Bed	8 Chairs	10.00	4.-			
17.50	1 Bureau	1 Refrigerator	286.00	94.75			
13.50	1 Wardrobe	1 Sink	88.50		✓		
110.50	3 Linoleums	1 Kitchen Cabinet	35.00	7.50			
10.00	8 Chairs	1 Kitchen Utensils	175.00	✓			
186.00	Refrigerator	1 Kitchen Stove	97.50	6.-	✓		
88.50	Sink	1 Hot Water Tank	37.50		✓		
35.00	Kitch. Cabinet	1 Carpenter Set	200.00	8.-			
175.00	Kitch. Utensils	4 Rugs	38.00	16.-			
97.50	Kitch. Stove	3 Pictures	25.00	2.-			
37.50	Hot Water Tank	6 Doz. Flower Pots	11.75				
200.00	Carp. Tools	1 Cleaning Machine, Wringer & Motor	1500. ~~2,375.00~~		✓		
38.00	4 Rugs	1 Boiler (Steam)	200.00		✓		
25.00	3 Pictures	Cleaning Solution	10.45				
11.75	6 doz. Flower Pots	5 Wash Tubs	11.00	2.35			
19.00	4 Tubs Sauce	1 Battery	9.50				
11.40	Miso	1 Bicycle	8.75				
169.50	Washing Machine	Wood	12.00				
1500.00	Cleaning Machine, Wringer	Sawdust	39.00	~~20.-~~	20.-		
200.00	Steam Boiler & Motor	1 Keystone 8 mm Camera	50.00				
10.45	Clean. Solution	1 Argus Camera	25.00	.50			
11.00	5 Wash Tubs	1 Film Case	8.00				
9.50	1 Battery	1 Sparton 6-tube Radio	86.50	36.-			
8.75	Bicycle	1 Box Records	50.00	.40			
12.00	Wood	Correct Total:	$6,540.60				
39.00	Sawdust	Claimant's Mistake	105.90				
$5,841.00		Claimant's Total:	$6,434.70				
		Ack. Custodian Credits	2,346.49				
		Amt. of Pers. Prop. Claim	$4,088.21				

EXHIBIT No.
DATE 7
FILED BY P. G.

No. X-I.801. EXHIBIT No. _____ CASE No. _____

No. 08892 VENUE Moose Jaw.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
CTION	TENDER &c								
	✓								
	✓								
	✓								
	✓								
	✓								
	✓								
225	✓								1 sold at auction - 6 sold by Tender.
250									
	✓								
	✓								Clothes Racks.
3.50	✓								2 sold by Tender - 1 at auction.
3.-									
						✓			Some clothing sold by Auction.
						✓			
						✓			
						✓			Box preserves sold at auction.
						✓			
✓									
66.-									
5.-									
3.-									1 Bed & couch sold.
10.50									
3.50	✓								
						✓			
✓									
5.20									
						✓			
						✓			
77.-									
6.-									
36.-									
5.-									
✓									
44.-									
7.-									1 Dresser sold.
✓									
14.25	✓								
4.-						✓			1 Cane chair sold.
94.75									
	✓								
7.50									
✓									
6.-	✓								
	✓								} Range & Boiler sold under B/sale.
8.-									
16.-									6 sold.
2.-									
						✓			
	✓								
	✓								
						✓			
2.35									
						✓			
						✓			
						✓			Prob. used by tenant.
~~20.-~~	20.-								
						✓			
.50									
						✓			
36.-									
.40									

EXHIBIT No. 805-3
DATE 7 apl 1948
FILED BY
P. G. Makaroff

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No X-I.801. EXHIBIT No.

NAME Kensuke KITAGAWA.

REG. No. 08892

DATE	INVENTORY	DETAILS OF CLAIM	SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION	TAKEN BY					
EVACUATION	DATE					

Summary of Auction Sales:

Vacuum Cleaner	$ 7.00
Electric Clock	12.00
Portable Gramophone	7.50
1 Elec. Gramophone Attachment	5.50
Ionizer	4.00
Bridge Lamp	4.50
Sun Ray Lamps	4.00
1 Sewing Attachment	5.00
Photo Lamps	5.00
Tripod in Case	2.25
Light Meter	4.00
Kitchenware	39.20
Furniture	25.10
Miscellaneous	51.25
Total Auction Sales (Gross)	$647.50
Less Charges	111.77
Net Proceeds Auction Sales:	$535.73

claimants amend

Summary of Tender Sales:

Over-all bid on Dry Cleaning equipment	$1900.00
Total Tender Sales:	$1920.00

Vancouver, B. C., Mar. 13/48.

RGB/P.

No X-I.801. EXHIBIT No. _____ CASE No. _____

No. 08892 VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
CTION	TENDER &c								
7.00									
12.00									
7.50									
5.50									
4.00									
4.50									
4.00									
5.00									
5.00									
2.25									
4.00									
39.20									
25.10									
51.25									
647.50	claimants amended val. to $2000								
111.77									
535.73									
	$1900.00								
	$1920.00								

X/X-1.801

31X-1.801

KITAGAWA, KENSUKE
(Claimant's Name)

PERSONAL PROPERTY
(Business)

08892
Reg. No.

Type of BUSINESS	Location	Gross Turnover 1941	Average Mark Up	Net Income 1941	Estimated Value of Goodwill
Dry Cleaning (Cowichan Cleaners)	Duncan, B.C.	approx. $2500.00	--	approx. $1800.00	$2,000.00

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

Whether prices mentioned are wholesale or retail:

I PURCHASED THE BUSINESS

Date of Purchase	Price	Value Stock Date of Purchase	Value of Furniture equipment and Fixtures at date of purchase	Value of Goodwill at date of purchase:
1927	Business founded by claimant	none	washing and dress-making machines, ironing boards, tables, etc. approx. $750.00	none

Furniture equipment and fixtures acquired after purchases:

Description	Date Acquired	New or Used at Date Acquired	Price Paid	Condition when Evacuated:	Estimated value at date of Evacuation:
1 cleaning machine, wringer & motor	1934	new	$1,500.00	good	$1,100.00
1 boiler (steam)	1939	new	200.00	very good	175.00
cleaning solution	1942	new	10.45	good	10.45
5 wash tubs	1934	new	11.00	good	7.00
1 boiler	1938	new	200.00	very good	150.00
1 heater	1930	new	27.50	fair	8.00

(O V E R)

List of Accounts Receivable and Accounts collected by Custodian Attached:

2625.95
K.K.

Method of Storage and Arrangements Made at Time of Evacuation:

Locked up building - but sold as "going concern", so should be allowed goodwill

EXHIBIT No. 805-4
DATE 7 apl. 1948
FILED BY P. G. Makanoff

Additional comments, if any:

K. Kitagawa
Signature

Description	Date Acquired	New or Used at Date Acquired		Price Paid	Condition when Evacuated	Estimated value at date of Evacuation
1 pressing machine	1938	new		$525.00	excellent	$500.00
1 motor sewing machine	1941	new		151.00	excellent	125.00
1 tailor machine	1928	new		125.00	good	50.00
2 steam irons	1938	new		34.00	good	20.00
3 electric irons	1929-32	new		45.75	good	18.00
1 button & thread (lot)	1941	new		125.00	excellent	125.00
1 cash register	1940	new		189.50	excellent	160.00
2 coat displays	1939	new		35.00	good	25.00
1 mirror 24 x 60	1940	new		45.00	excellent	30.00
paper	1942	new		3.00	excellent	3.00
trunk (with clothing)		new		75.00	very good	50.00
1 Bbl. for Cleaning gas	1941	new		7.00	very good	5.00
2 boxes for cleaning gas	1941	new		9.00	very good	7.00
150 coat hangers	1940	new		15.00	excellent	15.00
1 mirror 12 x 24		new		5.00	excellent	3.00
1 paper rack	1930	new		5.00	good	3.00
2 tailor squares	1928	new		5.50	good	4.00
1 iron clothes rack) 1 wooden clothes rack) 1 small iron clothes rack)	1937	new		20.00	good	10.00
3 pressing boards	1927-37	new		12.00	good	6.00
4 pcs 36 lineal ft 18" rubber matting	1937	new	(4 @ $6)	24.00	good	15.00
1 piano stool	1930	used		4.00	fair	1.50
						2625.95

K.R.

KITAGAWA, KENSUKE
(Claimant's Name)

PERSONAL CHATTELS

08892
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Bx tea and canned goods	1941	new	$12.00	very good	$12.00
2 Bxs sheets (bdgging)	1935-40	new	75.00	very good	45.00
1 Bx old clothes		new	50.00	excellent	15.00
1 dining set	1941	new	99.50	excellent	90.00
1 sofa	1937	new	17.50	very good	12.00
4 beds	1936	new	54.50	very good	25.00
1 carpet (linoleum)	1938	new	13.50	very good	12.50
2 tables		new	12.50	good	8.00
2 bureaus		new	30.00	very good	20.00
1 book-case	1939	new	3.95	very good	3.00
1 for joining films	1940	new	12.50	very good	10.00
10 blankets	1933	new	115.00	very good	75.00
5 comforters	1936-38	new	75.00	very good	50.00
1 chesterfield set	1937	new	89.50	good	80.00
1 side table	1940	new	13.50	good	10.00
1 heater	1940	new	49.50	very good	45.00
1 coffee table	1939	new	15.00	very good	12.00
					2017.00

(O V E R)

Description of Storage of Goods:

Locked up in house and store - key given to Custodian. Windows boarded up.

General Statement as to Chattels not Described above:

Additional Comments, if any:

EXHIBIT No. 805-5
DATE 7 apr 1948
FILED BY
P. G. Makanoff

K Kitagawa
Signature

Additional Comments, if any:

Signature

Description of Major Items	Approximate Date Purchase	New or Used when Purchased	Price Paid	Condition when Evacuated	Estimated value at date of evacuation
1 book case	1940	new	$ 3.95	very good	$ 3.00
1 bed	1938	new	55.00	very good	50.00
1 bureau		new	17.50	very good	10.00
1 wardrobe		new	13.50	good	7.50
3 linoleums		new	110.50	very good	92.50
8 chairs		new	10.00	good	5.00
1 refrigerator	1937	new	136.00	good	125.00
1 sink	1941	new	88.50	excellent	80.00
1 kitchen cabinet		new	35.00	good	20.00
1 kitchen utensils		new	175.00	excellent	150.00
1 kitchen stove, sawdust burner	1936	new	97.50	good	50.00
1 hot water tank	1941	new	37.50	excellent	35.00
1 carpenter set		new	200.00	fair	100.00
4 rugs		new	38.00	good	25.00
3 pictures		new	25.00	good	10.00
6 doz. flower pots	1939-40	new	11.75	good	7.50
1 battery (car)	1941	new	9.50	very good	9.00
1 bicycle lamp	1941	new	8.75	good	8.00
wood	1941	new	12.00	good	10.00
sawdust	1941	new	39.00	good	30.00
1 keystone 8 mm camera	1940	new	50.00	good	40.00
1 argus camera	1939	new	25.00	good	20.00
1 film case	1940	new	8.00	good	7.00
1 sparton 6-tube radio	1939	new	86.50	good	75.00
1 box records		new	150.00	good	75.00
pair oars	1937	new	19.00	good	10.00
leather punch	1928	new		good	1.50
christmas decorations(3)	1941	new	20.00	good	12.00
photo lamp	1940	new	25.00	good	15.00
2 door mats	1935	new		good	2.00
smoker stand	1940	new	7.50	good	5.00
stool		new	1.75	good	1.25
2 mats	1938	new	6.50	good	4.00
2 table cloths		new	17.50	good	8.00
bed couch	1933	new	17.00	good	10.00
smoker stand	1939	new	6.50	good	4.00
bridge lamp	1939	new	18.00	good	12.00
3 electric lamps		new		good	25.00
dress goods (3 1/2 yards)		new	5.25	good	5.25
portable gramophone	1938	new	27.50	good	15.00
ionizer (health machine)	1937	new	22.50	good	17.00
first aid kit (in case)	1940	new	25.00	good	17.00
7 rugs		new		good	50.00
electric clock	1939	new	30.00	good	25.00
bamboo book case	1937	new	7.00	good	3.50
musical instrument (samisen)	1935	new	45.00	good	25.00
sun ray lamp	1935	new	36.00	good	30.00
fire extinguisher	1939	new	17.00	good	10.00
Biwa (japanese banjo)	1937	new	35.00	good	25.00
electric gramophone attachment	1939	new	16.00	good	12.00
electric gramophone	1939	new	15.00	good	15.00
umbrella in case (as cane)	1935	new	18.00	good	12.00
parasol	1937	new	8.50	good	5.00
frame tray	1937	new		good	5.00
photo scale	1939	new	6.00	good	4.00
3 cameras		new	22.50	good	12.00
sewing attachment	1935-40	new	20.00	good	15.00
vacuum cleaner	1933	new	19.50	good	10.00
tripod in case	1936	new	12.50	good	10.00
light metre	1935	new	27.50	good	25.00

EXHIBIT No. 805 - 6

DATE 7 Apl. 1948

FILED BY

J.W.G.Hunter

Duncan, B. C.
March 1 st 1944.

Lot 3 in Block 11, of Section 17, Range 6, Quamichan District, Plan 2070, City of Duncan, B. C.

The above property is fairly well situated near the center of business section, having frontage of approximately 60 feet and 120 feet in depth.

The buildings consist of store premises in front with frontage of approximately 27 feet with a depth of about 18 feet. The store part contains very few built in fixtures. Attached to the rear of store is an old dwelling of one and one half stories consisting of living room, kitchen with sink and hot and cold water and one bedroom on main floor. Upstairs consists of three small bedrooms. The dwelling is in only fair repair. Outbuildings consist of metal clad building used for cleaning clothes, poor garage and other small outbuildings of little value.

I value this property at $2,850 as follows:

Lot	$1,200
Store & dwelling	1,500
Outbuildings	150
	$2,850

Assessed Value $2,100

"H. W. Dickie"

Valuator

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

August 10, 1948.

G Hyde

805 - 7

EXHIBIT No.

DATE 7 Apl. 1948

FILED BY J.W.G.Hunter

P. LEO ANDERTON
REAL ESTATE

Courtenay, B. C.

March 17., 1944.

Legal Department,
Office of the Custodian,
509 Royal Bank Building,
Vancouver, B. C.

Your File #801-

Gentlemen:

I have your letter asking for valuation of Lot 10 of Lot 66, Sayward District, Plan 3708. This lot is situated at Campbellton, two miles north of Campbell River. It fronts on a main road but is just outside of the little village of Campbellton. The land is cleared and there are no buildings around this part. I will place the value at $100.00. Attached you will find bill.

Yours truly,

"P. Leo Anderton"

P. LEO ANDERTON

PLA/rh

"Pls reject offer + advise re Val'n ask for reply" K.W.

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

August 10, 1948.

G/Hyde

mw

EXHIBIT No. 805 - 8
DATE 7 Apl. 1948
FILED BY J.W.G.Hunter

E. D. THWAITES
Estate Agent, Auctioneer
Notary Public

Qualicum Beach
V.I., B.C.

Feb. 26th 1944

Counsel to the Custodian
Japanese Section
Vancouver, B. C.

Dear Sir, Your file 801

In reference to your letter of 18th inst. the following are valuations arrived at, to the best of my ability. The articles in the first four, I am not very conversant with them, but got advice from a firm in Vancouver, but in view of the fact they are not new and it is impossible to be sure they are in first class working order, I would suggest you knocked 20% off values in Nos. 2 and 3.

1.Power Washing Machine,Toronto Laundry Machine Co.#1239, with belting and fittings	$75.00
2.Drying machine, Toronto Laundry Machine Co. #1268 with belting and fittings	$150.00
3.Pantex Steam Pressing Machine, #20056	$300.00
4.Steam Pressure Boiler with # 14 Quebec Sawdust Burner	$ 50.00

....

150 coat hangers	5.00	Singer Electr.(EC-783528)	100.00
1 Plate mirror (24x60)	15.00	Singer Treadle(Y-4385910)	45.00
1 do (12x24)	1.00	Piano Stool	.50
Paper rack	1.00	Curtains	NIL
2 tailor's squares	4.00	Congoleum rug (9x10-6)	3.00
6 tailor's electric irons (old models)	10.00	23 sq.yds linoleum in sitting room	20.00
Iron Clothes rack	7.50	36 sq.yds linoleum (Kitchen)	20.00
Wooden clothes rack	.50	Cupboard enamel sink and fixtures	30.00
Small iron clothes rack	2.00	Good Cheer range #92-18 with range boiler & Major Sawdust burner	60.00
3 pressing boards	3.00	Congoleum rug (9x10.6)	5.00
Michigan cash register (out of order)	15.00	9 sq.yds linoleum in front bedroom	7.00
4-pcs.36 lineal ft. 18" rubber matting	3.00	Galvanised tank and stand	25.00
18" heating stove & pipes	4.00	Electric Motor 2 H.P. with belting & fittings	58.00
54 sq.yds Linoleum in front shop	40.00	Pressure boiler & fittings	100.00
Table 4 x 7	.50	"Major Sawdust Burner	10.00"
Bowser self measuring pump	20.00		

My fee for valuing above is ten dollars, as I was able to save travelling expenses.

Yours faithfully,

"E. D. Thwaites"

(In ink -"Total - $1190.00")
"Less 20% of #243 90.00")
$1100.00")

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

August 11, 1948.

M.W.

omitted 19 details in Customs file

Add these to Pers. Chem Personal Eff.

Today not checked against Customs

		Purchased		Sold	Cost	Value
			N G			
	Pair oars	1937		I.25	19.00	10.00
X	Leather punch	1938		I.50		1.50
	Christmas decoration(3)	1941		3.00	20.00	12.00
	Photo lamp	1940		5.00	25.00	15.00
	Door mats(2)	1935		2.00		2.00
	Smoker stand	1940		I.00	7.50	5.00
	Stool			.I0	1.75	1.25
	Mats(2)	1938		2.00	6.50	4.00
	Table cloth(2)			3.50	17.50	8.00
	Bed couch	1933		5.00	17.00	10.00
	Smoker stand	1939		I.50	6.50	4.00
	Bridge lamp	1939		4.50	18.00	12.00
X	Electric lamp(3)	2.50,2.00, .75,		5.25		25.00
	Dress goods	(8½ yards)		I.00	5.35	6.25
	Portable gramophon	1935		7.50	27.50	15.00
	Ionizer (health machine)	1937		4.00	22.50	17.00
	First aid kit (in case)	1940		3.75	25.00	17.00
X	7 Rugs			16.00 5.75 3.50 5.00 4.00		50.00
X	Electric clock	1939.		I2.00	30.00	25.00
	Bamboo book case	1937		.50	7.00	3.50
	Musical instrument (Samisen)	1935		.75	45.00	25.00
	Sun ray lamp	1935		4.00	36.00	30.00
	Fire extinuisher	1939		3.00	17.00	10.00
	Biwa (Japanese banjo)	1937		.I0	35.00	25.00
	Electric gramophone -1939			7.50	25.00	15.00
	Electric gramophone attachment	1939		5.50	16.00	12.00
	Umbrella in case) (as cane)	1935		3.50	18.00	12.00
	Parasol	1937		I.50	8.50	5.00
	Frame tray	1937		.25		5.00
	Photo ~~xxxx~~ scale	1939		.75	6.00	4.00
	Cameras (3)			8.25	22.50	12.00
X	Sewing attachment	1935-1940		5.00	20.00	15.00
	Vacuum cleaner	1933		7.00	19.50	10.00
	Tripod in case	1936		2.25	12.50	10.00
	Light meter	1935		4.00	27.50	25.00

EXHIBIT No. 805-9
DATE 7 apr 1948
FILED BY
P. G. Makaroff

(X) Description of Stock in trade	Cost	Wholesale market price
1 Boiler	200,00	
1 Heater	~~2~~	

EXHIBIT No. 805 - 10
DATE 7 Apl. 1948
FILED BY J.W.G.Hunter

THIS INDENTURE made in duplicate the 10th day of April, in the year of our Lord one thousand nine hundred and forty-four.

BETWEEN:

THE HONOURABLE THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN UNDER THE REVISED REGULATIONS RESPECTING TRADING WITH THE ENEMY (1943)

(Hereinafter called the "Grantor"

OF THE ONE PART:

AND:

TOM JONG KWOK (Dry Cleaner)
of the City of Duncan,
in the Province of British Columbia

(Hereinafter called the "Grantee")

OF THE OTHER PART:

WHEREAS Kinsuke KITAGAWA, Police Registration Number 08892, is a person of the Japanese race and was detained under the Defence of Canada Regulations on May 29th, 1942;

AND WHEREAS the said Kinsuke KITAGAWA, therefore, became an enemy within the meaning of the Revised Regulations Respecting Trading With The Enemy (1943);

AND WHEREAS the Grantor under and by virtue of the Revised Regulations Respecting Trading With The Enemy (1943) is vested with all the right, title and interest of the said Kinsuke KITAGAWA in the goods and chattels hereinafter described and enumerated, and hath contracted and agreed with the said Tom Jong Kwok for the sale of the interests of the said Kinsuke KITAGAWA in the goods and chattels for the sum of One Thousand Nine Hundred ($1,900.00) Dollars, such sale to be executed by a Bill of Sale to the Grantee herein;

WITNESSETH that in consideration of the premises and of the said sum of One Thousand Nine Hundred ($1,900.00) Dollars of lawful money of Canada paid by the Grantee to the Grantor at or before the sealing or

delivery of these presents (the receipt whereof is hereby acknowledged) the Grantor hath bargained, sold, assigned, transferred and set over and by these presents doth bargain, sell, assign, transfer and set over unto the Grantee, his respective executors, administrators and assigns, all those goods and chattels hereinafter set forth, described and enumerated as follows:

150 Coat & Pant Hangars (Approx.)
1 Plate Mirror 24 x 60
1 " " 14 x 24
1 Paper Rack
2 Tailor's Squares
6 " Electric Irons
1 Singer Electric Sewing Machine - #EC 783528
1 Singer Treadle " " # Y 4385910
1 Iron Clothes Rack
1 Wooden Clothes Rack
1 Small Iron Clothes Rack
3 Pressing Boards
1 Michigan Cash Register
4 pieces - 36 lineal feet 18" Rubber matting.
1 Steam pressure boiler with #14 Quebec Sawdust burner.
1 18" wood heating stove and pipes
54 square yards (approx.) Linoleum - covering entire floor of front shop.
1 Table - 4 x 7 feet
1 Pantex Steam pressing machine #20056
1 Piano Stool
2 Curtains
1 Congoleum Rug 9 x 10-6
23 square yards linoleum in sitting room covering entire floor.
36 square yards linoleum in kitchen covering entire floor.
1 Good Cheer Range #92-18 with range boiler and Major Sawdust burner #N.S. 6922.
1 Congoleum Rug 9 x 10-6
9 Square yards Linoleum in front bedroom covering entire floor.
1 Cupboard Enamel Sink and Fixtures
1 Power Washing Machine - Toronto Laundry Machine Co. #1239, with belting and fittings.
1 Drying Machine Toronto Laundry Machine Co. #1268, belting and fittings.
1 Galvanized Tank and Stand
1 Major Sawdust Burner
1 Electric Motor, belting and fittings
1 Bowser - self-measuring pump #10294
1 Pressure boiler and fittings.

all of which goods and chattels are now in the possession of the Grantee and are situate, lying and being at 135 Kenneth Street, in the City of Duncan, in the Province of British Columbia, and all the right, title and interest, property, claim and demand whatsoever both at law and in equity or otherwise howsoever of me the Grantor of, in, to and out of the same and every part thereof

TO HAVE AND TO HOLD the said hereinbefore assigned goods, chattels and effects and all of them and every part thereof, with the appurtenances

thereto, and all the right, title and interest of the said Grantor thereto, and therein, as aforesaid, unto and to the use of the said Grantee to and for his sole and only use for ever;
PROVIDED that any covenants express or implied on the part of the Grantor are excluded.

The Grantor does not guarantee or warrant and has not made any representations whatsoever to the Grantee as to the quantity, quality, character and condition of the said goods and chattels and the Grantee acknowledges that he has purchased the said goods and chattels after personal inspection thereof and his own investigation without any representation or warranty whatsoever of the Grantor;
AND the Grantee further acknowledges that he has received and accepted delivery of all of the said goods and chattels from the Grantor.

IN WITNESS WHEREOF the said Grantor acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943) has executed these presents by his Deputy and the Grantee has hereunto set his hand and seal on the day and year first above written.

SIGNED, SEALED and DELIVERED in the presence of: "G. W. MacPherson" as to signature of Deputy Custodian.	"E. H. Coleman" Deputy Custodian
"R.W.Whittome" Duncan, B. C. Notary Public as to signature of Grantee	"Tom Jong Kwok" Grantee

This is the paper-writing marked with the letter "A" referred to in the Affidavit of the witness "G. W. McPherson"

Sworn before me this 14th day of April A.D. 1944.

"G. G. Beibert"
A Notary Public in and for the
Province of Ontario.

AFFIDAVIT OF WITNESS

PROVINCE OF ONTARIO) I, "G. W. McPherson"
)
TO WIT:) of the City of Ottawa, in the Province of Ontario,
)

MAKE OATH AND SAY AS FOLLOWS:-

1. That the paper-writing hereunto annexed, and marked "A" is the Bill of Sale and every schedule or inventory thereto annexed, or therein referred to, and every attestation of the execution thereof, as made and given and executed by Ephraim Herbert Coleman, Deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943)

2. That the said Bill of Sale was made and given by the said Ephraim Herbert Coleman, Deputy of the Secretary of State of Canada on the 10th day of April, 1944.

3. That I was present and did see the said Ephraim Herbert Coleman, Deputy of the Secretary of State of Canada in the said Bill of Sale mentioned, and whose name is signed thereto, sign and execute the same on the said 10th day of April, 1944.

4. That the said Ephraim Herbert Coleman at the time of making and giving the said Bill of Sale, resided and still resides at 72 Acacia, Rockcliffe in the City of Ottawa, in the Province of Ontario and then was ans still is the Deputy of the Secretary of State of Canada.

5. That the name "G. W. McPherson" set and subscribed as the witness attesting the due execution thereof is of the proper handwriting of me, this deponent, and that I reside at 142 Crichton St., Ottawa and am "Executive Assistant to the Secretary of State"

Subscribed to and sworn before me, this)
14th day of April, 1944,)
at the City of Ottawa, in the Province) "G. W. McPherson"
of Ontario.)

"G. G. Beibert"
A Notary Public in and for the Province of Ontario.

BRITISH COLUMBIA)
)
TO WIT:)
)

Affidavit of Bona Fides

"Bills of Sale Act"

I, Tom Jong Kwok, Dry Cleaner, of the City of Duncan, in the Province of British Columbia, the Grantee is the foregoing Bill of Sale, make oath and say:-

1. That the Assignment therein made is bona fide for valuable consideration, namely the consideration of the sum of One Thousand Nine Hundred ($1,900.00) Dollars, and that the consideration is duly set forth in the said Bill of Sale; and it is not for the purpose of enabling the Grantee, Tom Jong Kwok, to hold the goods and chattels mentioned therein as against the creditors of the Grantor, The Honourable the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943); and that the said Bill of Sale is not given for the purpose of protecting the goods and chattels mentioned therein against the creditors of the Grantor or of preventing such creditors from obtaining payment of any claim against the said Grantor.

SWORN before me at the City of)
Duncan, in the)
Province of British Columbia,)
this 27th day of March.)
A.D. 1944.)

"Tom Jong Kwok"

"R. W. Whittome"

~~A Commissioner for taking Affidavits within British Columbia.~~

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

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

August 11, 1948.

E. Hyde

DATED April 10th 1944

THE HONOURABLE THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943)

AND

TOM JONG KWOK

BILL OF SALE

"Approved as to form

K. W. Wright"