

Name of Claimant

OKURA, Kiichi

Case.....1085

Custodian File

XI. 675

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% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices	Sale Price	Total Award 125% of all Sale Prices:	% of Amount	
1350.00 1575.00	67.50 78.75 58.14 27.82									232.21

PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
510. 9.25	129.81									129.81

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

MISCELLANEOUS CHATTELS							
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price
164.00	75.20		45.85%	1256.85		225.	798.77

CASE NO: 1085.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 26th, 1948.

IN THE MATTER OF THE CLAIM OF
KIICHI OKURA.

PROCEEDINGS AT HEARING.

CASE NO: 1085.

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

Toronto, Ontario,

May 26th, 1948.

IN THE MATTER OF THE CLAIM OFKIICHI OKURA.PROCEEDINGS AT HEARING.20 APPEARANCES:

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

F.A. BREWIN, Esq., appearing for the
 claimant.

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

30

K. Okura,
In Chief.

THE COMMISSIONER: What is your next one, Mr. Brewin?

MR. BREWIN: No. 90 on the list, my lord, Kiichi Okura.

KIICHI OKURA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

MR. BREWIN: Now, my lord, before I go any further in respect to this, I can reduce it fairly substantially in regard to the amount of the claim. Your Lordship will see the claim was made here for \$120,500.00; it isn't very clear -- we didn't draw this claim up -- in respect to a laundry business. It was attached to the claim copy I have on the last sheet. Your Lordship will see a claim that sets out land and buildings and personal property and then chattels, accounts receivable, \$100,000.00. I have discussed that matter with the claimant, my lord, and I think the original figure included several items that would be difficult to sustain on the terms of reference, and we have reduced that amount to \$12,500.00.

THE COMMISSIONER: In relation to what?

MR. BREWIN: In relation to the chattels, fixtures, and what might be called stock-in-trade connected with that laundry business.

DIRECT EXAMINATION BY MR. BREWIN:

Q Now, Mr. Okura, you are making a claim in respect to two items of real estate or perhaps, three, I should say. The first is at 1934 Columbia Street

K. Okura,
In Chief.

Vancouver, is that correct?

A Yes.

Q And in respect to that property you are claiming \$2000.00, is that correct?

A Yes.

Q And here is a form which I am sorry to say I haven't had you sign yet. Are the facts set out in that form correct, Mr. Okura?

A Yes, they are correct.

10 MR. BREWIN: That will be Exhibit 1 then, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

Q This property wasn't occupied by you? It was rented, am I correct?

A Yes, I lived at this address.

Q Oh? I have it confused. That is the one you actually lived in?

A: Yes.

Q I notice here it says you had \$2500.00 insurance on the building, is that correct?

A Yes.

20 Q After you left was it rented then?

A At the time that I personally was evacuated, it wasn't rented because my family stayed on, but when they were evacuated later it was rented.

MR. BREWIN: Then, my lord, if I may pass from that property.

Q The next claim that you are making is in respect to property which you owned at 160 West 4th Avenue?

A Yes.

Q And are the facts set out in this form correct, and, if so, will you sign it and I will file it?

30

K. Okura,
In Chief.

A Yes.

Q Now, I notice that in respect to this case from information on the Custodian's files, it is suggested that you only had a part interest in this property. I think it is suggested that an uncle of yours was a part owner of that property, and that you only had a one-third interest. What are the facts in regard to that, Mr. Okura?

A According to my understanding, I should have become
10 entitled to the full title in 1925,. The actual deed itself was left with the bank as security.

Q I want to ask some more details about it. It was originally purchased by yourself and your uncle, is that right?

A Yes, when it was first purchased I owned a one-third share.

Q And your uncle, Sitaro Okura, owned two-thirds?

A Yes.

Q Am I right that your uncle left for Japan quite a
20 long time ago? Perhaps you can tell us when?

A In 1925.

Q In 1925 he returned to Japan and I also understand he is now deceased, is that correct?

A Yes, he is now deceased.

Q Before he left did he transfer it or what did he do with his interest in this property?

A He transferred it to me.

Q Yes, and was that transfer registered, do you know?

A Yes. I remember registering it at the Court House.

30 Q Well then, did you get a deed or a document from

K. Okura,
In Chief.

your uncle? A: Yes, I received a document
from my uncle and then registered it at the Court
House.

Q Did you get a duplicate copy of the deed?

A My uncle took the necessary steps for the transfer
at the Court House.

Q Yes. Then I understood him to have said earlier
that he took some document to the bank. What was
that? A: That was the title to the

10 property.

Q Who took it?

THE COMMISSIONER: Q: And to what bank?

A I took it to the bank, the Royal Bank, Hastings
and Main Branch.

MR. BREWIN: Q

Q And who did you give it to there?

A I handed it to Mr. Kinoshita, who was an interpreter
and an employee of that branch of the Royal Bank,
and discussed the matter with other personnel of
the bank.

20 Q And have you Mr. Kinoshita's address?

THE COMMISSIONER: May we have the first name?

THE INTERPRETER: Kinoshita.

MR. BREWIN: Q: His initial? A: Zenichei.

Q And his address?

MR. BREWIN: I found out about it, my lord, for the
first time today and I haven't been able to get in
touch with him.

THE COMMISSIONER: Is he here in Toronto?

MR. BREWIN: I think he is in St. Catherines!

30 THE COMMISSIONER: I take it the Custodian questions the

K. Okura,
In Chief.

title here, is that the situation?

MR. HUNTER: The certificate of encumbrance, my Lord, shows a one-third interest.

THE INTERPRETER: A: The address is care of Treguno Fruit Farms, R.R. No. 2, St. Catharines, Ontario.

MR. HUNTER: This certificate of encumbrance is dated the 8th of March, 1943, so unless something has been registered subsequently, that is the way the registered title stands.

10 THE COMMISSIONER: You did not ascertain from him when he took the document of title to the bank?

MR. BREWIN: Q: When did you take the document of title to the bank?

A: I don't recall clearly, but I think it was somewhere between 1930 and 1932.

THE COMMISSIONER: Q: Did you employ a lawyer in connection with this transaction between you and your uncle?

A: I think my uncle obtained the services of a lawyer, although I don't know anything definitely.

MR. BREWIN: Q: He doesn't know the name, though?

THE COMMISSIONER: Well, it is a quarter to five now, and we are not likely to finish this within a half hour. I think we better adjourn now and go on in the morning.

It looks to me as far as this particular phase of the claim is concerned, Mr. Brewin, as if this man never did get a registerable title. On his story it looks very much like it. You might be able to get some assistance from the

K. Okura,
In Chief.

Royal Bank. The suggestion I would make is that you write to the manager of the Royal Bank, the east end branch which is at the corner of Hastings and Main Streets. They might be able to give you some assistance.

10 MR. BREWIN: Yes. It might make a nice point that I don't think your Lordship has had to consider, whether a beneficial ownership, apart from legal ownership, is sufficient upon which to found a claim.

THE COMMISSIONER: I have proceeded on the assumption that there was a registerable title that the claimant would have to prove.

MR. BREWIN: We can reserve argument on that.

THE COMMISSIONER: That, perhaps, may be a matter for argument later on.

MR. BREWIN: It might be a matter for argument eventually. It doesn't come up very often.

THE COMMISSIONER: We will adjourn until tomorrow morning at 10 o'clock.

20 (PROCEEDINGS ADJOURNED UNTIL MAY 26th, 1948,
AT 10:00 A.M.)

May 26th, 1948. 10:00 A.M.

^{9proc}
(PROCEEDINGS RESUMED PERSUANT TO ADJOURNMENT)

30 MR. BREWIN: My lord, ~~we~~ were dealing with a claim yesterday at adjournment of Mr. Okura in respect to 160 West 4th Avenue, and the question of title came up. My lord, the only further information that I have at the moment is a letter which Mr.

K. Okura,
In Chief.

Okura brought to me this morning a few moments ago, from the manager of the Royal Bank, the east end branch, dated June 25th, 1946, in which he says: "We have your letter of June 18th inquiring about deeds to Lot 3, Block 21," and so on, "sub-Division 'C', Lot 24". Now, my lord, it appears that Lot 3, Block 21, is the property that we are concerned with.

THE COMMISSIONER: Yes.

10 MR. BREWIN: And they go on to say, "--left in our care, and wish to advise as follows; both deeds were delivered to the Custodian of Enemy Alien Property on October 5th, 1942, and we suggest that you make application direct to him for their recovery", and he gives the address of the Custodian and it is signed, "A.B. Porter, pro-manager".

THE COMMISSIONER: I think that letter had better be filed. Can you tell me, Mr. Hunter, did the Custodian sell this property?

20 MR. BREWIN: Yes, my lord.

THE COMMISSIONER: How could he have sold it if the title were not vested?

MR. HUNTER: Because the other shares were owned by a Japanese as well and were automatically vested.

THE COMMISSIONER: Even in relation to Japanese who had returned to Japan?

MR. HUNTER: Those were clearly vested in him as the Custodian of Enemy Property.

THE COMMISSIONER: Oh yes, I appreciate that. Then
30 that letter is filed and it is a matter of

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Discussion.

inquiring of the Custodian's office as to just what documents he did get.

MR. HUNTER: Yes, my lord.

MR. BREWIN: I think we will have to investigate that whole question of title, my lord. The other Japanese-Canadian is dead. I don't know whether they were joint tenants. At least, the witness has told me he died in Japan. If he was a joint tenant presumably this witness would be taken as a survivor.

10

THE COMMISSIONER: There is nothing to indicate that from the Certificate of Encumbrance?

MR. HUNTER: It shows an undivided one-third interest.

THE COMMISSIONER: Well that is a matter for further investigation. We cannot do very much about it at this date. In all probability you will find that the documents that were turned over were not a conveyance at all. It is probably a certificate of title.

20 MR. BREWIN: I see.

THE COMMISSIONER: However, it does not do us any good now to guess at what they were. We will find out later.

MR. BREWIN: We may have to apply to try and get this man shown as registered owner, or something or other.

THE COMMISSIONER: That may be.

(LETTER MARKED EXHIBIT NO. 3).

MR. BREWIN: My lord, I was going on next to deal with the third parcel of real property which is 232 and

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In Chief.
Discussion.

234 Powell Street. Now, in that respect a claim was made for \$12,500.00, with apparently no allowance made at all.

MR. HUNTER: There was a quit claim.

MR. BREWIN: There was a quit claim given. It appears from the Custodian's file that the amount owing on the agreement for sale at that time was \$5,864.00. So that naturally we will have to give credit for that amount.

10 THE COMMISSIONER: You have more information on the subject than I have. I would like you to give me the whole story. What is the state of the title?

MR. BREWIN: The state of the title is that our client was purchaser under an agreement for sale.

THE COMMISSIONER: Yes. Had that been registered?

MR. BREWIN: I am not sure whether it was registered or not. I have the agreement here. No, it wasn't registered, my lord, I have the agreement here. No, it wasn't registered, my lord, because some
20 taxes were in arrears. That seems to be the reason why it wasn't registered. There was owing under the agreement and for taxes and interest, the sum of \$5,864.66.

THE COMMISSIONER: Wait a minute, now. The claimant held equity under an agreement for sale on which how much money was payable?

MR. BREWIN: Q \$5,864.66, my lord.

THE COMMISSIONER: Presumably the Custodian paid that, is that the situation?

30 MR. HUNTER: No, my lord, there was a quit claim.

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MR. BREWIN: There was a quitclaim given to the vendor.

THE COMMISSIONER: Yes, I see.

MR. BREWIN: So my submission would be that we should be entitled to whatever may be the fair market value, less the \$5,864.00.

THE COMMISSIONER: That is not a sale, is it?

MR. BREWIN: My lord, in my submission it is.

THE COMMISSIONER: How can you support that submission?

MR. BREWIN: Well, my lord, it is a conveyance of the
10 interest of the claimant.

THE COMMISSIONER: Yes, but are not the terms of reference, "Sold by the Custodian"?

MR. BREWIN: Yes, my lord, but the word "sold" is a very broad word in my submission.

THE COMMISSIONER: I am afraid I am against you on that. "That real and personal property vested in the Custodian pursuant to the above-mentioned Orders was disposed of by the Custodian--". That, perhaps, puts a little different light on
20 it. "--was disposed of by the Custodian for less than the fair market value thereof at the time of sale resulting in loss to the claimants equal to the difference between the amounts received from the sale and the fair market value". Well, the effect of your submission must necessarily be this, that there was an obligation upon the Custodian to finance the claimant to the extent of any sum of money that he owed on his real property in order to obtain title for him, is it not?

30 MR. BREWIN: No, my lord, I don't think so. All I am

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concerned with is to come strictly within the terms of reference.

THE COMMISSIONER: Is not the necessary consequence of your submission that you must say that the Custodian's duty was to pay up all the liabilities in order to preserve your equity?

10 MR. BREWIN: I don't think so, my lord. Supposing the Custodian was in a position that owing to surrounding circumstances he could do nothing else but what he did, and that may or may not be the case, and supposing under a forced sale he disposed of it at less than the fair market value?

THE COMMISSIONER: But that is not analagous to this situation. How could the Custodian have protected your client in this instance other than by payment of the liability?

20 MR. BREWIN: My lord, with respect, my argument would be that we are really not concerned with what the Custodian might or might not have done. We are only concerned as to whether or not this claimant got the benefit of a sale at the fair market value, or a disposal at the fair market value. We are not concerned, in my submission, with whether the Custodian did the right thing or not. It is not a question of fault.

30 THE COMMISSIONER: There are one or two things the Custodian could have done in order to protect the claimant. One was to pay up the balance due and acquire a title subject to a charge to the Custodian of the amount that he paid. Well, there are three

things, he could have started foreclosure proceedings or an action for cancellation of the agreement, and the third thing would be giving a quitclaim.

10 MR. BREWIN: My lord, the way I look at it is this, supposing the claimant is right in saying that the fair market value as we interpret it of this property was at the time of disposal \$12,500.00, and the Custodian gave a quitclaim deed because there was \$5800.00 owing on it, now it may be that he acted with the best judgment under the circumstances but that still doesn't mean that this man hasn't lost through the disposal ^{at} less than the fair market value.

THE COMMISSIONER: Well, I am against you. What I will do is make a special report to the executive council in regard to my ruling and leave it for them to determine whether or not there is any loss within the terms of reference.

20 MR. BREWIN: My lord, may I put it another way, just for a moment? May I ask your Lordship not to make a final ruling on it because I didn't come fully prepared to argue it this morning, and it seems to me perhaps there are more forceful and persuasive arguments than I have given that could be presented.

THE COMMISSIONER: On the face of it you have said everything possible that could be said, and by virtue of your ingenuity have conjured up something I wouldn't even have thought of.

30 MR. BREWIN: That is very flattering, my lord, but I thought my argument was a little better than that,

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not an exercise in ingenuity.

THE COMMISSIONER: If you prefer to hold it over until the fall, so that you may present further argument, I am quite willing.

MR. BREWIN: There are other matters in this case and perhaps we could present a brief written argument or something.

THE COMMISSIONER: Very well, I will hold it over.

MR. BREWIN: Might I put in the form, my lord? There is
10 not very much to it.

THE COMMISSIONER: Yes.

KIICHI OKURA, the claimant herein, resumed the stand, testified further as follows:

DIRECT EXAMINATION CONTINUED BY MR. BREWIN:

Q Mr. Okura, is this the form you have presented in respect to 232 and 234 Powell Street? I am sorry to see you haven't signed it. I thought you had signed them all.

20 A Yes, it is.

MR. BREWIN: My lord, may that be filed as Exhibit 4?
(STATEMENT MARKED EXHIBIT NO. 4).

Q Is this the agreement for sale under which you acquired interest in that property?

A Yes.

MR. BREWIN: This is the agreement for sale dated the 25th of August, 1926, my lord, for \$10,500.00.
(AGREEMENT MARKED EXHIBIT NO. 5).

MR. BREWIN: My lord, I won't go into any further details on that. I think they are set out on the form.
30

K. Okura,
In Chief.

Q Now, you have made a claim in respect to personal property?

THE COMMISSIONER: Just before you leave that, let me have a look at this agreement for sale before you go on and deal with something else, will you? This agreement for sale must have been in arrears for twenty years. Did you notice the terms of payment? The document is dated the 25th of August, 1926. It calls for payment of \$5000.00 cash and \$1500.00 on the 24th of October, 1926, that would make it \$2000.00 -- \$850.00, -- \$1700.00, annually, until \$10,500.00 is paid. So that if the payments had been made as they fell due it should have been paid up in a little over six years, which carries you to October, 1932. So that apparently the agreement has been in default or had been in default for 10 years prior to the date of evacuation. Do you still press the argument that you put forward before? It makes it look pretty thin, do you not think so?

MR. BREWIN: My lord, it all depends, it seems to me, on whether the valuation of \$12,500.00 can be sustained. If it can be, then the fact that this claimant has fallen into arrears I don't think makes any difference.

THE COMMISSIONER: All right, we will hear from you later.

MR. BREWIN: Now in regard to the personal property claim, my lord, the articles claimed are set out in the list attached to the claim form under "E".

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But the total amount shown there is \$2,331.00, and I was informed by Mr. Okura after I interviewed him that that was the price paid for the various articles, and after allowing for depreciation he wishes to reduce his claim to \$1319.00, and I have an exhibit which I will put in setting out the details of that.

THE COMMISSIONER: That is to say the \$2331.00 figure is being reduced to \$1300.00 and what?

1 0 MR. BREWIN: \$1319.00, my lord, and there should be a further deduction which is not included there, I think, for the amount for which the Custodian sold the property, which, if I read it correctly, is \$106.95, is that right?

MR. HUNTER: You are referring to the personal chattels?

MR. BREWIN: Yes, these items set out in the details of claim.

MR. HUNTER: How much did you say?

MR. BREWIN: I said \$106.95. I was taking the figure
20 at the bottom.

MR. HUNTER: No. There was a lot sold by tender. I think I should file the analysis, at this point, my lord. I tender the analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. BREWIN: At any rate, my lord, all I am saying is whatever was credited by the Custodian should be deducted.

THE COMMISSIONER: May I be informed now how much was
30 realized by the Custodian? Can counsel agree on

that?

MR. BREWIN: Is it \$106.95 plus \$225.00?

MR. HUNTER: Yes, that is right.

MR. BREWIN: \$331.95.

MR. HUNTER: I think the analysis shows it there, my lord.

MR. BREWIN: Apparently it would be \$331.95 that should come off.

THE COMMISSIONER: \$331.95.

MR. BREWIN: Yes, I think that is right, my lord.

10 MR. HUNTER: I don't think that is quite a fair picture, my lord, to the claimant. The other part of that \$106.95 shown in the analysis, \$33.00, was for sales for things other than claimed. So actually the recapitulation shows it more correctly. Items valued at \$905.00 sold at auction for \$33.00; \$915.00 sold by tender for \$225.00.

MR. BREWIN: It is \$258.00 then.

MR. HUNTER: I think that is correct. That would be my opinion, my lord.

20 MR. BREWIN: That, then, reduces the claim, my lord, to \$1061.00.

THE COMMISSIONER: All right.

MR. BREWIN: I might write that in here.

Q Now, Mr. Okura, is this a detailed list that you have made out of the items of personal property for which you are claiming?

A Yes.

Q And in the first column, amounting altogether to \$2,331.00, are the prices paid? Is that what you
30 actually paid for these goods?

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In Chief.

A Yes.

Q And on the right hand side of the column is the estimated value? That is what you think they were worth at the time they were disposed of, is that right? A: Yes.

MR. BREWIN: That, my lord, might be filed as Exhibit 7.

THE COMMISSIONER: That will be in substitution for the chattel claim which is attached to the claim form, is that the situation?

10 MR. BREWIN: Yes, my lord. They are the same articles exactly, my lord, but reduced in amount.

THE COMMISSIONER: Very well.

(LIST MARKED EXHIBIT NO. 7).

MR. BREWIN: My lord, I notice that most of these articles claimed were in fact sold by the Custodian, so it is a question of values with the exception of one or two, one rather substantial one.

Q I see there is a claim for a Marconi radio for which it says, "no record at any time". Where did you leave the radio, Mr. Okura?
20

A In the basement of my house.

Q With other things? A: Yes.

Q That is at 1934 Columbia Street?

A Yes.

Q Did you leave anybody in charge of it?

A It was left in care of the tenant but he was not supposed to use it.

Q What arrangement did you have with the tenant about looking after it? A: It was simply

30 left in a corner of the basement and left in care

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In Chief.

of the tenant, without any special arrangement.

Q The tenant's name was Mr. Fiorita? is that correct?

A I am not certain myself because my wife arranged it.

THE COMMISSIONER: Q: What do I understand from his last answer? Did your wife make the arrangements for occupation of the premises by the tenant?

A He thinks the arrangement was made by his wife with the Custodian and the tenant.

10 MR. BREWIN: Have you his J.P. form there?

MR. HUNTER: Yes.

MR. BREWIN: Q: Where was the radio usually kept, Mr. Okura?

THE COMMISSIONER: Has that any materiality from our point of view? He has told us where he left it, when he was evacuated.

MR. BREWIN: I was asking about the arrangement.

THE COMMISSIONER: You asked him where the radio was usually kept.

20 MR. BREWIN: Perhaps that is not of importance. I was hoping to be able to direct his attention to the J.P. form from what he said.

Q Mr. Okura, is this your signature on the J.P. form here? A: Yes.

Q And that is what we know as the J.P. form, setting out the description of your property?

A I have looked over this and I can't find the radio in there.

Q Do you know why it was left out?

30 A When the Japanese were ordered not to use radios

K. Okura,
In Chief.

or cars, that was when he thought he should not include those two items on the list because they had been taken away from him.

Q Was the radio actually taken away?

A They were ordered not to use them.

Q So he thought that was separate from the J.P. form?

A He thought that should not be included.

THE COMMISSIONER: Were you not aware you were ordered to surrender your radio to either the Custodian
10 or the Mounted Police?

A Well, I knew I should report it, but as long as I didn't use it I thought it was quite all right to keep it.

MR. BREWIN: This probably should be filed as an exhibit.

(J.P. FORM MARKED EXHIBIT NO. 8).

Q Now, Mr. Okura, I think that brings us to the last item of your claim, by no means the least troublesome, my lord, and that is the laundry equipment. Your Lordship will remember that we
20 reduced the original claim on that?

THE COMMISSIONER: Yes, I recall that.

MR. BREWIN: Q: Mr. Okura, have you prepared a statement under personal property business setting out certain particulars in respect to what might be called the laundry equipment, so far as it formed part of your business?
A: Yes.

Q Would you sign it, please? Are the facts set out here true, Mr. Okura?
A: Yes.

MR. BREWIN: I ask to file that as Exhibit 9, my lord.

30

(STATEMENT MARKED EXHIBIT NO. 9).

K. Okura,
In Chief.

Q The laundry business you had there was carried on at 160 West 4th Avenue, Vancouver, wasn't it, Mr. Okura? A: Yes.

Q Did you have an inventory of the equipment that was there made by your daughter?

A That was made by his daughter.

Q And a copy sent to the Custodian?

10 MR. HUNTER: My lord, on the strength of the information supplied in Exhibit 9, I would like to move that the claim for goodwill be struck out in view of the fact this wasn't sold as a going concern.

THE COMMISSIONER: It is already abandoned.

MR. BREWIN: Yes, I think so, my lord, except for this, t that it appears shortly before these goods were sold they were advertised as part of the going concern, and it may be that proper investigation will show they would enhance the value.

20 THE COMMISSIONER: Let us understand one another, Mr. Brewin. As I understood you at the opening, you abandoned the claim for goodwill of \$120,500.00 and substituted for it a claim for \$12,000.00 for chattel property. Am I right?

MR. BREWIN: Quite right.

THE COMMISSIONER: How can we then debate the question of goodwill?

30 MR. BREWIN: Because if I correctly understand the meaning of goodwill, it is something that may enhance the value of particular chattels or particular real estate if you can show that at the time it was sold it had some extra value because

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In Chief.

it could have been used or sold in a certain manner.

THE COMMISSIONER: That is something new to me. I would like you to take a stand one way or another. It is for you to determine what it is. Is this claim a claim in respect of chattels, or is it in respect of chattels plus some goodwill? because either I understood you in the first instance, or I do not understand you now.

10 MR. BREWIN: My lord, it is in respect of chattels.

THE COMMISSIONER: So we can say it is a claim for \$12,000.00 for laundry equipment.

MR. BREWIN: Yes, my lord.

THE COMMISSIONER: Which was sold by the Custodian at less than its fair market value.

MR. BREWIN: Yes, my lord.

THE COMMISSIONER: All right.

MR. BREWIN: Any authorities that I can submit later that go into the fixing of fair market value, I can submit, of course.

20

THE COMMISSIONER: Goodwill does not attach to chattels, it attaches to a business. How can you attach goodwill to chattels?

MR. BREWIN: I haven't the authorities here at my fingertips, and I wouldn't like to rely on my memory, but I would like to discuss it with your Lordship later.

THE COMMISSIONER: I would be surprised if you can find any authority that establishes that goodwill attaches to chattels. Perhaps you can.

30

K. Okura,
In Chief.
Discussion.

MR. BREWIN: I think I can. I think I can find a House of Lords case on it. However, I won't be too bold until I actually have the authority.

Q Mr. Okura, this list with the valuations placed against it, the original list was drawn by your daughter and a copy sent to the Custodian, is that right?

A: Yes.

Q And you have set against each the estimated value of each of the items?

A: Yes.

10 Q And that estimated value wasn't on the original list that you sent to the Custodian?

A No.

Q That has been added since? A: Yes.

MR. BREWIN: My lord, may that be filed as Exhibit 10?

(LIST MARKED EXHIBIT NO. 10).

Q I suppose, Mr. Okura, that you were pretty familiar with the values of laundry equipment, were you?

A Yes.

20 Q A notice in your claim you say you have a cash book showing what you paid for each individual item.

Have you that with you? A: Would you like to see it?

Q No, unless my friend wants to go into it. I don't want to examine it, but you have it there, have you, Mr. Okura?

A: Yes.

MR. BREWIN: If there is any question, it can be gone into, my lord.

MR. HUNTER: My lord, I would suggest that that be filed in view of the fact we may want to look at the age of some particular thing at some time.

K. Okura,
In Chief.
Discussion.

MR. BREWIN: Very well. Will you let us have that
back again? Some of it is in Japanese.
You will need an interpreter.

Q Is this the book in which is set out various
purchases of laundry equipment and what you paid
for it? A: Yes.

MR. BREWIN: I put the book in as Exhibit 11.
(BOOK MARKED EXHIBIT NO. 11).

MR. BREWIN: I think, my lord, most of the other facts
10 appear from the Custodian's file, so I think I will
rest at this stage.

THE COMMISSIONER: Does the claimant desire that this
book should be returned to him after it has served
its purpose?

MR. BREWIN: Q: Would you need that book back again,
after it has been examined?

THE COMMISSIONER: Q: Mrs. Handford, would you please
ask the witness to direct his mind to the question
put and answer it?

A He is wondering about some other items in connection
20 with the case.

THE COMMISSIONER: Q: Ask him to answer the question now.
Does he wish that book returned to him after
it has served its purpose with this Commission?

A Yes, my lord.

THE COMMISSIONER: Will you note that, Mr. Secretary,
that the claimant desires that this book shall
be returned to him after it has served its purpose
in connection with this investigation. Now there
30 was something else he wished brought out?

K. Okura,
In Chief.

Discussion.

MR. BREWIN: Q What else did you wish to bring out on the effect of the value of this laundry equipment, Mr. Okura?

A: I haven't received all the statements from the Custodian and in my opinion the prices were rather less than I estimated.

Q I think that will soon appear when we file the sheet as to what they were sold for. But what we want to know is if Mr. Okura has anymore information that supports his own valuations of this equipment that he wishes to bring before the Commission.

THE COMMISSIONER: Perhaps you can find it out afterwards and recall him, if necessary.

MR. BREWIN: Yes, my lord.

THE COMMISSIONER: Yes, Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real property sold was sold for its fair market value. It is submitted that the real property quitclaimed was properly quitclaimed and that the claimant had no equity in the said property. It is further submitted that he was very fortunate to have the people accept the quitclaim rather than attach his remaining assets for the balance owing.

It is submitted that the personal property chattels which were sold were sold for their fair market value. It is submitted that the claims made for any chattels not sold by the Custodian are very exorbitant.

It is submitted that the laundry equipment was sold for its fair market value. It was sub-

mitted that the value of the laundry business and all the equipment was so materially decreased by the lack of co-operation from the claimant and his wife, that under the circumstances the Custodian obtained what was the fair market value for these things.

I would like to deal first with the 1934 Columbia Street property, my lord.

10 CROSS-EXAMINATION BY MR. HUNTER:

Q Is that a photograph of 1934 Columbia Street, Mr. Okura? A: Yes.

MR. HUNTER: I will tender that as Exhibit 12.

(PHOTOGRAPH MARKED EXHIBIT NO. 12).

MR. HUNTER: There were two appraisals for this property, my lord, the first by Johnson & Reeve which is a long and detailed one in which they appraise it for \$1550.00--\$1350.00. This is dated the 11th of September, 1943, and on August 18th a prior appraisal by the Pemberton Realty Corporation Limited, in which they appraise it at \$1100.00. I would tender these two appraisals as Exhibit 13.

20

(APPRAISALS MARKED EXHIBIT NO. 13).

MR. HUNTER: This property was subject to a special advertisement on August 12th, 1943, tenders closing September 1st, 1943. No tenders were received. Subsequently an offer of \$1350.00 was received on the 21st of September, 1943, from Chong Dot, a Chinese, through H.B. Campbell. This

30

was accepted and it was sold as of October 1st, 1943.

THE COMMISSIONER: Before you go on with the next one, let me find the exhibit that relates to this. That would be Exhibit 1, would it not?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: The claimant's value is \$2000.00. Yes, proceed.

MR. HUNTER: I would then go to 230-232-234 Powell Street.

10

MR. BREWIN: I wonder, if before my friend does that, there is a statement on file of the annual revenue which might be helpful, my lord. Could that be filed?

THE COMMISSIONER: The annual revenue from 230 to 234 Powell Street?

MR. BREWIN: No, my lord, from 1934 Columbia Street.

THE COMMISSIONER: It shows on Exhibit 1, as \$236.20. Is that the figure you have in mind? Yes, it must be because it refers to the Custodial's letter of October 31st, 1942.

20

MR. HUNTER: The house and some chattels were rented at \$35.00 a month. Is that what my friend wants?

MR. BREWIN: No, there is a letter giving further description, together with revenues and out-goings.

THE COMMISSIONER: October 31st 1942, is the date referred to on Exhibit 1.

MR. HUNTER: I don't know where it will be, my lord, because there is a fearful lot of correspondence on these places.

30 THE COMMISSIONER: Well, suppose you look for that later,

K. Okura,
Cross-Exam.
Discussion.

Mr. Brewin. We have a note of it here.

MR. BREWIN: Yes, my lord.

THE COMMISSIONER: And it can be put in later if you wish to do so.

MR. BREWIN: Yes, my lord.

THE COMMISSIONER: It may take a little time to find it.

MR. HUNTER: The assessed value for the 1934 Columbia Street property for 1942 is \$370.00 for land, and \$750.00 improvements, total \$1120.00, my lord.

10 Turning again to the Powell Street property, my lord, I would tender the appraisal of Pemberton Realty Corporation, dated August 20th, 1943, in which they say: "This is a three storey frame building, unplastered walls, single board partitions; no heating, building about 25 x 120. Two small stores on Powell Street with an Oriental rooming house on the two upper storeys. Insufficient plumbing and in a very filthy condition. Price \$2100.00."

20 (APPRAISAL MARKED EXHIBIT NO. 14).

MR. HUNTER: Q: In November, 1942, Mr. Okura, a lease was forwarded to you at the internment camp at Angley asking you to sign the same, and I am showing you here a reply that was received from the Commandant there, in which he says:

"The above internee has been shown copy of your letter, and he states that he cannot affix his signature on the attached lease, as he cannot accept the terms, especially the amount of monthly rent."

30

K. Okura,
Cross Exam.
Discussion.

Is that what you said to the Commandant?

A 1942, was it?

Q Yes. It is right on the letter there.

A May I have the question again, Mr. Reporter?

Q (Question read).

THE INTERPRETER: He couldn't sign the lease because he considered the amount was too small.

Q And what the Commandant stated in this letter of the 29th of November, 1942, is a correct expression of your wishes? A: Yes.

10

MR. HUNTER: Thank you.

THE COMMISSIONER: That had better be filed.

MR. HUNTER: I think there will be some others to go with it, my lord, so I will reserve it for the moment.

THE COMMISSIONER: Very well.

MR. HUNTER: Q: Now, Mr. Okura, you were subsequently advised that \$35.00 was the ceiling rent and you couldn't get anymore, and I produce a letter of the 11th of December, 1942, from your Commandant. Does this express your instructions?

20

A Yes.

MR. HUNTER: This is dated the 11th of December, 1942, and states:

"The above internee has been shown copy of your letter, and the matter thoroughly gone into with him, but he states that he cannot affix his signature to the lease forms you enclosed. - Apparently it is not a question of the rental, but objects to the clause (c) regarding installing a

30

K. Okura,
Discussion.

bathroom, which he does not consider necessary and does not agree to."

Q Now, another letter was sent to your camp, Mr. Okura, pointing out the seriousness of not getting this property leased, and does that letter dated the 19th of December, 1942, express your instructions?

A Yes, the contents are according to what he said.

MR. HUNTER: This is dated the 19th of December, 1942, my lord. These are all, of course, from the
10 Commandant of the internment camp saying,

"The above internee has been paraded, and the contents of your letter thoroughly and clearly explained to him, and he is still not willing to sign the lease. - Under the circumstances, we have had him sign a statement to this effect, which has been witnessed by the Camp Leader, S/Sgt. Ward, T. & Camp Commandant.

20 "I - K. Okura No. 298, hereby state that I will not sign the lease as I am not willing to spend anything on improvements. If I lose the tenant, I am willing to accept the consequence."

MR. HUNTER: I tender those three letters as Exhibit 15.

(LETTERS MARKED EXHIBIT NO. 15).

MR. HUNTER: Then, my lord, in October of 1943, a letter was written to the Camp Commandant asking that the claimant be paraded, and asking him to sign a quitclaim, and a reply was received in which he refused to do so and the quitclaim deed was given by the Custodian.

30 THE COMMISSIONER: Your statement had better be inter-

preted to the claimant.

MR. HUNTER: Well here is the reply, my lord.

The claimant was asked to give a quitclaim to this property.

Q Is that his reply through the camp commandant?

A He wants to know the exact meaning of 'quitclaim.'

Q A release of his interest in the Powell Street property.

10 MR. BREWIN: My lord, would it save any time if I admitted, on his behalf, that he refused to sign it?

THE COMMISSIONER: The witness is not being very helpful, because he will not apply his mind to the question put to him. I have already asked the Interpreter to convey that to him.

MR. BREWIN: There is no doubt about the fact at all.

THE COMMISSIONER: Q: Mr. Okura, you understand a little English, do you?

THE WITNESS: Oh yes, just a little.

20 Q There is your agreement for sale. Did you refuse to give up all your interest in the property?

(To the private Interpreter).

Do you think you can explain the situation any better to him than the Interpreter is doing?

THE PRIVATE INTERPRETER: I think I could explain it to him.

THE COMMISSIONER: Will you try, if you please?

THE PRIVATE INTERPRETER: A: No, he didn't sign the quitclaim.

Q Did he refuse to do so?

30 A Yes, he refused.

THE COMMISSIONER: Thank you very much.

MR. HUNTER: Possibly that might be added to Exhibit 15,
my lord.

THE COMMISSIONER: Yes, I should think so, unless
counsel think differently.

MR. BREWIN: Oh no, my lord.

THE COMMISSIONER: We will add this document to Exhibit
15.

10 MR. BREWIN: I don't think he would have been here if
he had signed the quitclaim; at least not on this
part of the claim.

MR. HUNTER: This is dated October 21st, 1943.

In April, by a letter of April 6th, 1944,
the Custodian writes to Messrs. J.H. Todd & Sons,
Limited, who are, I think, the assignees of the
vendors, or the original vendors, I am not sure.

THE COMMISSIONER: Yes, they must be assignees because
the vendor was Charles Fox Todd.

20 MR. HUNTER: I think it was a limited company incor-
porated by him. It says:

"Title to the above property in the name
of your firm, subject to an Agreement of Sale in
favour of Kiichi Okura on which on April 24th,
1942, you advised us a balance of \$3,975.71 was
owing, to which must be added approximately
\$407.00 in interest, making a total now owing of
approximately \$4,382.71.

30 "Also against the property are arrears of
Taxes, exclusive of those due in 1944, amounting
to \$876.00, plus interest.

K. Okura,
Discussion.

"In this connection we wish to inform you that the net revenues from this property have been paid on the arrears of taxes. The present gross revenue of this property is \$60.00 monthly.

"In view of the above information, and subject to the Custodian's approval, is your firm willing to accept a Quitclaim of Kiichi Okura's interest in this property?"

Then by letter dated April 18th, 1944, from J.H. Todd & Sons Ltd., to the Custodian.

"With further reference to your letter of April 6th. We are today in receipt of a valuation on this property, and from the valuation which we have it would appear that should we take quitclaim to the property and then sell same that we would not realize 50% of our account.

"In order that there may be no misunderstanding we are having another valuation of this property made and will communicate with you later."

And by a letter dated July 20th, 1944, from J.H. Todd & Sons, Ltd., to the Custodian:

"Will you kindly refer to your letter to us of April 6th. 1944.

"We have carefully gone into this matter and are now able to make sale of this property for \$3,000.00. We believe, to clean the matter up, we would now be willing to accept Quitclaim deed of Okura's interest in this property.

"We believe the Custodian's approval must be obtained. Will you kindly advise us at your

K. Okura,
Discussion.

earliest convenience whether or not we may now
receive Quitclaim."

= MR. HUNTER: I tender those three letters as Exhibit 16.
(LETTERS MARKED EXHIBIT NO. 16).

MR. HUNTER: Pursuant to that, my lord, a recommendation
was forwarded to the Secretary of State to make a
quitclaim which was concurred in, and a quitclaim
was given.

THE COMMISSIONER: That was 1943, was it?

10 MR. HUNTER: 1944, my lord. My learned friend has
asked that I file a memorandum here showing the
financial position of this property.

MR. BREWIN: I just wanted to point out that they
don't put in any revenue at all from the office.

MR. HUNTER: I wasn't proposing to file this as I
wasn't sure whether this was the complete picture
or not. I think there are other and better state-
ments that can be produced, my lord, but my friend
has requested it.

20 THE COMMISSIONER: We will add it to Exhibit 16.

Now, the next ones are going to take some time?

MR. HUNTER: They are going to take some time, my lord.

Perhaps this would be a convenient time for a break.

THE COMMISSIONER: Yes, all right. There was another
document Mr. Brewin wanted. Perhaps that could
be found while we recess. We will recess for ten
minutes.

(PROCEEDINGS RESUMED AFTER SHORT RECESS)

30 MR. BREWIN: My lord, the witness suggested to me he
had some little difficulty following the

K. Okura,
Discussion.

Interpreter. I don't know, it is perhaps because she uses the classical Japanese which he is not familiar with.

THE COMMISSIONER: Is Mr. Handford here?

THE INTERPRETER: Yes, he is outside, my lord.

MR. BREWIN: I don't know whether it might speed it up a little bit--might it?

THE COMMISSIONER: If you do not mind, we will substitute.

10 THE INTERPRETER: Not at all, my lord.

MR. BREWIN: It is no reflection on Mrs. Handford.

It may be something in the tone.

THE INTERPRETER: I don't like to say this but I think he does understand me, my lord.

THE COMMISSIONER: We will just let it rest.

THE SECRETARY: I can't find Mr. Handford, my lord.

THE COMMISSIONER: All right. Ask Mrs. Handford to come back and I will stand this claim over and we can go on with another one. We will stand it down until after lunch and go on with another one.

20 MR. HUNTER: My lord, I wonder if, before we stand it down, I could just file this statement which my learned friend asked to be filed in connection with 1934 Columbia Street.

(STATEMENT MARKED EXHIBIT NO. 17).

THE COMMISSIONER: Will you tell the claimant we are standing his claim down until 2:30 this afternoon. In the meantime we will proceed with another claim and by that time we will have Mr. Handford here.

30 (PROCEEDINGS ADJOURNED UNTIL 2:30 P.M.)

Certified a true and accurate transcript.

J. P. Horrobin

"T.P. HORROBIN"
Official Reporter.



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CASE NO: 1085.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 26, 1948.

IN THE MATTER OF THE CLAIM OF

KIICHI OKURA

PROCEEDINGS AT HEARING.

Original.

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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).

Toronto, Ontario,

May 26, 1948.

IN THE MATTER OF THE CLAIM OF

KIICHI OKURA

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
F.A. BREWIN, Esq.,	appearing for the Claimant.
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A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
A.G. VEITCH, Esq., C.S.R.,	Official Reporter.



1 MR. HUNTER: We had dealt with the two parcels in
2 this case, one of which was sold and the other
3 one quit-claim. We now come to the cleaning
4 plant at 160 West Fourth Avenue, Vancouver.

5 I tender an appraisal of Pemberton Realty
6 Corporation Limited, dated June 24, 1943.

7 "In reference to your enquiry re value of
8 "premises at 160 West Fourth Avenue,
9 "Vancouver, located on Lot 3, Block 21,
10 "D.L. 200-A, I have looked over these
11 "premises. Our firm recently sold a similar
12 "lot in the immediate neighbourhood for \$600.
13 "This building would ordinarily have a value
14 "of \$950 in its present condition,
15 "approximately one-third of its life being
16 "gone. However, due to the existing demand
17 "demand for premises of this nature for
18 "immediate possession a premium of \$200 can
19 "be allowed, making a total value of \$1,750.

20 "With so much building of new industrial
21 "buildings during the war, the demand for
22 "these old frame buildings will be materially
23 "reduced from preference for the better
24 "buildings. If you wish to try and dispose
25 "of the equipment with this building and can
26 "get a sale of this property at about \$1,500,
27 "I think you would be well advised to accept
28 "it."

29 I tender that as Exhibit 18.

30 (APPRAISAL, PEMBERTON REALTY CORPORATION LIMITED,
JUNE 24, 1943, MARKED EXHIBIT NO. 18.)



1 I tender the advertisement appearing in the
2 Vancouver Sun, February 17, 1945; the News Herald
3 February 20, 1945, and the Province, February 22,
4 1945, among which is this property and which
5 after giving the legal description they say:
6 "Known as 160 West Fourth Avenue, a one-storey
7 "frame laundry building and smaller brick
8 "building at the rear." I tender that as
9 Exhibit No. 19.

10 (ADVERTISEMENT, MARKED EXHIBIT NO. 19)

11 I tender for information, to be proven later,
12 a report by H. D. Campbell, included in a letter
13 dated August 1st, 1942, the report being dated
14 the same day.

15 I would like to read the part referring to
16 the laundry. It also covers some of the other
17 buildings but I think it gives a clear picture
18 of what happened.

19 "I advised you in my report under date
20 of July 17, that I was expecting to receive
21 a firm offer from certain Chinese interests
22 to rent the laundry at the above location,
23 which would also automatically rent the
24 laundry receiving point located in the
25 Powell Street property.

26 "They approached me nearly a week ago
27 advising me they were now prepared to discuss
28 the matter in detail, as they had lined up the
29 necessary employees to fill the key positions.
30 The matter was very thoroughly gone into from



1 the point of view of possible revenue and
2 cost of operation, in order to establish, to
3 some extent, a rental that would be prac-
4 tical for them to pay. It was also considered
5 from the angle of the taxes, insurance and
6 depreciation on the equipment.

7 "As the result of this they have made an
8 offer to rent the premises and equipment of
9 the laundry at 160 West 4th Avenue, for a
10 monthly rental of \$60.00. In addition they
11 have offered to rent the small shop located
12 on the Powell Street property, used as the
13 laundry receiving point, for \$15.00 a month,
14 making a total rental to them of \$75.00

15 "The annual revenue from the laundry
16 itself in relation to the more or less fixed
17 charges, is as follows:-

18	Annual Rental		\$ <u>720.00</u>
19	Taxes - 1942,	\$89.32	
20	Instalment of		
21	consolidated		
	taxes	<u>27.75</u>	117.07
22	Insurance (based on amount of		
23	\$6000.00, to which amount the		
	insurance will be increased		
	as soon as funds available)		84.00
24	Net revenue from equipment,		
25	providing about 6½% per year		
	depreciation		518.93

26 "In considering this offer, I would like
27 to draw to your attention that Okura advised
28 me in the course of my first conversation
29 with him, that he had been making serious
30 attempts to find an operator who would rent



1 his equipment, prior to his declaration to
2 the Office of the Custodian, but that despite
3 advertising he had had no success in the
4 matter; the shortage of Chinese labor due to
5 the mass evacuation of Japanese and the
6 tremendous increase in the wages which the
7 Chinese could now command, was the main reason
8 for this. This is just another one of
9 hundreds of situations which your Office is
10 having to cope with where, when operated by
11 Japanese, using their families for labor
12 which involves no payroll, can make con-
13 siderable profit, but it is not attractive
14 to, and in some cases impossible for anyone
15 else to operate.

16 "While it is always possible that a
17 higher offer might be obtained, I consider
18 that it is a very remote chance and strongly
19 recommend that this one be accepted. The
20 tax situation is very bad and also the net
21 income will be definitely required for the
22 sustenance of Okura's family if they are not
23 to be supported at the Government's expense.

24 "At the time this offer was made, the
25 Chinese were still lacking a full prospective
26 staff. It was suggested by one of the
27 Chinese that they would like, if possible, to
28 take over the laundry at any time and avail
29 themselves of the Okuras' services for wages,
30 not only to fill in for their immediate lack



1 of laundry operators but to acquire more
2 easily the routine of the particular laundry
3 equipment used, and the best method of
4 operating generally. This seemed to me a
5 good idea, particularly from the point of
6 view that it would provide an income, not
7 only for Mrs. Okura and her family to live
8 on, but a revenue which could be immediately
9 used against the outstanding insurance
10 premiums and the tax arrears.

11 "I therefore telephoned Miss Okura the
12 following day and asked her to discuss it
13 with her Mother and advise me as to her
14 attitude. She subsequently advised me by
15 telephone that her Mother was agreeable and
16 I arranged an appointment for that night for
17 the Chinese to discuss the matter with them,
18 and to permit the Chinese group to go over
19 the premises again. Much to my surprise, the
20 following day I was advised by Mr. Peter Hem,
21 the head of the group, that on keeping the
22 appointment Mrs. Okura advised them that she
23 would have no part of such an arrangement, and
24 at first refused to show them through the
25 laundry. However, on their advising her that
26 the condition of herself and her family
27 working for them was not essential, but was
28 simply one which was formulated with the
29 idea that it would be to mutual advantage, she
30 permitted them to make an inspection of the



1 laundry.

2 "During the course of this inspection
3 the Chinese made an alternate suggestion;
4 that they would only take over the laundry
5 when she was evacuated but that prior to her
6 departure from the Coast she would permit
7 one of their key men to spend a certain
8 amount of time each day, for a matter of a
9 week or ten days, on the premises to acquire
10 the necessary knowledge regarding routine
11 and operation. Mr. Hem advised me that she
12 was quite agreeable to this suggestion.

13 "It was, therefore, with considerable
14 annoyance that I received a telephone call
15 from the daughter the succeeding day,
16 advising me that her Mother refused to be
17 instrumental in any way to instructing Chinese
18 in the operation of the business. After
19 considerable discussion over the telephone
20 she made an appointment at my Office for
21 herself and her Mother, and I had an
22 extremely serious discussion with them both
23 regarding the probable results of their
24 actions. I passed on to them the advice
25 given me by the Chinese, that if the laundry
26 was once shut down their offer would be
27 withdrawn and they would have no interest
28 whatsoever in the business, and that by their
29 actions they were simply 'cutting off their
30 nose to spite their face', particularly in



1 view of the fact that they are anticipating
2 a revenue from the property for their living
3 expenses for the duration of the war.

4 "I of course pointed out the tax
5 situation and other factors involved, and
6 further advised them that inasmuch as Mr.
7 Okura, who owned the laundry, was interned
8 the property was under the absolute control
9 of the Custodian of Enemy Alien property,
10 and that her operation of the laundry, from
11 which she was retaining the gross income at
12 the expense of the property itself, was a
13 decided concession on the part of that Office.

14 "I also made it quite clear to her that
15 in view of the fact that a firm offer had
16 been received for the rental of this property,
17 while a goind concern, any withdrawal thereof
18 would be definitely established as a direct
19 result of her obstructionist attitude, and
20 that if she had any vague idea in her mind
21 of making a claim, at the end of the war,
22 against the Federal Government for loss of
23 revenue from this property, that her course
24 of action would obviously invalidate any
25 such claim, even if there were any basis for
26 such claims generally, of which I had no
27 knowledge whatsoever.

28 "I wish it clearly understood the reason
29 for me making this last statement to Mrs.
30 Okura. During my first interview with Okura,



1 he advised me that he had previously intended
2 to simply lock up his different properties
3 and make a claim for loss of revenue from
4 the property and business, at the end of the
5 war, from the Canadian Government. Although
6 his attitude had changed entirely as the
7 result of a long interview with me and sub-
8 sequent ones in the immigration quarters,
9 he never had an opportunity of discussing
10 his change of views with his wife, as he was
11 picked up by the Mounted Police shortly after
12 leaving my Office and as far as I know had
13 no subsequent direct contact with Mrs. Okura.
14 His original ideas were confirmed confiden-
15 tially to me by a Solicitor who, at one time,
16 had acted for him.

17 "Mrs. Okura's actions in connection with
18 the renting of the laundry, together with
19 her remarks, as interpreted to me by her
20 daughter, made it quite plain that this idea
21 was still in her head. I therefore felt
22 justified in advising her as I did.

23 "At the termination of this interview,
24 Miss Okura assured me, on behalf of herself
25 and her Mother, that they were prepared to
26 permit one of the Chinese to attend, for a
27 week or so, at the laundry for the purpose
28 mentioned above, and in order to have this
29 established I am arranging for a particular
30 week that is convenient to the Chinese, and



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I am writing Mrs. Okura advising her of that period and asking her confirmation that she is agreeable thereto.

"I am not entirely satisfied, in view of Mrs. Okura's actions in the past, that she intends to live up to her verbal promise in the matter. However it would seem advisable to attempt to obtain her written agreement to the arrangement before discussing any arbitrary course of action. I will keep in very close touch with this situation and if there seems to be any possibility of the operation of the laundry being closed down suddenly, I will contact you immediately for discussion and instructions.

"In the meantime, I would appreciate your tentative approval of the rental offer made by Mr. Peter Hem on behalf of himself and his associates."

The next two paragraphs deal with other properties, my lord. The final paragraph is a sort of the summary of the report.

I tender that as Exhibit No. 20.

(SUPPLEMENTARY REPORT, H.D. CAMPBELL, AUGUST 1, 1942, MARKED EXHIBIT NO. 20)

Q. Is that a photograph of the laundry?

A. Yes.

MR. HUNTER: I will tender that photograph of the laundry as Exhibit 21.

(PHOTOGRAPH OF CLAIMANT'S PREMISES, MARKED EXHIBIT 21)



1 I tender a rental appraisal by Pemberton Realty
2 Corporation Limited, dated July 12, 1943, which
3 reads as follows:

4 "An inspection has been made of the above
5 "premises. A fair rent for these premises
6 "would be \$25 per month."

7 "The above premises" refers to 160 West 4th Avenue.

8 I would tender that as Exhibit 22.

9 (APPRAISAL, PEMBERTON REALTY CORPORATION LIMITED,
10 JULY 12, 1943, MARKED EXHIBIT 22)

11 A letter dated October 1st was sent to the Camp
12 Commandant asking for Mr. Okura to confirm the
13 rental arrangement which had been proposed for
14 the Chinese but the reply to this was received
15 from the Commandant saying the above internee
16 was paraded and he stated he cannot change the
17 conditions he had made originally.

18 Actually these letters had better be re-
19 arranged. I can go over them very quickly and
20 have him confirm certain ones.

21 I would like to put in a reporting letter of
22 Harold D. Campbell of August 8, 1942, in which he
23 again gives a review of the situation regarding
24 the Chinese situation and attached to it is a
25 letter from Mrs. Okura in which she states she
26 will allow a Chinese to attend at the operation
27 of the business for a week or ten days prior to
28 that. And then it goes on from there. I would
29 think this would have to go in as a separate
30 exhibit because some of these can be identified.

THE COMMISSIONER: Yes; all right.



1 (REPORT, HAROLD D. CAMPBELL, AUGUST 8, 1942,
2 MARKED EXHIBIT NO. 23)

3 MR. HUNTER: Your lordship will remember in the previous
4 report he was going to get her to sign something
5 in writing saying she would be agreeable. Well,
6 she has signed it and it is attached to that
7 letter.

8 THE COMMISSIONER: Yes.

9 MR. HUNTER: There are two wires here, one to the Camp
10 Commandant and one from the Camp Commandant
11 expressing the wishes of the claimant. I should
12 like to have the claimant asked through the
13 Interpreter whether he was advised of the contents
14 of the Custodian's wire and whether the second
15 wire embodies his instructions.

16 THE WITNESS: Yes.

17 Q. That is, you received ---

18 A. The Camp Commandant informed me of the Custodian's
19 telegram and the reply embodies my reply to the
20 Camp Commandant.

21 MR. HUNTER: The first wire reads:

22 "Two nine eight Kiichi Okura parade internee
23 "and inform him messenger has offer to rent
24 "laundry including office for two years at
25 "seventy five dollars per month stop this
26 "offer secured after much effort and messenger
27 "very strongly recommends acceptance wire
28 "immediately whether or not internee approves."

29 The reply dated August 10, 1942, states:

30 "Reference your two ninety eight Kiichi Okura
"impossible to accept messenger offer unless



1 "he pays one hundred and fifty dollars for
2 "laundry twenty five dollars for office a
3 "month and no term of lease."

4 Signed by the Camp Commandant.

5 I would put those in as Exhibit 24.

6 (TWO WIRES, MARKED EXHIBIT NO. 24)

7 The next is a copy of a letter.

8 Q. Is that your wife's signature?

9 A. I think so. It looks like it.

10 MR. HUNTER: This is dated August 11, 1942, and was
11 written upon receipt of the wire and among other
12 things it says:

13 "I have read the wire which you received from
14 "my husband in which he says that more rent
15 "should be obtained but I realize he is not
16 "familiar with the present labour situation,
17 "and under all the circumstances, I consider
18 "this the best arrangement that may be made."

19 This is again referring to the \$75 offer, my lord.
20 His wife's statement, dated August 11, together
21 with an explanatory letter, was sent to the
22 claimant and I should like to have the Interpreter
23 ascertain whether upon seeing the wife's offer and
24 the explanatory letter whether the reply which we
25 received embodied his instructions.

26 THE COMMISSIONER: I do not think it should be necessary
27 to interpret the whole of that. You might give
28 him the gist of it.

29 It is an extraordinary thing to me that this
30 man understands so little English.



1 MR. HUNTER: Perhaps my friend could state on behalf
2 of his client that that is a reply which embodies
3 his client's instructions, my lord.

4 THE WITNESS: Yes. I admit those.

5 THE COMMISSIONER: The difficulty in carrying out your
6 suggestion, as I see it, Mr. Brewin, lies in the
7 fact you may find the claimant is repudiating the
8 statements at some later date.

9 MR. BREWIN: I suppose that is so, my lord. This is
10 all correspondence. I do not think there is any
11 doubt about - I have not had any instructions from
12 my client, although I interviewed him at some
13 length - in respect of each one of these letters.
14 I have no reason to doubt that they are correct.
15 But, as your lordship says, I should not take the
16 responsibility.

17 THE COMMISSIONER: I think it would be dangerous.

18 MR. BREWIN: Thank you, my lord.

19 MR. HUNTER: The reply to the explanatory letter,
20 enclosing a copy of the wife's statement is dated
21 August 17, 1942, from the Camp Commandant. It says:
22 "The contents of your letter also copy of
23 "statement signed by Mrs. Okura, was conveyed
24 "and explained to the above internee, but
25 "according to his statement he does not agree
26 "with the arrangement or settlement by his
27 "wife, and wishes the premises to be closed,
28 "if the rent already mentioned by him is not
29 "paid."

30 I would like to file the wife's statement which he



1 believes to be her signature and this letter from
2 the Camp Commandant.

3 THE COMMISSIONER: Yes. Could not all this corres-
4 pondence be put in with the telegrams?

5 MR. HUNTER: Yes.

6 THE COMMISSIONER: As part of Exhibit No. 24.

7 MR. HUNTER: Yes.

8 Then, a very long letter explaining at considerable
9 length the difficulties which were facing the
10 Custodian and so on, was written to the Camp
11 Commandant asking him to explain the situation
12 to the internee and a reply dated October 7, 1942,
13 saying:

14 "The above internee was paraded and he states
15 "that he cannot change the conditions he had
16 "made originally."

17 MR. BREWIN: I think I can admit that letter. That is
18 consistent with the attitude we took throughout.
19 I do not think possibly we can suggest the Camp
20 Commandant misrepresented him at all.

21 MR. HUNTER: As a result of that the arrangement with
22 the Chinese fell through. They returned to the
23 Island and refused to have any further part of it.
24 So, we were never able to operate this business as
25 a laundry business.

26 The property was advertised in a special
27 advertisement, a copy of which has been filed as
28 Exhibit No. 19. Tenders closed March 20, 1943.

29 It was advertised again in August, 1943,
30 tenders closing September 1st, 1943.



1 It was advertised again on February 17, 26
2 and 22, 1945, tenders closing March 10, 1945.

3 In response to the last advertisement a
4 tender of \$1,400 was received on March 1st, 1945,
5 from Mrs. E. Weinstein. This was rejected.

6 A tender of \$1,310 was received on March 8,
7 1945, from E. W. King. This was rejected.

8 The time for tendering having expired a
9 revised offer was received for \$1,500 on March 21,
10 1945, from E. W. King. This was rejected.

11 An offer of \$1,575 was received on March 13,
12 1945, from Mrs. E. Weinstein. This was approved
13 by the Advisory Committee and was accepted. It
14 was accordingly sold to Mrs. Elizabeth Weinstein
15 for \$1,575 as of April 4, 1945.

16 The last item with which we have to deal
17 here is the laundry equipment.

18 I tender for filing a copy of an advertise-
19 ment, March 9, 1943, in the Vancouver Daily
20 Province, in which both the building and the
21 equipment is offered. The equipment in Parcel 1,
22 the building in Parcel 2.

23 (ADVERTISEMENT, MARKED EXHIBIT NO. 25)

24 THE COMMISSIONER: The sale to Weinstein was simply of
25 the building?

26 MR. HUNTER: Yes, my lord.

27 I produce an appraisal dated March 10, 1943,
28 of certain of the laundry equipment, totalling
29 \$700, made by Stanley Brock Limited. I would
30 tender that for filing as Exhibit No. 26.



1 (APPRAISAL, STANLEY BROCK LIMITED, MARCH 10,
2 1943, MARKED EXHIBIT NO. 26)

3 I tender for filing an appraisal made by the
4 Universal Appraisal Company, dated March 24,
5 1943, in which is made a long a_{nd} detailed
6 appraisal of various equipment in the building.

7 (APPRAISAL, UNIVERSAL APPRAISAL COMPANY,
8 MARCH 24, 1943, MARKED EXHIBIT NO. 27)

9 As a result of the various advertisements certain
10 offers were received but none of them were satis-
11 factory; and, there was some question as to
12 whether these things could be suitably sold by
13 public auction because it was considered that
14 the best possible offer would be received by
15 selling them as a going concern or rather as all
16 one complete unit.

17 There is a memorandum from Mr. Shears to Mr.
18 Wright with respect to the matter. The Universal
19 Appraisal report as filed totals \$2,600, although
20 it is not totalled on the report. So that they
21 did not see anything close to that come in as a
22 result of the advertisement, they decided to have
23 a try at public auction and see what would happen.
24 This was after a considerable number of conferences
25 and so on.

26 There was an offer, for instance, from Mr.
27 T. C. White of \$2,340 for the laundry equipment
28 but that was rejected.

29 There is a further appraisal by Weir & Henry
30 Company, dated June 16, 1943, in which they
appraise certain of the equipment. I would put



1 this in for filing as Exhibit 28, my lord.

2 THE COMMISSIONER: Yes.

3 (APPRAISAL, WEIR & HENRY COMPANY, JUNE 16, 1943,
4 MARKED EXHIBIT NO. 28)

5 MR. HUNTER: So that as a result it was advertised for
6 sale by public auction and I tender for filing a
7 copy of the advertisement by Thompson & Binnington
8 Limited on behalf of the Custodian, dated July 10,
9 1943.

10 (ADVERTISEMENT, MARKED EXHIBIT NO. 29)

11 I tender for filing a report by Thompson &
12 Binnington Limited, dated July 19, 1943, enclosing
13 a statement of the results of the auction sale,
14 together with the detailed auction sheets showing
15 the actual items and what was received. The
16 total realized by the auction was \$2,381.50.

17 THE COMMISSIONER: Is that for the same goods which
18 were appraised at \$2,600?

19 MR. HUNTER: Yes, my lord. When I say that there
20 might be an odd little item which would be
21 different.

22 THE COMMISSIONER: Yes. I appreciate that. How much?

23 MR. HUNTER: \$2,381.50.

24 (STATEMENTS OF RESULT OF AUCTION SALE, THOMPSON &
25 BINNINGTON LIMITED, JULY 19, 1943, MARKED
26 EXHIBIT NO. 30.)

27 Here is an appraisal by Thompson & Binnington
28 Limited dated July 23, 1943, of one Remington Cash
29 Register for \$90 and one small safe, \$50. I might
30 say that they were sold at that price.

(APPRAISAL, THOMPSON & BINNINGTON LIMITED,
JULY 23, 1943, MARKED EXHIBIT NO. 31.)



1 And a letter, August 5, 1943, from Thompson &
2 Binnington Limited, saying:

3 "Enclosed please find our cheque for \$6.30,
4 "covering the articles mentioned below,
5 "which we could not sell at the auction sale,
6 "but were fortunate later to find a purchaser
7 "for same.

8 "Old stove, irons and pump \$4; dusting
9 "machine, \$3; totalling \$7."

10 In the original report, if I remember correctly,
11 they pointed out that they had not been able to
12 sell these.

13 (LETTER, THOMPSON & BINNINGTON LIMITED TO SECRETARY
14 OF STATE, AUGUST 5, 1943, MARKED EXHIBIT NO. 32)

15 Q. You have filed a long list of equipment here.
16 How was this list compiled and by whom?

17 The reason I am asking this is that I cannot
18 quite find from where it came. It does not seem
19 to quite jibe with any inventory, or anything.

20 MR. BREWIN: This probably is something his daughter
21 compiled. I do not know whether my friend is
22 overlooking that he said in examination-in-chief
23 his daughter wrote it out.

24 MR. HUNTER: What I am interested in is where the
25 information came from.

26 THE WITNESS: This was compiled in the original material,
27 in the book previously filed as Exhibit 11; but
28 the original list submitted to the Custodian
29 contained amounts of the cost prices. This list
30 is the estimated value.

MR. HUNTER: That is all, my lord.



1 THE COMMISSIONER: Any re-examination, Mr. Brewin?

2 MR. BREWIN: No, I think not, my lord.

3 I would like to say to your lordship that
4 later I will try to have an analysis made from
5 our point of view in respect to the items he is
6 claiming, the valuations and the amounts they
7 were sold for.

8 Your lordship will notice one item on our
9 claim form which was sold for \$180. The valuation
10 placed on it was \$600. However, the reverse was
11 the picture.

12 MR. HUNTER: We will be in a position to give some
13 evidence on that later. The property leaked
14 very badly.

15 THE COMMISSIONER: The property did what?

16 MR. HUNTER: The property leaked very badly and the
17 rain got in. It was unoccupied, as your lordship
18 will recall.

19 On top of that there is correspondence here,
20 from experts who pointed out that due to the
21 business not being operated all the wooden part
22 of the equipment such as the rollers inside have
23 all dried up. They never return. You have to
24 supply new ones.

25 MR. BREWIN: The property had been broken into, it
26 appears from the information on the Custodian's
27 file. We can get that later.

28 THE COMMISSIONER: It does appear to me the claimant
29 was very ill-advised to refuse to accept the



1 first place. Perhaps it is his own misfortune.

2
3 (PROCEEDINGS ADJOURNED SINE DIE)

4
5 I hereby certify the foregoing to be a true and
6 accurate transcript of the proceedings herein.

7 *A.G. Veitch*

8 "A.G. VEITCH"
9 Official Reporter.
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(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.

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

- | | | | |
|-----|-------------------------|--------------------|-------|
| 1. | _____ | Estimated Value \$ | _____ |
| 2. | _____ | Estimated Value \$ | _____ |
| 3. | _____ | Estimated Value \$ | _____ |
| 4. | _____ | Estimated Value \$ | _____ |
| 5. | _____ | Estimated Value \$ | _____ |
| 6. | _____ | Estimated Value \$ | _____ |
| 7. | _____ | Estimated Value \$ | _____ |
| 8. | _____ | Estimated Value \$ | _____ |
| 9. | _____ | Estimated Value \$ | _____ |
| 10. | Separate list attached. | Estimated Value \$ | _____ |

TOTAL CLAIM FOR PROPERTY LOSS \$ 2331.00

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - Explanation on attached sheet. - - - - - \$ 118,534.61

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

(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, Kiichi Okura, of the city
of Hamilton in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Hamilton)
in the County of Wellington)
this 28th day of November)
A.D. 1947. [Signature])

Kiichi Okura

A Commissioner &c.

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

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

all amended figures see 2x6

	Estimated Value	\$
1. Rug 9 x 10	"	65.00
2. 5 Small tables	"	35.00
3. 1 book case	"	35.00
4. 1 Chesterfield suite	"	125.00
5. 2 Chairs	"	80.00
6. 3 Covers for chesterfield & Chairs	"	35.00
7. 2 Floor lamps	"	35.00
8. 1 Bear rug	"	35.00
9. 35 Picture frames & pictures	"	250.00
10. 1 dining table, buffet & 6 chairs	"	135.00
11. 1 Bookcase	"	15.00
12. 1 Couch	"	15.00
13. 1 Hoover Cleaner	"	165.00
14. 1 Gas Stove	"	5.00
15. 1 Linoleum 9 x 9	"	11.00
16. 1 Clock	"	15.00
17. 1 Table Lamp	"	15.00
18. 1 Kitchen Stove	"	65.00
19. 1 kitchen table, 7 chairs & cabinet	"	60.00
20. 1 Clock	"	15.00
21. 1 Linoleum	"	15.00
22. Chinaware & dishes	"	350.00
23. 1 Coat Hanger	"	15.00
24. 1 Hall Chair	"	10.00
25. 1 Bed	"	35.00
26. 3 Dressers	"	75.00
27. 2 Sets Drawers	"	35.00
28. Linoleum for 3 bedrooms, bathroom, and hall.	"	50.00
29. 4 Prs. Window Curtains	"	10.00
30. Plants and trees in garden	"	75.00
31. 1 Marconi Radio	"	235.00
32. Christmas tree decorations	"	35.00
33. Japanese festival dolls	"	150.00
34. 1 Wheelbarrow	"	5.00
35. Garden Tools	"	25.00
		<u>2331.00</u>

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Explanation of #5 (e)

Real Property

Land \$8,500.00
Buildings 14,000.00

Business

~~Chattels, fixtures,
stock-in-trade,
accounts receivable..... 100,000.00~~

*chattels, stock
in trade 12000 -*

Personal Property

Property left on
premises at 1934
Columbia St..... 2,331.00

124,831.00

Credited on statement
from Custodian..... 6,296.39

118,534.61

2,331

116,203.61

Other Losses

Loss in rent income owing to property being sold.

Rent from 1934 Columbia St.....	\$2,100.00
Rent from 160 W. 4th Ave.....	4,500.00
Rent from 230-232-234 Powell St.....	<u>5,100.00</u>

\$11,700.00

Premiums that could not be met as a result of termination of business.

Life insurance on Kiichi Okura.....	\$1,541.35
Life insurance on Katsu Okura.....	509.50
Life insurance on Masao Okura.....	237.10
Life insurance on Yoshio Okura.....	<u>235.90</u>

\$2,523.85

OKURA, K.
(Claimant's Name)
1934 Columbia Street, Vancouver, B.C.

REAL ESTATE
(Other than farm)

05099
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. House	6	Frame	Residence	35 x 50	1923	?

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Business	\$1600.	Repairs and renovations and enlarging home \$650.	\$2000.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Insurance - \$2500.00 on building - Rented by Custodian for \$35.00 a month. Annual revenue \$236.20 - see Custodian's Letter Oct. 31 1942 . Later rented for \$30.00
Rent to Mr. O. Fiorito, after evacuation by Custodian for \$35.00

EXHIBIT No. 1085-1
DATE 25 May 1948
FILED BY J. A. Brewin

Kiichi Okura
Signature

OKURA, K.

(Claimant's Name)
160 West 4th Avenue, Vancouver, B.C.

REAL ESTATE
(Other than farm)

05099
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

Factory

8

Frame

Business

50 x 140

1923

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Business

\$5000 (willed to
claimant)

Repairs and maintenance
\$3500.00 etc.

\$8000.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

\$3000 Insurance on building - Rented by Custodian for \$60.00 per month. See letter on Custodian's file Aug.11/42.
Question as to ownership

EXHIBIT No. 1085-2
DATE 25 May 1948
FILED BY J. A. R. Newin

Kiichi Okura

Signature

The Royal Bank of Canada

EAST END BRANCH

Vancouver, B.C.

June 25, 1946.

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

REFER TO FILE

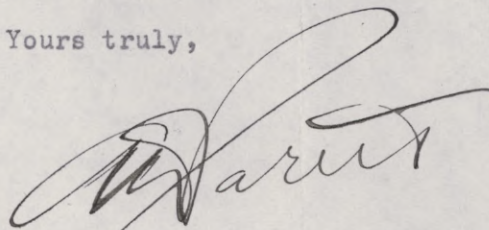
Mr. Kiichi Okura,
217 John St.,
Hamilton, Ont.

Dear Sir:

We have your letter of June 18th enquiring about deeds to Lot 3, Block 21, D/L 200A, Map 197 City of Vanc. and Sub. division C of Lot 24, Block 20, D/L 200A, Group 1 N. W. D. Plan # 1559, left in our care and wish to advise as follows. Both the deeds were delivered to the Custodian of Enemy Property on October 5, 1942, and we suggest that you make application direct to him for their recovery.

The address of the Custodian is 675, West Hastings Street. Trusting that this is satisfactory, we are,

Yours truly,



A. D. Porter,
pro Manager.

EXHIBIT No. 1085-3
DATE 26 May 1948
FILED BY F. A. Brewster

OKURA, K.
(Claimant's Name)

230-2-4 Powell St.

REAL ESTATE
(Other than farm)

05099
Reg. No.

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When
Purchased

Date of
Purchase

House and store

35

Frame

Rooming House
and offices

25 x 140

1926

Aug. 25

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Business

\$10,500.00

Repairs, concrete floors
renovations, etc. - \$3500.00

\$12,500.

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Insurance \$4500.00 on building.

At earlier date upstairs used as rooming rented for \$35.00 a month

One store downstairs used as restaurant and rented for \$25.00

Other store used as office for laundry business by claimant and rented by Custodian for \$15.00. See letter on Custodian's file Aug. 11, 1942.

N.B. See statement of revenue in Custodian's file which omits any revenue at all from office and assumes interest payment of \$200.00 at 5%.

Balance owing at date of quit claim deed - \$5,864.00 should be deducted from claim.

EXHIBIT NO. 1085-4
DATE 26 May 1948
FILED BY J. A. Brennan

Kiichi Okura
Signature

This Agreement, made in duplicate this **Twenty-fifth**

day of **August** in the year of Our Lord one thousand nine hundred and twenty-**six**.
BETWEEN

CHARLES FOX TODD, of 504 Fort Street, in the City of Victoria, Province of British Columbia (Merchant)

Name, Address, and Occupation of Parties

hereinafter called the "Vendor" of the one part
AND

KIICHI OKURA, of 160 - 4th Ave. West, in the City of Vancouver, Province of British Columbia (Laundry Proprietor).

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—**ALL AND SINGULAR** that certain parcel or tract of land and premises situate, lying and being in

The City of Vancouver, Province of British Columbia, and more particularly known and described as Lot Twenty-six (26), Block Five (5), District Lot One Hundred & Ninety-six (196), Group One (1), New Westminster District, according to a registered map or plan of the said subdivision, deposited in the Land Registry Office, in the City of Vancouver, in the said Province, and there numbered.

EXHIBIT NO. 1085-5
DATE 26 May 1948
FILED BY J. A. Brown

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
-----TEN THOUSAND, FIVE HUNDRED----- Dollars (\$10,500.00)
of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that
is to say: the sum of -----FIVE HUNDRED ----(\$500.00)----- Dollars
on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows:

The sum of Fifteen Hundred (\$1,500.00) Dollars on the 24th day of
October, 1926 and the sum of Eight Hundred & Fifty (\$850.00) Dollars
on the 24th day of April and October in each and every year until
the full amount of Ten Thousand Five Hundred (\$10,500.00) Dollars
shall have been paid; together with interest at the rate of Seven
(7%) Per cent per annum payable on the 24th day of January, April,
July and October in each and every year on so much of the principal
sum as shall from time to time remain unpaid.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE
Purchaser DOTH COVENANT, PROMISE AND AGREE, to and with the Vendor that he will well and
truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with
the interest thereon at the rate of Seven (7%) per cent. per annum both before and after maturity
and on the days and times in manner above mentioned; all sums in arrear for interest from time to
time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay
and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from
and after this date including local improvement assessments and sewer rates, whether already or here-
after assessed.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as
aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to
convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient
deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the ap-
purtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUM-
BRANCES, save and except local improvement assessments or taxes and sewer rates, and subject to
the conditions and reservations in the original grant thereof from the Crown, and such deed shall be
prepared at the expense of the Purchaser and shall contain the usual statutory covenants but the Ven-
dor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds,
papers or documents or copies of any deeds, papers or documents relating to the said property other
than those which are now in possession of the Vendor

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default
be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days
and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or per-
missive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the
payments above mentioned are punctually made at the times and in the manner above mentioned, and
as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty
days notice in writing, demanding payment thereof, and in case any default shall continue, these
presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall
have the right to re-enter upon and take possession of the said land and premises; and in such event any
amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertain-
ed damages for the non-fulfillment of this Agreement to purchase the said land and pay the price
thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and con-
vey the said lands and premises to any purchaser thereof.

THE PURCHASER shall and will during the continuance of this agreement, and so long as any
money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings
and other erections on the said lands, or which may be hereafter erected thereon, in the sum of
their full insurable value with some insurance Company to be approved by the Vendor, and will
pay all premiums and sums of money necessary for such purpose as the same shall become due; and
will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and
receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance
of the said premises, or any part thereof, the amount of such payments shall be added to the amount
unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and
shall be payable forthwith.

AND ALSO, it is hereby
pay the balance of the pur
up to the date of such pa
AND IT IS HEREBY DE
of these presents, or any
mailed at any Post Office,

Kiichi Okura, 160
Pro

AND IT IS EXPRESSLY
agreements, rights, power
as made by and with, gra
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AND the Purchaser here
the name of the Purchas
as aforesaid.

IN WITNESS WHEREOF,
the day and year first
SIGNED, SEALED
in the Pr

Signature of Witness
Street Address
City
Occupation

141 More

I Herby Certify th

has been proved by the evi
personally known to me,
of
to the annexed instrument
is the same person mention
he, the said
instrument, and subscribed
as the free act and deed of
attorney which has not be

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\$10,500.00
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AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

**Kiichi Okura, 160 - 4th Ave. West, in the City of Vancouver,
Province of British Columbia.**

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require.

In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

in the Presence of:

Signature of Witness

Street Address

City

Occupation

J. Young
504 Fort St
Vancouver B.C.
Accountant

Mathew J. Young
141 Gore Ave. Vancouver B.C.
Broker
to Kiichi Okura

FOR ATTORNEY

Kiichi Okura

I Hereby Certify that, on the _____ day of _____ 192____, at _____ in the Province of British Columbia

has been proved by the evidence on oath of _____ personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____, knows the contents of said instrument, and subscribed the name of the said _____ as the free act and deed of the said _____ thereto voluntarily under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____, this _____ day of _____, in the year of our Lord one thousand nine hundred and twenty-

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Note - Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.

For the Secretary (or other Officer) of a Corporation

I Herby Certify that, on the ... day of ... 192 ... at ... in the Province of British Columbia ... (whose identity has been proved by the evidence on ... who is) personally known to me ... oath of ... appeared before me and acknowledged to me that he is the ... and that he is the person ... who subscribed his name to the annexed Instrument as ... of the said ... and affixed the seal of the

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at ... in the Province of British Columbia, this ... day of ... in the year of our Lord one thousand nine hundred and twenty-

A Notary Public in and for the Province of British Columbia. A Commissioner for taking affidavits within British Columbia

Note—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets

FOR SALE OF LAND Agreement The Clark & Stuart Co, Ltd, Vancouver, B. C. Form No. 27 CHARLES FOX TODD AND KIICHI OKURA. Date August 25th 1926

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA } To Wit:

I, ... of the ... in the Province of British Columbia, make oath and say:

- 1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein. 2. The said instrument was executed at ... 3. I know the said part ... of the full age of twenty-one years. 4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at ... in the Province of British Columbia, this ... day of ... 192

A Notary Public in and for the Province of British Columbia, A Commissioner for taking affidavits within British Columbia

FOR MAKER (INCLUDING MARRIED WOMAN)

I Herby Certify that, on the ... day of ... 192 ... at ... in the Province of British Columbia ... (whose identity has been proved by the evidence on ... who is) personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed instrument as the maker thereof, and whose name ... subscribed thereto as part ... that ... know the contents thereof, and that ... executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office at ... in the Province of British Columbia, this ... day of ... in the year of our Lord, one thousand nine hundred and twenty-

A Notary Public in and for the Province of British Columbia A Commissioner for taking affidavits within British Columbia

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
	X (see Remarks)							----- Goods Marked "X" in "Tender &c" column were appraised and sold to the tenant, Mr. Fiorito, for the total amount of \$225.00. (Besides those marked with an "X" a Hassock, Footstool, Clock, Old Chest Drawers and Walnut China Cabinet were included in the total amount of \$225.00 received from Mr. Fiorito). See Letters of Oct.28/43 and Dec.16/43; also Memo of Oct.31/44.
00	X			35.00				
00	X					15.00		
35	X	11.00						
00	X					65.00		----- Appraised by Thompson & Binnington on Oct.28/43 at \$5.00 who stated stove "in very poor condition".
00	X							
35	X	15.00						
00	X							
00	X	50.00						
00	X	75.00		10.00				
90			35.00	235.00				
00(2)								
40								
00	225.00	151.00	35.00	280.00		80.00		

EXHIBIT No. 1085-6
DATE 26 May 1948
FILED BY Prof Hunter

GENERAL REMARKS:

The premises, 1934 Columbia Street, were rented by the Okuras to Mr. O. Fiorito on November 1st, 1942, which tenant was still in possession at the time the property was sold, namely October 1st, 1943.

- sold at auction for \$ 33.00
- sold by tender, etc. for \$225.00
- sold with real property
- no record at any time
- no account, theft, etc.

CODE:
M - Miscellaneous
K - Kitchenware
F - Furniture
CL - Clothing

PAGE 2
ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. X.I. 675

EXHIBIT No. _____

NAME Kiichi OKURA

REG. No. 05099

DATE DECLARATION _____ EVACUATION _____	INVENTORY TAKEN BY _____ DATE _____	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
CONT'D from page 1.		(See page 1)				
2 trunks						
1 Kawagu						
1 bathtub						
1 toilet						
1 wash basin						
1 screen frame						
1 mirror						
Blinds: - 12						
<u>Electrical Appliances:</u>						
1 Waffle Iron						
1 Iron						
1 Toaster						
1 Chime Clock						
1 Windsor Clock						
1 Refrigerator						
1 Electric Mixer						
2 Lamps						
1 Hoover Vac. Cleaner and set of Hoover Dusting Tools						
1 clock						
2 Chandeliers						
1 table lamp						
1 metal lamp stand						
1 lamp						
4 metal bedpost lampshades						
13 light bulbs in use						
<u>Misc. Articles:</u>						
1 gasoline Stove						
1 picnic stove						
1 picnic suitcase						
1 typewriter						
1 adding machine						
1 card table						
2 clocks (1 kitchen clock)						
<u>Picture Frames:</u>						
(41 pictures as listed on Master List on Claim File, attached to JP)						
<u>Books:</u> (As listed on pages 3, 4, 5 of Master List on Claim File)						
<u>Sports Equipment:</u>						
2 Tennis racquets						
4 tennis balls						
4 baseball bats						
2 softballs						
4 hard balls						
2 baseball mits						
2 hockey sticks						
1 set Bingo Game						
2 hiking bags						
<u>Basement:</u>						
1 lawnmower						
3 shovels						
1 pick						
1 scissor for grass cutting						
1 hoe						
3 brooms						
1 rake						
1 icebox (wooden)						
3 axes						
1 wheelbarrow						
16 flower pots						
2 hammers						
1 baby buggy						
1 tent						
2 pottery bins for wine						
1 water sprinkling can						

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. X.I.675

EXHIBIT No.

NAME Kiichi OKURA

REG. No. 05099

DATE DECLARATION EVACUATION	INVENTORY TAKEN BY DATE	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
	1 Alarm Bell Cash Box (made in Japan) 3 folding chairs 1 steaming pan 1 fry pan 2 cup cake pans 2 bird cages 1 trunk <u>Box No.1 - containing</u> <u>misc. bowls & dishes.</u> (See Master List on Claim File) <u>Box No.2 - Chinaware</u> (See Master List on Claim File) <u>Box No.3 -</u> 9 picture frames 4½ pkgs. newsprint paper 5 pkgs. Statement paper <u>Box No.4 - Chinaware,</u> <u>and crockery. (See Master</u> <u>List on Claim File).</u> <u>Box No. 5 & 6 -</u> <u>Toys (as per List on</u> <u>Master List on Claim</u> <u>File)</u> 27 boxes Japanese Dolls for Boys & Girls Doll Festival 24 Preserving Bottles <u>Kitchen Utensils</u> (as per items shown on Master List on Claim File) <u>Miscellaneous</u> 14 boxes Xmas Decorations 3 clocks 4 ash trays 5 umbrellas 3 flashlights 4 window screens 1 binoculars 1 Wire Stapler 1 paper puncher 2 mirrors - 6x4" 4 scissors 3 fans 1 rubber fan 2 silver cups <u>Garden</u> 2 cherry blossom trees 3 rose bushes 2 evergreen trees, 6' 1 Tree - 5'					
	OKURA LAUNDRY OFFICE 230 Powell Street 1 Safe 1 Stove 1 Elec. clock 1 Filing Cabinet-2 drawer 1 Sewing Machine, White 1 Elec. Laundry Iron-Hotpoint 1 Cash Register 1 Cheque Writer 4 doz. coat hangers 1 gasoline holder 1 pencil sharpener 1 paper holder 1 counter	BUSINESS - Chattels, fix- tures, stock-in-trade, accounts Receivable \$100,000.00		101.00 (Safe)		
				4.50 (This item appears on Auct. She		
				73.50		
				1.00		
				65.00		

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. X.I.675

EXHIBIT No.

NAME Kiichi OKURA

REG. No. 05099

DATE DECLARATION EVACUATION	INVENTORY TAKEN BY DATE	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
		Carried Forward	100,000.00	245.00		
		1 Ironing Board				
		1 water sprinkler				
		2 scissors				
		1 table				
		5 shelves				
		1 chair				
		2 stools				
		4 frames				
		2 chandeliers				
		9 light bulbs				
		1 suit & dress case				
		1 step ladder		1.35		
		1 waste paper basket				
		1 brush				
		1 window cleaner				
		1 window cleaning brush				
		1 broom				
		1 kettle)				
		1 tea kettle)				
		3 pans)				
		1 stamp inking pad				
		5 Stamps (date & paid stamps)				
		1 numbering machine				
		1 paper basket				
		<u>OTHER SALES:</u>				
				5.50		2 filing cabinet
				1.30		Settee and 2 chairs
						15.00 Washing Machine
						4.00 Old Stove, Iron
						3.00 Dusting Machine
						1.50 Second Hand Clo
				2381.50		Laundry Equipme
						as per list at
				2364.65	23.50	
				23.50		
			100,000.00	<u>\$2658.15</u>		

RECAP. of CLAIM: (Re Okura Laundry)

Goods for Japanese Claims \$100,000.00 sold - at auction for \$2364.65
 (Figure of \$100,000. includes - by tender, &c 23.50
 Accounts Receivable) \$2658.15

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SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
245.00								Shipped
								X See B/L Apr.19/43.
1.35								X See B/L Mar.26/43.
5.50								2 filing cabinets (these appear on Auct.Sheet Van.39 on "1934 Columbia" chattel section of Claim File). Settee and 2 chairs ditto See memo Feb.27/43. See Aug.5/43 See Aug.5/43 See Memos Aug.2 & 4, 1943.
1.30								
15.00								
4.00								
3.00								
2381.50								1.50 Second Hand Clothing Laundry Equipment advertised July 10/43 and sold at auction July 16/43 as per list attached to Auctioneer's letter of July 19, 1943.
2364.65	23.50							
23.50								
2658.15								

tion for \$2364.65
der, &c 23.50
\$2658.15

Following goods were also shipped:

- Carton
- Bed, spring and mattress
- 4 chairs
- Roll of Lino
- Stove Pipe
- (See Bills of Lading Mar.26 & Apr.19/43).

GENERAL REMARKS:

Mrs. Okura, just before evacuation, in her letter of October 29, 1942 to H. D. Campbell, requested that 160 W. 4th Avenue and the laundry depot at 230 Powell Street be leased to Wo Kee for a term not exceeding 2 years. Wo Kee took possession but failed to sign the lease and vacated the premises some time during January 1943. The chattels and equipment were sold July 16, 1943 and the premises remained untenanted until September 27, 1943, at which time they were rented to West Coast Shipbuilders who were still in possession at the time the real property was sold.

E. Robertson

Okura

Itemized description of personal property which is subject of the claim:

		<u>Price Paid</u>	<u>Est. Value</u>
1.	Rug 9 x 10	65.00	35.00
2.	5 Small Tables	35.00	15.00
3.	1 Book case	35.00	30.00
4.	1 Chesterfield suite	125.00	65.00
5.	2 Chairs	80.00	40.00
6.	3 Covers for chesterfield chairs	35.00	15.00
7.	2 Floor lamps	35.00	20.00
8.	1 Bear rug	35.00	20.00
9.	35 Picture frames & pictures	250.00	150.00
10.	1 Dining table, buffet & 6 chairs	135.00	75.00
11.	1 Bookcase	15.00	8.00
12.	1 Couch	15.00	7.00
13.	1 Hoover Cleaner	165.00	85.00
14.	1 Gas Stove	5.00	4.00
15.	1 Linoleum 9 x 9	11.00	6.00
16.	1 Clock	15.00	8.00
17.	1 Table Lamp	15.00	8.00
18.	1 Kitchen Stove	65.00	35.00
19.	1 Kitchen table, 7 chairs & cabinet	60.00	35.00
20.	1 Clock	15.00	8.00
21.	1 Linoleum	15.00	8.00
22.	Chinaware & dishes	350.00	200.00
23.	1 Coat Hanger	15.00	8.00
24.	1 Hall Chair	10.00	6.00
25.	1 Bed	35.00	15.00
26.	3 Dressers	75.00	45.00
27.	2 Sets Drawers	35.00	20.00
28.	Linoleum for 3 bedrooms, bathroom, and hall.	50.00	30.00
29.	4 Prs. Window Curtains	10.00	5.00
30.	Plants and trees in garden	75.00	75.00
31.	1 Marconi Radio	235.00	100.00
32.	Christmas tree decorations	35.00	20.00
33.	Japanese festival dolls	150.00	100.00
34.	1 Wheelbarrow	5.00	3.00
35.	Garden Tools	25.00	15.00

2331.00 1319.00

Less Custodian fee 258.00

1061.00

EXHIBIT No. 10857-7
DATE 26 May 1948
FILED BY J. A. Brewin

BUSINESS

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: OKURA, Kiichi

HOME ADDRESS: 1934 Columbia St., Vancouver, B. C.

REGISTRATION NUMBER 05099 SEX: male AGE: 45

OCCUPATION: Laundry

(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 - -160 W. 4th Ave., Vancouver, B. C.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Kastu "Katsu"

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Aiko (F), Yoshio (M)

EXHIBIT No. 1085 - 8

DATE 26 May 1948

FILED BY J.W.G. Hunter

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 14, 12 years respectively.

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

1. LOCATION AND DESCRIPTION: (A) 230 Powell St., 232 and 234 Powell St., Vancouver, B.C. Lot 26, Blk. 5, District Lot 196.
 (B) 1934 Columbia St., Vancouver, B.C. Lot C/24, Blk. 20, District Lot 200A.
 (C) 160 W. 4th Ave., Vancouver, B. C. Lot 3, Blk. 21, District Lot 200A.

2. BUILDINGS AND OTHER IMPROVEMENTS: (A) 230-Powell St., --Laundry office, 232 Powell St., --Japanese restaurant, 234 Powell St., --Rooming House, above 230 and 232 Powell St., 1 storey wooden frame buildings.
 (B) 1 storey 6 room wooden frame dwelling.
 (C) 1 storey laundry building, wooden frame building.
 1 brick building for drycleaning.
 1 double garage. (wooden)

3. INSURANCE (Give particulars; state where policies are) Please see List attached for this page.

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

(Information to be sent in by declarant in the course of a few days.)

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

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN

4. INSURANCE

(To be

5. MORTGAGE

OTHER

6. MONEYS O

(To

7. BONDS, DE

8. BANK ACC

9. LIFE INSU

Benef. w

Policy i

\$3,000.

10. INTEREST

11. SAFETY D

LIABILITIES:

1. PERSONAL

2. TRADE DE

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every descriptio
and indirect.

Dated this.

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FOR DEPART

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 1934 Columbia St., wooden frame dwelling
6 rooms.

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:.....

(See attached List which is to be sent in
by the declarant)

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

OKURA, Kiichi
1934 Columbia St., Vancouver, B.C.
Registration No. C5099

Fire Insurance on 1934 Columbia St., - -house.
Agent- -Walter S. Young, Real Estate.
141 Gore Ave., Vancouver, B. C.

Policy number unknown. Premiums paid to date.
Amount \$2,500 house. Policy in owner's possession.
2,500 on furniture.

Fire Insurance on 160 W. 4th Ave., Vancouver, B. C.
Hobson Christie & Co. 163 W. Hastings St.,

Policy Number unknown. Paid to date.
\$1,000 on buildings. Policy in owner's possession.
\$2,500 on machinery.

Taxes- -

230 Powell St., 232 Powell St., 234 Powell St.,	\$401.19
1934 Columbia St., Vancouver, B. C.	51.29
160 W. 4th Ave., Vancouver, B. C.	117.68
All paid to date.	

Occupancy and Leases- -to be sent in by declarant.

Mortgage on house at:-

230 Powell St., with:-
Vancouver Mortgage Corp. Ltd.,
601 Howe St., who holds the mortgage.

House and land- -\$10,500.
Balance due \$4,000.

Fire Insurance on house 230 Powell St., \$3,500.
Name of Co. to be sent in by declarant.

Life Insurance with:-

Montreal Life Insurance Co., Vancouver, B. C.
for \$3,000.
Beneficiary wife (Katsu)
Policy number unknown.
Premiums paid to date.
Policy in owner's possession.

K. Okura
1934 Columbia St.
Vancouver, B. C.

Furniture & Fixtures

Parlour

1 Three-Piece Chesterfield Suite
1 Player Piano- -Saint Saens, The Colonial Piano Ltd.,
Ste. Therese, Quebec, Canada.
1 Piano Bench
1 Gramophone- - -Columbia Grafanola
1 Bookcase- - - -1 drawer, 2 shelves (48 x 36 x 11 $\frac{3}{4}$)
1 Table- - - - -Oval-shaped, 1 shelf, 27 $\frac{1}{2}$ " long.
1 Table- - - - -1 drawer, 1 shelf, 23 $\frac{1}{2}$ x 17.
1 Ash Tray Stand- -25" high
2 Side Tables
1 Haddock- - - - -12 x 8 x 5 $\frac{1}{2}$
1 Footstool- - - - -18 x 13 x 12
1 Metronome- - -Mæzel, Paris Made in France
1 Rug- - - - - -10' x 9'
3 Small Rugs - - 53 x 27, 52 x 27, 62 x 36.
"S" 1 ~~Rug- - - - -63 x 36-~~

Dining Room

1 Buffet- - - - -4 drawers, 49" x 18" mirror
1 Dinette Suite -1 extension table, 6 chairs
1 Singer Sewing Machine
1 Table- - - - -23 $\frac{1}{2}$ " x 17", 1 drawer, 1 shelf
1 Table- - - - -24" x 11 $\frac{1}{2}$ ", 1 shelf
1 Bookcase- - -4' x 1' x 3', 2 shelf
1 Couch

Kitchen

1 Table- - - - -57" x 27"
7 Kitchen Chairs
1 Shoe Rack- - -29" x 10", 2 shelves
1 Kitchen Stove- 1 oven, 6 covers
1 Hot Water Tank
"S" 1 ~~Gas Stove- - -2 plates~~
1 Table- - - - -26 $\frac{1}{2}$ " x 18"
1 Cupboard- - -3 shelves, 2 drawers

Hall

1 Umbrella Stand
1 Rug- - - - -51" x 23"
1 Chair- - - - -34" x 17", 1 cabinet
1 Chair- - - - -27" x 17", 1 cabinet, 1 mirror 11 $\frac{1}{2}$ x 19 $\frac{1}{2}$
1 Screen

Basement

1 Furnace- - - - -33" dia.

Front Bedroom

2 Double Beds (complete)
1 Table- - - - -17 x 17, 1 shelf
1 Table- - - - -25 x 18 $\frac{1}{2}$, 1 drawer, 1 shelf
1 Dresser- - - - -1 mirror, 3 drawers
1 Dresser- - - - -1 mirror, 3 drawers
1 Bureau - - - - -5 drawers
2 Rugs- - - - -53 x 26

Side Bedroom

1 Rug- - - - -51 x 23
1 Double Bed (complete)
1 Dresser- - - - -1 mirror, 3 drawers
1 Bookshelf- - -41 x 7 $\frac{1}{2}$ x 50
1 Desk- - - - -The Chautauqua Industrial Art Desk
Lewis E. Myers & Co. Ltd.
Toronto, Canada
Valparaiso, Indiana, U.S.A.

Back Bedroom

- 1 Double Bed (complete)
- 1 Table- - - - - 28 x 14, 1 shelf
- 1 Rocking Chair
- 1 Bureau- - - - - 1 mirror, 6 drawers
- 1 Dresser- - - - - 1 mirror, 3 drawers

Bathroom

- 1 Trunk- - - - - 36 x 20 x 13
- 1 Trunk- - - - - 36 x 23 x 20
- 1 Kawagu - - - - - 29 x 15 x 9
- 1 Bathtub
- 1 Toilet
- 1 Washbasin
- 1 Screen frame
- 1 Mirror- - - - - 22 x 14½

Blinds

- Parlour- - - - - 3 blinds- - - - 1-47", 2-21"
- Dining Room- - - - - 3 blinds- - - - 1-44", 2-21"
- Kitchen- - - - - 2 blinds- - - - 1-42", 1-28"
- Hall- - - - - 1 blind - - - - 1-28"
- Front Bedroom - - - - 1 blind - - - - 1-36"
- Side Bedroom- - - - - 36"1-blind
- Back Bedroom- - - - - 1 blind- - - - 1-36"

Electrical Appliances

- 1 Waffle Iron- - - - - Force Electric Products, Preston, Ont.
HEPC 2464 115V. 600 W Cat. No. 800
- 1 Iron- - - - - 110 Volts Imperial HEPC App. 930
(Bes) B. E. S. Ltd. Belleville
- 1 Toaster- - - - - Bersted Mfg. Co. Ltd. Toronto
HEPC App. No. La 5408- -Volts 110
Style 60
- 1 Chime Clock- - - - - The New Haven Clock Co., Brantford, Ont.
110 Volts- -60 Cycles- -1 Watt
- 1 "Windsor" Clock- - - - Lighthouse shape.
- 1 Refrigerator- - - - - Crosley Shelvador
- 1 Electric Mixer- - - - - Sunbeam Automatic Mixmaster
Flexible Shaft Co. Ltd. Toronto, Canada
Volts-110- - -A. C. or C. C. Model 1
Watts 100 at High Speed
- 1 Lamp- - - - - 5' high, 2 light bulbs
- 1 Lamp- - - - - 4'2" high, 1 light bulb
- 1 Hoover Vacuum Cleaner
- 1 set Hoover Dusting Tools- - -1 Electric carpet beater
1 Sweeper
1 Suction cleaner
- 1 Clock- - - - - Westclox- -110 Volts- -60 Cycles
2 Watts- -Western Clock Co. Ltd.
Peterboro, Canada
- 1 Chandelier- - - - - 3 light bulbs
- 1 Chandelier- - - - - 1 light bulb
- "S" 1 ~~Table Lamp~~ - - - - 24½" high, 2 light bulbs' socket
- "S" 1 ~~Metal Lamp Stand~~ - - - - 25" high
- 1 Lamp- - - - - 19" high, 1 light bulb
- 4 Metal Bedpost Lampshades
- 13 Light Bulbs in use

Miscellaneous Articles

- "S" 1 ~~Gasoline Stove~~ - - - - 11 x 11 - Coleman Lamp & Stove Co. Ltd.
- 1 Picnic Stove- - - - - Gasoline Burning - - 2 plates
Surefire- -Goldberg Bros. Denver, Colo.
- 1 Picnic Suitcase- - - - 16½ x 6½ x 16½ - 3 Thermos bottles
A set for four people.
- 1 Typewriter- - - - - Corona Portable
- 1 Adding Machine- - - - Sunstrand
- 1 Card Table
- 2 Clocks- - - - - 1 kitchen clock

Picture Frames

- No. 1 Water Painting- -Sailboat- -24 $\frac{1}{2}$ x 19
- 2 The King and Queen- -21 x 17
- 3 Needlework- -Embroidery- -Tiger- -18 x 13 $\frac{1}{2}$
- 4 Fuji Yama Silhouette- -15 $\frac{3}{4}$ x 13 $\frac{1}{4}$
- 5 Venice- -Oil Painting- -20 x 11 $\frac{1}{2}$
- 6 Sunset- -English Bay- -17 x 13
- 7 A Driveway in Stanley Park- -17 x 13
- 8 Long Crendon-Bucks- -15 x 10 $\frac{1}{2}$
- 9 Mother's Graduation Picture- -16 x 13
- 10 Japanese Writing- -15 x 12
- 11 A Japanese Priest- -13 x 9
- 12 A Desert Scene- -9 $\frac{1}{2}$ x 7 $\frac{1}{2}$
- 13 A Sunset Scene- -9 $\frac{1}{2}$ x 7 $\frac{1}{2}$
- 14 The Bahamas- -9 $\frac{1}{2}$ x 7 $\frac{1}{2}$
- 15 Trafalgar Square- -9 $\frac{1}{2}$ x 7 $\frac{1}{2}$
- 16 A Fishing Scene- -10 x 17
- 17 Mount Hood- -14 $\frac{1}{2}$ x 10 $\frac{1}{2}$
- 18 Crown Point, Ore.- -12 $\frac{1}{2}$ x 9 $\frac{1}{2}$
- 19 Horse Tail Falls- -10 x 12
- 20 Mount Rainier- -9 x 11
- 21 Mount Rainier- -9 x 11
- 22 Fishing Scene, Falls- -8 $\frac{1}{2}$ x 11
- 23 A Dog- -15 x 10
- 24 A Japanese Lady- -9 x 11
- 25 A Japanese Lady- -9 x 11
- 26 A Tulip- -5 $\frac{1}{2}$ x 23 $\frac{1}{2}$
- 27 Face of Old Man and Old Lady- -Nickel-coated
- 28 Mt. Hood- -14 $\frac{1}{2}$ x 11
- 29 Mirror with Bamboo Frame
- 30 Daibutsu
- 31 A Japanese Doll- -15 x 4
- 32 A Japanese Doll- -15 x 4
- 33 A Japanese Doll- -round frame- -7" diameter
- 34 Empress of Japan- -11 x 7
- 35 Emperor and Empress of Japan- -12 x 10
- 36 Emperor of Japan Mounting a Horse- -17 x 14
- 37 Country Scene- -4 x 9
- 38 Fuji Yama- -12 x 15
- 39 Mountain Scene- -7 x 5
- 40 A Japanese Lady- -8 x 5
- 41 Trees- -9 x 4

Books

- THE WORLD BOOK- -10 Volumes- -W.F. Quarrie & Co. Toronto
THE NATIONAL ENCYCLOPAEDIA- -9 Volumes- -P. F. Collier &
Son Corporation, New York
THE NEW CENTURY DICTIONARY- -3 Volumes- -P. F. Collier &
Son Corporation, New York

COLLIER'S WORLD ATLAS & GAZETTEER

Sanseido's English-Japanese Dictionary

Inouye's Japanese-English Dictionary

New Dictionary of the English Language- -1921 Edition

New Dictionary of the English Language- -1927 Edition

Webster's Daily Use Dictionary

300 Japanese Dictionaries

3- -Highroad's Dictionaries

"S" 1- -Webster's Dictionary- -big volume

Dyke's Automobile & Gasoline Engine Encyclopaedia

47- -Miscellaneous Japanese Books

Elson's Pocket Music Dictionary

3- -Bibles- -2 in English, 1 in Japanese

7- -Photograph Albums

School Books

A World Geography for Canadian Schools- -Denton & Lord

3- -The Canadian School Atlas- -George A. Cornish

Canadian Geography for Juniors- -George A. Cornish

World Progress- -West- -Allyn & Bacon

School Books (con't)

- A Canadian School Geography- -George A. Cornish, B. A.
Introductory English Grammar- -S. E. Lang, M. A.
An English Grammar for Secondary Schools- -Copperthwaite, Marshall
2 Modern Composition- -Mawdsley & Leeming
A Selection of English Poetry- -W.L. MacDonald & F. Walker
Poems Chiefly Narrative- -W. L. Macdonald & F. C. Walker
Nineteenth Century Poetry- -Dilworth
Ivanhoe- -Sir Walter Scott
The Tempest- -Shakespeare
The Voice of Canada- -Chosen by A. M. Stephen
The Golden Treasury of Canadian Verse- -Chosen by A. M. Stephen
Selections from Irving & Hawthorne- -Stevenson
The Lady of the Lake- -Sir Walter Scott
Abraham Lincoln- -Drinkwater
Treadury of English Verse- -Collins
Selected Stories from Canadian Prose- -St. Martin's Classics
The Canada Book of Prose & Verse- -Book II
The Ryerson Book of Prose & Verse- -Pierce, Yates
(Life & Lieterature Today- -Part I)
Life & Literature Today Part I Andrew Scotland
Dominion Language Series Book III- -Daniels, Hall Matthews, MacKenzie
Poems Chiefly Narrative- -W. L. Macdonald, F. C. Walker
A Book of Stories- -Stevenson
A Tale of Two Cities- -Charles Dickens
Kidnapped- -R. L. Stevenson
The Merchant of Venice- -William Shakespeare
Scenes from Shakespeare- -Dilworth
A Selection of English Poetry- -W. L. MacDonald & F. C. Walker
Julius Caesar- -St. Martin's- -Shakespeare
Remance of Canada- -Bert
Civilisation in Europe and the World- -Schapiro, Morris, Soward
Lessons on The British Empire- -Social Studies III GradeIX
Dept. of Education, Victoria, B. C.
Human Physiology- -Ritchie
Health Essentials- -J. Mace Andress, Elizabeth G. Breeze
Modern Clothing- -Laura Banter M. S., Alph Latzke M. S.
Introductory Course in General Mathematics- -Book I- -H. E. Howard
Introductory Course in General Mathematics- -Book II- -H. E. Howard
Introductory Course in General Mathematics- -Book III- H. E. Howard
New Practical Physics- -Black & Davis
Elementary Applied Mechanics- -Arthur Morley & William Inchley
The Reading Approach to French- -H. E. Ford & R. K. Hicks
Elementary General Science- -Geo. H. Limpus & John W. B. Shore
A History of Britain- -H. B. King
Studies in Citizenship - -McCaig
A Canadian High School Arithmetic- -Stanley & Smith
Thorndike Junior High School Mathematics- -Book I
A New History of Britain & Canada- -W. Stewart Wallace, B. A.
Progressive Drafting Book I- -Jas. B. Sinclair
Progressive Drafting Book II- -Jas. G. Sinclair
Junior Electricity- -Gordon Darling
Metal-Work for Grades VII, VIII, IX- -Harry, A. Jones
Words- -R. P. SoRelle & C. W. Kitt
Pitman Shorthand Dictation Course
Pitman Shorthand Dictionary
Business Correspondence- -W. G. Edward, W. S. Ferguson
Business Letter Writing- -E. Warner
2 Drill Exercises in Canadian Bookkeeping- -W. K. Beech & Graham Bruce
Office Practice- -W. F. Gregory
School Algebra- -Parts I & II- -H. S. Hall
Key to Business Letters for Dictation- -Canadian Edition
Issac Pitman Shorthand, New Era Edition- -Commercial Course
Office Practice for Stenographers- -Arthur F. Sprott
Milne's Progressive Arithmetics- -First Book
Barne's New National Readers, No. 3- -Shobida, Publisher
Barne's New National Reader- -Second Reader
4 The Canadian Readers- -Book I

School Books (con't)

- 3 The Canadian Readers- -Book II
- 1 The Canadian Readers Book III
- 1 The New Canadian Readers- -20th Century Edition- -A Second Primer
- 2 New Canadian Reader- -A First Reader
- 2 New Canadian Readers- -A Second Reader
- First Steps in English for Canadian Schools
- 1 The British Columbia Readers- -Beginner's Reader
- 3 The British Columbia Readers- -First Reader
- 2 The British Columbia Readers- -Second Reader
- 1 The British Columbia Readers- -Third Reader
- 1 Helps to Translation from Japanese into English
- 47 Japanese Language School Books with Dictionaries

Sports Equipment

- 2 Tennis Racquets- -Ardmore, Spalding- -Longwood, Spalding
- 4 Tennis Balls
- 4 Baseball Bats
- 2 Softballs
- 4 Hard balls- -2- -Horsehide Cover, Rubber Center- -Spalding
- 2 Baseball Mitts- -Genuine Horsehide- -Spalding
- 2 Hockey Sticks- -Regular, Spalding- -Amateur, Spalding
- 1 set Chinese Checkers
- 1 set Bingo Game
- 2 Hiking Bags

Basement

- 1 Lawn Mower
- 3 Shovels
- 1 Pick
- 1 Scissor for Grass Cutting
- 1 Hoe
- 3 Brooms
- 1 Rake
- 1 Icebox (wooden)
- 3 Axes
- 1 Wheelbarrow
- 16 Flower Pots
- 2 Hammers
- 1 Baby Buggy
- 1 Tent
- 2 Pottery Bins for Wine
- 1 Water Sprinkling Can
- 1 Alarm Bell Cash Box- -Special make- -Made in Japan
- 3 Folding Chairs
- 1 Steaming Pan
- 1 Fry Pan
- 2 Cup Cake Pans
- 2 Bird Cages
- 1 Trunk

Box No. 1

- 7 Donburi bowls with lids
- 17 Chamushi bowls with lids
- 7 Nabeyaki Udon bowls with lids
- 12 Green 6" dia. plates
- 10 Chinaware Spoons
- 12 Green- -Japanese Soup Bowls
- 24 Rice Bowls
- 12 4" dia. Small Saucers
- 12 Sashimi Saucers
- 12 5" dia. Saucers, Fish Design
- 1 Japanese Tea Set (complete)
- 1 Japanese Sake Set (complete)
- 12 Choku Bowls
- 12 Small Shoyu Dishes
- 24 Sukiyaki Dishes
- 12 Rice Bowls with Lids
- 36 5" dia. Saucers
- 24 4½" dia. Saucers
- 6 Fine Glass Cups
- 3 Bowls (1 set) 1 Tent

Box No. 2

- 3 Flower Arrangement Bowls- -2 round, 1 oblong
- 3 Metal Stoppers
- 1 Dinner Set (complete) 6 people- -Elite Works, Limoges, France
- 1 Glass Jug- -2 pint Grape
- 6 10" dia. white Plates
- 1 18" dia. Heavy Plate
- "S" ~~2 18" dia. Oval Plates - J. & G. Meakin, Hanley, England~~
- 2 12" dia. Plates
- 4 Oval-shaped Plates
- "S" ~~2 12" dia. Plates~~

Box No. 3

- 9 Picture Frames
- 4½ pkgs. Newsprint paper
- 5 pkgs. Statement Paper

Box No. 4

- 5 Teacups & Saucers- -Salisbury China, England
- 3 Pottery Bowls (1 set) 9¼" dia., 8¼" dia. 7¼" dia.
- 4 Glass Cups- -4" tall
- 15 Little Wine Cups
- 11 Japanese Teacups
- 5 Wine Holders
- 1 Jug
- 2 Oval Plates
- 1 Sugar Bowl & Jug Set
- 1 9" dia. Nickel-plated Dish
- 1 8" dia. Glass Bowl
- 1 10" dia. Fruit Tray
- 2 Glass Dishes
- 10 Chataku
- 1 Fish Bowl
- 10 Soup Bowls with Lids in Box
- 1 Teaset (complete) in box
- 1 Teaset- -6 Cups & Saucers, 6 Sandwich Plates, 1 Teapot
1 Sugar Bowl, 1 Jug
- 7 Heavy Glass Cups- -6" tall
- 1 Sugar Bowl, 1 jug
- 2 6 x 6 Pottery Dishes
- 2 Chopstick Holder
- 10 Rice Bowls
- 1 Frying Pan
- 11 Little Glass Cups- -3" high
- 1 Wooden Spoon
- 1 Renge
- 2 Su
- 1 Shape Holder
- 2 Scoopers
- 2 Sauce Containers
- 4 Tall Glass Cups- -5½" tall
- 1 Teapot
- 1 pkg. Chopsticks- -yellow painted

Box No. 5 & 6

Electric Train Set

- 4 Trains
- 1 Engine
- 1 Switchbox
- 16 Curved Rails
- 14 Straight Rails
- 2 Big Connections
- 1 Lamp
- 1 House
- "S" ~~27 boxes Japanese Dells for Boys & Girls' Dell Festival~~
- 24 Preserving Bottles

Kitchen Utensils

- 3 Frying Pans- -9 $\frac{1}{2}$ " dia., 11 $\frac{1}{2}$ " dia., 10" x 14".
- 1 Toasting Rack
- 1 Toaster (gas)
- 2 Loaf Pans- -5 $\frac{1}{2}$ x 9 $\frac{1}{2}$
- 3 Cake Tins- -9" dia.
- 1 Tube Pan- -Spring Form Cake Pan, The Edward Katzinger Co.
Made in U.S.A.
- 1 Cake Tin- -8 x 8
- 2 Kettles
- 2 Teakettles
- 1 Teapot
- 3 Buckets
- 1 Dustpan, 1 Broom
- 1 Breadcan Set- -1 Tea Tin, 1 Sugar Tin, 1 Coffee Tin "2 sold"
- 5 Sieves
- 9 Scoopers
- 1 Cheese Cutter
- 1 Knife Sharpener
- 7 Knives (2 new)
- 3 Can. Openers
- 2 Graters
- 2 Ice Choppers
- 1 Butter Dish
- 3 Pitchers
- 1 Egg Slicer
- 5 Cookie Cutters
- 2 Potatoe Peelers
- 2 Salt Shakers
- 8 Teaspoons
- 5 Tablespoons
- 14 Forks
- 8 Table Knives
- 10 Heavy Glass Cups- -6" tall
- 12 prs. Chopsticks
- 1 Chopstick Holder
- 13 Saucers- -6" dia.- -Globe Pottery Co. Ltd., Shelton, England
Vitrified
- 5 Glass Bowls
- 3 Pottery Bowls (set)
- 10 Plates- -5- -9" dia., 5- -10" dia.
- 10 Teacups- -Vitrified, Made in England
- 1 Sugar Bowl
- 1 Measuring Cup & Saucer
- 2 Lunch Kits with Thermos Bottles
- 10 Dessert Dishes
- 12 Soup Bowls
- 1 Aluminum Tray- -Oval- -shape, 16" dia.
- 1 Wooden Tray
- 2 Shoyu Container
- 2 pkg. Chopsticks
- 17 Rice Bowls
- 1 Rice Bin
- 1 Heavy Pan for Boiling Rice
- 1 Heavy Pottery Bowl & 1 Renge
- 2 Enamel Double Boiler
- 1 Basket for Dishes
- 4 Flower Vases
- 2 Big Enamel Pans with Lids
- 5 Aluminum Pans- -3 with lids
- 1 Face Pan
- 2 Enamel Pans- -15" dia.
- 4 Thermos Bottles- -10" high, 2- -13" high, 1 small
- 1 Bulman Spring Paper Cutter
- 1 Egg Beater
- 1 Mirror- -6 $\frac{1}{2}$ x 15
- 1 Pencil Holder
- 2 Ash trays
- 1 Iron- -Taylor Forbes 8

- 2 Nut Crackers & 6 Picks
- 6 Table Knives- -Stainless Steel- -Square, Plain, Regular
Sheffield, England
- 12 Teaspoons- -Windsor, Stain Resisting, Roger's Nickel Silver
- 1 Japanese Tea Set
- 1 Butter Dish with knife- -Silverware
- 1 pr. Salt & Pepper Shakers- -Silverware
- 1 Pyrex Covered Saucepan
- 1 8 x 8 Ju-Bako
- 12 Japanese Teaset- -complete in Container
- 7 Trays- -16½ x 10, 12 x 8, 11½ x 8, 8 x 8, 8 x 8, 17½ x 11½, 16 x 10
- 4 Obon with Lids

Miscellaneous

- 14 boxes Christmas Decorations
- 3 Clocks- -1 Westclox- -2 Westclox Baby Ben
- 4 Ash Trays
- 5 Umbrellas- -4 Ladies', 1 Man's
- 3 Flashlights- -1 -3Cells, 2 -2 Cells
- 4 Window Screens
- 1 Binoculars- -Sportiere, Paris
- 1 Wire Stapler- -(Paper Fastener Co.) The Star Paper Fastener Co.
- 1 Paper Puncher- -John Walker & Co.
- 2 Mirrors- -6" x 4"
- 4 Scissors
- 3 Fans- -Eskimo Bersted Mfg. Co., Toronto, Canada
Model 10001, 105-120 V. 40 Watts
- 1 Rubber Fan- -Samson, 50-60 Cycle, No. 711 V 115 W 50
- 2 Silver Cups- -Tengun Fishing Club, First Prize 1931
Tengun Fishing Club, Second Prize 1941.

(The following written in ink)

"Garden

- 2 Cherry Blossom Trees
- 3 Rose Bushes
- 2 Evergreen Trees 6 ft. tall
- 1 Tree 5 ft. tall"

"S: Sold by Auction Dec./17/1943, Vancouver 8.
For complete list see Extract"

Okura Laundry Office
 230 Powell St.
 Vancouver, B. C.

- 1 Safe- - - - -Norris Safe & Lock Co., Vancouver
- 1 Stove - - - - -Spencer No. 4E Penetang, Ont.
- 1 Electric Clock- - - - -Westclox
- 1 Filing Cabinet-- - - - -25" x 13", 2 drawers
- 1 Sewing Machines- - - - -White Rotary
- 1 Electric Laundry Iron - - - - -Hotpoint- -10 lbs.- -V 110
 Canadian Edison Appliance Co. Ltd.
- 1 Cash Register- - - - -Remington- -A-330-42848
- 1 Cheque Writer- - - - -The William J. Burns International
 Detective Agency, Inc.
 1018160 Special Model, Series 500
- 4 doz. Coat Hangers
- 1 Gasoline Holder- - - - -Coleman- -Made in Canada
- 1 Pencil Sharpener- - - - -Chicago- -Automatic Pencil Sharpener
 Co. Chicago, U.S.A.
- 1 Paper Holder- - - - -25" long
- 1 Counter- - - - -9'7" x 3'6" x 1'10"
- 1 Ironing Board- - - - -53" long
- 1 Water Sprinkler
- 2 Scissors- - - - -Welcut, Germany- -Ideal
- 1 Table- - - - -65½" x 32"
- 5 Shelves- - - - -17½ ft x 1 ft.
- 1 Chair
- 2 Stools
- 4 Frames- - - - -23 x 15
- 2 Chandeliers
- 9 Light Bulbs
- 1 Suit & Dress Case- - - - -6'1" x 2'8½"- -3 Glass Windows
 20" x 41"
- 1 Step Ladder
- 1 Waste Paper Basket
- 1 Brush
- 1 Window Cleaner
- 1 Window Cleaning Brush
- 1 Broom
- 1 Kettle
- 1 Teakettle
- 3 Pans
- 1 Stamp Inking Pad
- 5 Stamps- - - - -1- -Date Stamp- -2 -Paid Stamps
- 1 Numbering Machine
- 1 Paper Basket

MEMORANDUM WITH REGARD TO THE PROPERTY OF:

OKURA Kiichi
1934 Columbia Street, Vancouver,
now Interned.

Reg. No. 05099

- REAL PROPERTY: 1. 160 West 4th Avenue, "Okura Laundry"
1 store with 5 rooms. 2 storey, wooden building.
Occupied by sister-in-law, OKURA Kanaye
(Mrs. Kisaburo) "Laundry business carried on by declarant"
2. 1934 Columbia Street, 7 room, 2 storey,
wooden house. Occupied by declarant.
3. 230 Powell Street. "Okura Laundry" store
with rooming house on second floor. 2 storey
wooden building. Store ^{managed} occupied by declarant and
rooming house rented by the Custodian to someone.

- PERSONAL PROPERTY: 1. "Laundry" Store equipment located at 160 West 4th
Avenue.
2. Household effects and furniture located at
1934 Columbia Street.
3. Store equipment located at 230 Powell Street,
Vancouver.

The above information was submitted by:

OKURA Katsu (Mrs. Kiichi)
1934 Columbia Street,

Reg. No. 05100

wife of OKURA Kiichi.

October 14, 1942.

"D. M. C."

"Katzu Okura"

Signature.

4. INSURANCE CARRIED ON ABOVE PROPERTY:

(To be sent in by declarant in the course of a few days)

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)

(To be sent in by declarant in the course of a few days)

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

8. BANK ACCOUNTS:

9. LIFE INSURANCE: \$5,000. Monarch Life Insur. Co., Vancouver, B. C. Benef. wife (Katsu) Policy No. unknown. Premiums paid to date. Policy in Owner's possession.

\$3,000. Montreal Life Insur. Co., Vancouver, B. C. (see attached List

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. ~~TRADE DEBTS~~: NOTICE: This gentleman will submit a comprehensive report with copy of ledger accounts outstanding inventory of machinery in his dry-cleaning establishment in the course of a few days.

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 28th day of May 1942

(Signature) "K. Okura"

"Arta Wilcox"

Witness

FOR DEPARTMENTAL USE

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

July 26, 1948

L. McLaughlin

OKURA, K.
(Claimant's Name)

PERSONAL PROPERTY
(Business)

05099
Reg. No.

Type of BUSINESS	Location	Gross Turnover 1941	Average Mark Up	Net Income 1941	Estimated Value of Goodwill
Laundry and Dry Cleaning	160 W. 4th Ave. Vancouver	\$9000.00		\$4000.00	\$5000.00

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:

Business given to claimant by uncle in return for wages

\$3000.00

\$2500.00

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:
Laundry Equipment	1939 etc.	New and Used	\$14,200.	Good	\$12,000.

See Auction sheet on Custodian's file as to what equipment was sold for.

N.B.-- Offered originally for sale with premises.

Also claimant will submit list of Laundry equipment (copy sent to Custodian)

Claimant has cash book showing what he paid for individual items.

N.B.-- 5 Roll ironer sold for \$180. Claimant knows of similar machine sold for \$1000.00

Valuation of Universal Appraisal Co. \$600.00

List of Accounts Receivable and Accounts collected by Custodian Attached:

Rent collected and paid \$1145.

Method of Storage and Arrangements Made at Time of Evacuation:

EXHIBIT No. 1085-9
DATE 26 May 1948
FILED BY F. a. Brewin

Additional comments, if any:

It would appear from Custodian's file that property broken into and that deterioration in equipment substantially reduced price.

The Custodian sold at auction for \$2658.15 which should be deducted from claimant's valuation of \$12,000.00

N.B.- Valuation of Universal Appraisal Co.Ltd.

making total claim.

\$9,341.85

Kiichi Okura
Signature

Okura Laundry Office
230 Powell St.
Vancouver, B.C.

Estimated
Value

1	Safe	Norris Safe & Lock Co., Vancouver	\$150.00
1	Stove.....	Spencer No. 4E Penetang, Ont.	15.00
1	Electric Clock	Westclox	3.00
1	Filing Cabinet.....	25" x 13", 2 drawers	20.00
1	Electric Laundry Iron-----	Hotpoint--10 lbs--V110	
		Canadian Edison Appliance Co.Ltd.	5.00
1	Cash Register.....	Remington--A-330-42848	175.00
1	Cheque Writer.....	The William J. Burns International Detective Agency, Inc. 1018160 Special Model, Series 500	50.00
4	doz. Coat Hangers.....		1.40
1	Gasoline Holder	Coleman---Made in Canada	1.00
1	Pencil Sharpener.....	Chicago--Automatic Pencil Sharpener Co. Chicago, U.S.A.	.50
1	Paper Holder.....	25' long	1.50
1	Counter.....	9'7" x 3'6" x 1'10"	35.00
1	Ironing Board.....	53" long	5.00
1	Water Sprinkler.....		.25
2	Scissors.....	Welcut, German----Ideal	.75
1	Table.....	65½" x 32"	10.00
5	Shelves.....	17½ ft. x 1 ft.	5.00
1	Chair.....		.50
2	Stools.....		1.00
4	Frames.....	23 x 15	4.00
2	Chandeliers.....		10.00
9	Light Bulbs.....		1.50
1	Suit and Dress Case.....	6'1" x 2'8½"----3 Glass Windows 20" x 41"	35.00
1	Step Ladder.....		1.00
1	Waste Paper Basket		.50
1	Brush.....		.10
1	Window Cleaner.....		.50
1	Window Cleaning Brush.....		.50
1	Broom.....		.50
1	Kettle.....		.25
1	Teakettle.....		.50
3	Pans.....		.25
1	Stamp Inking Pad.....		.75
1	Numbering Machine.....		10.00
1	Paper Basket.....		.50
1	Remington Adding Machine..		75.00
1	Chandler Big 6 1926.....		500.00
1	International Half-Ton Truck 1938		800.00

\$1920.75

No. 1	Big Washer (44" x 65")		600.00
	2 Canvass Belts 18½' x 10½" face		10.00
	1 Steel Pulley 8" dia. x 10½" face		7.00
No. 2	Big Washer (42" x 64")		550.00
	2 Canvass Belts.....19'3" x 2"		10.00
	1 Steel Pulley..... 7½" dia. x 10" face		7.00
No. 3	Big Washer (43" x 55")		450.00
	2 Canvass Belts.....24'6" x 1½"		5.00
	1 Steel Pulley..... 6" dia. x 10" face		7.00
No. 4	Medium Washer (36" x 43")		350.00
	1 Canvass Belt.....14'10" x 1½"		10.00
	1 Leather Belt.....14'10" x 1½"		7.00
	1 Steel Pulley..... 6" dia. x 12" face)		
	1 Shaft..... 3' x 1½" dia.)		15.00

No. 5	Medium Washer (32" x 34")	\$400.00
2	Canvass Belts.....14'5" x 1½"	10.00
1	Steel Pulley.....6" dia. x 10½" face	7.00
No. 6	Small Wahser (30" x 34")	175.00
2	Canvass Belts.....14'5" x 1½"	10.00
1	Steel Pulley.....6" dia. x 8½" face	7.00
No. 7	Small Washer (32" x 45")	75.00
2	Canvass Belts.....12'10" x 1½")	
1	Wood Pulley12" dia.x11" face)	15.00
No. 8	Small Washer (24" x 28") Thor G 485-8	100.00

.....

No. 1	Shaft.....20'x 1¾" dia.)	
4	Bearings.....2 collars)	
1	Steel Pulley.....18" dia. x 5" face)	
1	Steel Pulley.....10" dia. x 4" face)	150.00
No. 2	Shaft.....11'5" x 1¾" dia.)	
3	Bearings.....2 Collars)	
1	Wood Pulley.....12" dia. x 3" face)	
1	Wood Pulley.....16" dia. x 3" face)	
1	Wood Pulley.....12" dia. x 5" face)	
1	Canvass Belt.....12'9" x 3")	125.00
1	Canvass Belt.....18' x 2")	
No. 3	Shaft.....20' x 1½" dia.)	
1	Hanging Bearing)	
3	Bearings 2 Collars)	
1	Steel Pulley.....4" dia. x 4" face)	200.00
1	Leather Belt.....12'5" x 2½")	
No. 4	Shaft.....8" x 1½" dia.)	
2	Bearings 2 Collars)	
1	Steel Pulley.....16" dia. x 5" face)	
1	Wood Pulley.....20" dia. x 5" face)	
1	Canvass Belt.....30'6" x 3")	175.00
No. 5	Shaft.....17½' x 1½" dia.)	
4	Hanging Bearings 4 Collars)	
1	Steel Pulley.....20" dia. x 5" face)	
1	Steel Pulley.....4" dia. x 4½" face)	
1	Wood Pulley.....20" dia. x 4" face)	200.00
No. 6	Shaft.....7½' x 1¾" dia.)	
3	Bearings 2 Collars)	
1	Wood Pulley.....18' dia. x 4" face)	
1	Leather Belt.....29' x 2")	175.00

MACHINES

EXTRACTORS....	The American Laundry Machine Co.,Ltd.)	
	Toronto, Canada #333, M733)	
	18" dia.)	600.00
	Steel Pulley.....10" dia.x9" face)	
	Canvass Belt..... 9'5" x 2½")	35.00
EXTRACTORS....	Troy Laundry Machine Ltd. 9885-24)	
	18" dia.)	400.00
	Wood Pulley.....15" dia.x8" face)	
	Leather Belt.....19' x 3")	25.00
SHIRT MACHINE....	The Toronto Laundry Machine Co.Ltd.)	450.00
	Steel Pulley.....6" dia.x 9" face)	
	2 Leather Belts..17'4" x 1")	35.00

FLAT IRONER.....5 Rollers.....8' x 6" dia.	1000.00
Steel Pulley ...4" dia. x 4½" face	7.00
Leather Belt...18'2" x 2½"	15.00
HARD COLLAR MACHINE...Chicago, U.S.A.Pat.Apr.12,k892	125.00
Wood Pulley...12" dia. x9" face)	
2 Leather Belts.....16'4" x 1")	15.00
PRESSING MACHINE.....American Laundry Machine Co.	350.00
HARD COLLAR SHAPING MACHINE.....	35.00
WHITE ROTARY SEWING MACHINE (motor).....	100.00
TUMBLER.....36" x 62"	
2 Bearings 2 Collars	
1 shaft.....20" x 1¼" dia.	
2 Bearings 2 Collars	
1 Loose and 1 Fixed Pulley..14" dia.	
x 4" face	
1 Big Gear.....18" dia.x2" face	
2 Chain Pulleys.... 5" dia.	
Chain.....48" long	
1 Small Gear..... 4" dia.x2" face-	125.00
MOTOR..... 5 H.P. Motor	100.00
1 Steel Pulley 22"x5" face	20.00
Leather Belt 22'8" x 3½"	25.00
SAFETY SWITCH BOX.....Langley Manufacturing Co.Ltd.	
Vanc.B.C. 60 Amp.260 Volt,3 Pole,	
Pat. No. 2231	15.00
MOTOR.....4 H.P. General Electric)	10.00
1 Safety Switch Box)	
4 BOILERS 2.9 H.P. \$350.00, \$200.00,\$175.00 \$100.00 -	825.00
HOT WATER HEATER.....Robin Hood F. Pattern	
Champion & White,Vancouver,B.C.	175.00
HOT WATER TANK.....400 gal.	100.00
SAWDUST BURNER (not in use)	50.00
COLLAR MACHINE " " "	50.00
TYPEWRITER.....L.C.Smith	25.00
<u>TANKS</u>	
1 Filter Tank	20.00
2 Underground Cleaning Gasoline Tanks..50 gal.each	40.00
1 Gasoline Tank.....125 gal.	20.00
1 Cleaning Pump	15.00
1 Gasoline Pump	100.00
<u>MISCELLANEOUS EQUIPMENT</u>	
1 Bicycle.....Zenith	25.00
1 Gas Stove for cooking...4 plates, 1 oven	10.00
1 Gas HeaterRadiant fire No. 20 The Humphrey	
General Gas Light Kalamazoo,Mich.	15.00
3 Tailer Stoves	15.00
2 Small Stoves	10.00
1 Electric Heater	5.00
2 Electric Fans	20.00
4 Fire Extinguishers	20.00

19 Irons	25.00
2 Electric Irons	15.00
7 Water Sprinklers	2.00
2 Curtain Frames	1.00
2 Clocks (1 big, 1 alarm)	6.00

FIXTURES

1 Desk (6 drawers)	45.00
1 Chair	3.00
8 Kitchen Chairs	4.00
1 Filing Cabinet (3 drawers)	20.00
4 Ironing Boards	15.00
3 Washroom Boxes (2' x 2'4", 2' x 2'4", 36" x 24")	15.00
8 Tables (9' x 2'5, 7'10" x 2'4", 6'5" x 2'5", 7'11" x 3', 8' x 2'11", 5'9" x 6'3", 5'2" x 3', 5'2" x 3')	40.00
1 Cupboard (6 drawers)	15.00
1 Paper Roll Holder	3.00
6 Beds (2 Singles, 2 Doubles, 1 Three Quarter, 1 Baby Bed)	40.00
1 Dresser	15.00
3 Chairs (1 rocking, 1 long Chair, seats three)	10.00
1 Baby Chair	1.00
1 Small Table	1.00
1 Trunk	3.00
3 Mats	1.00
1 Icebox	5.00

TOOLS

1 Air Pump	1.00
6 Axes	5.00
5 Baskets	3.00
15 lbs. Babbitt Metal - .65¢ lb.	7.00
3 Bars (2 small, 1 large)	1.00
19 Bits (1---1", 3--- $\frac{3}{4}$ ", 3--- $\frac{1}{2}$ ", 2--- $\frac{3}{8}$ ", 2--- $\frac{1}{4}$ ") 7 small, 1--adjustable)	10.00
3 Braces	15.00
17 Brushes (paint) 2-----4" Rubber Set	
1-----3 $\frac{1}{2}$ " Pure Bristles	
2-----3" Rubber Set	
1-----2 $\frac{1}{2}$ " " "	
2-----2" " "	
5-----1 $\frac{1}{2}$ " " "	
2-----1" " "	
1----- $\frac{3}{4}$ " Enamel	
1----- $\frac{5}{8}$ " Vulcanized	5.00
4 Buckets (Zincote, Galvanized Ware)	1.00
2 Calipers (1 Inside, 1 Outside)	1.00
10 Chisels (2--- $\frac{1}{2}$ ", 1--- $\frac{3}{8}$ ", 2--- $\frac{1}{4}$ ", 3--- $\frac{3}{4}$ ", 1---1", 1---1 $\frac{1}{2}$ "	2.00
4 Clamps, g (1---8", 1---6", 2---small)	1.00
1 Clipper Belt lacer (No. 0-14 inch Serial No. C7116)	2.00
18-----Files (7--straight, 5--trinagular, 2--round (4-- $\frac{1}{2}$ round)	2.00
4----- Fire Extinguishers	20.00
1----- Gear Pattern	5.00
13----- Hammers (2--sledge, 4 hammers, 2 small, 3 black- smith 2 tinner)	5.00
1----- Level	1.00
25 lbs.- Nails	1.00
2----- Oil Pumps	15.00
5----- Oilers (2 Dover Steel Oilers, 2 Oil Fillers,) 1 American Pump Oiler)	25.00
1-----Paint Spray Gun	3.00
1-----Pipe Cutter	7.00
6-----Pipe Wrenches (2 Medium, 2 large, 2 small)	1.00
1-----Pick	5.00
3-----Plains	2.00
5-----Pliers	1.00
1-----Rake	.50

7	-----Rulers (2-----3 fit. Wood .50)	
	1-----6 ft. Steel .75)	
	1-----60 ft. Tape 1.50)	
	2---large Square .50)	
	1---Small Square .35)	3.60
11	-----Saws (2--Buck, 6 Saws, 1--Hack, 2--Coping)	15.00
1	-----Saw Tooth Setter	.50
3	-----Scissors	1.50
2	-----Scrapers	.50
8	-----Screwdrivers	2.00
8	-----Shovels	3.00
2	-----Soldering Irons	.50
3	-----Snips (1 round and 1 straight) 1 wire cutting	1.50
8	-----Steel Drums	4.00
3	-----Stepladders	15.00
8	-----Threader $\frac{1}{2}$ " -----2	
	$\frac{3}{4}$ " -----1	
	$\frac{3}{8}$ " -----1	
	$\frac{3}{4}$ " -----2	
	1" -----1	
	1 Pipe Thread	10.00
2	Wheelbarrow	5.00
16	-----Wrenches (5--Small, 3--square wrench, 5--6" crescent 1--8" crescent, 1--10" crescent 1--12")	5.00
2	-----Vises (1--8" jaw No. 104 $\frac{1}{2}$, 1---Pipe Vise)	15.00
1	-----Wash Tub	1.00
1	-----Washboard	.50
2	-----Rubber-Handled Lamp Guards	3.00
2	- - - -Brooms	.50
1	-----dust pan	.25
1	-----Mop	.50
1	-----Wringer	2.00
2	-----Face pans	.50
1	-----Baby's Tub	.50

PIPES

7	----- $\frac{1}{2}$ " Couplings	.25
34	-----Elbows (31-- $\frac{1}{2}$ ", 3--1" and 1 out)	2.00
20	-----Nipples (1, 2, 3,)	2.00
7	-----Plugs (4-- $\frac{1}{2}$ " 3--- $\frac{3}{8}$ ")	.50
6	-----Tees 1/2"	1.00
9	-----Unions 1/2"	4.00
1	-----y bends 1/2"	.25
14	-----1" Pipe Valves	14.00
1	-----2" " "	2.00
36	----- $\frac{1}{2}$ " " "	30.00
4	-----Water Valves	3.00
1	-----1 $\frac{1}{2}$ " Pipe Valves	1.00
12	ft.----- $\frac{3}{4}$ " Galvanized Pipes	.50
27	"----- $\frac{1}{2}$ " " "	1.50
8	"-----1" " "	.40
8	"----- $\frac{1}{4}$ " " "	.35
4	-----2" x 27" Boiler Tubes	3.20

COOKING EQUIPMENT

6	Aluminum Pans	3.00
5	Baskets	1.50
1	Bread Can	1.00
1	Butcher Knife	.50
3	Can-openers	.15
18	Dessert Dishes	1.50
1	Egg Beater	.25
4	Enamel-coated Pans	2.00
1	Food Chopper	1.50
12	Forks	.50
7	Glass Bowls	1.50
12	Glass Cups	1.00

1 Heavy Pan for Cooking Rice	2.00
4 Kettles	1.00
5 Knives	1.50
8 Knives (table)	1.50
2 Mixing Bowls	.50
3 Mixing Wood	.50
2 Paring Knives	.10
8 Pottery Bowls	1.00
12 Plates	2.00
1 Rice Bin	.60
45 Rice Bowls (2 doz. unused)	3.00
3 Pitchers	.75
3 Peelers	.25
1 Rotary Mincer	.25
3 Salt Shakers	.25
2 Sauce Containers	.50
24 Saucers	1.20
4 Fry Pans (2 small, 2 big)	2.00
8 Scoopers	.50
3 Sieves	.10
1 Shredder	.10
24 Soup Bowls	3.60
2 Sugar Bowls	.25
2 Tablespoons	.10
18 Teacups	.90
1 Tea Set (Japanese)	2.00
18 Teaspoons	.90
1 Toothpick container	.10
2 Trays	.50
1 Twin Curl Cutter	.10
12 Wooden Spoons	.60

UNUSED EQUIPMENT

1 1/2 Boxes (3400 each) Anti-Crush Collar Bands	3.40
2 " (5 gross each) Round Clothes Pins	15.00
22 rolls Twine	14.00
17 Light Globes	3.50
300 Coat hangers	9.00
1 roll Tar Paper	3.00
2 Tons Grease (Soap tallow)	200.00

MISCELLANEOUS

18 Light Globes	3.50
1 gr. Round Clothes Pins	1.00
1 cooling fan	15.00
1 Steam Iron	5.00

TOTAL \$ 11,329.50

INTERNEE FILE 675

Kiichi OKURA

1934 Columbia St.

20th February, 1943



EXHIBIT No. 1085-12
DATE 26 May 1948
FILED BY J. W. G. Hunter

INTERNEE FILE 675

Kiichi OKURA

1934 Columbia St.

20th February, 1943

Internee File #675

Kiichi OKURA

1934 Columbia St.

20th February, 1943.

EXHIBIT No. 1085-12
DATE 26 May 1948
FILED BY J. W. G. Hunter

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street
Vancouver Canada
August 18, 1943.

1085 - 13
EXHIBIT No. _____
DATE 26 May 1948
FILED BY
J.W.G. Hunter

File #675-- Subdivision "C" of Lot 24, Block 20, D.L. 200 "A"

1934 Columbia Street

This is a 6-roomed house in fair condition, except floors sagged in the centre. It is on a lot 30x50 so the house covers practically all of the lot, not even room for a clothes line.

Price for cash, subject to existing tenancies \$1100.

PEMBERTON REALTY CORPORATION LIMITED

"W.G. Moore"

W.G. Moore.

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

July 28th 1948

W. G. Moore

W.G.

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

Rec'd SEP 13 1943
File No. /
Referred *MR Peers*

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

11th. September, 1943.

The Custodian's Office,
912 Royal Bank Building,
Vancouver, B. C.

File No. 675
Legal Department
Attention of Mr. K. W. Wright.

Dear Sir:

re 1934 Columbia Street,
Subdivision "C" of Lot 24 Block 20
District Lot 200A

In accordance with your instructions we have inspected this property and beg to report as follows.

The dimensions of the lot are given to us by the City Hall as 30 feet by 56 feet on the south side and 56.8 feet on the north side. This size of course gives no room for a back yard and there is no lane at the rear.

The location is in a manufacturing district and houses nearly always rent well because of the convenience of access for workers; apart from this it is not very desirable for residential property.

The house is a 1½ storey frame building about 30 years old, with siding walls and shingle roof in fairly good condition. There were formerly verandahs at front and back but these have been enclosed and the rooms on the ground floor enlarged, which is a great improvement. The extension of the dining room and kitchen is only one storey with a rubberoid roof which is leaking, but should be easily repaired.

There are 6 rooms, of good size and some redecorating has been done by the tenant. The alterations referred to above were not very well done, being very obvious. The bathroom and kitchen plumbing fixtures are in fairly good condition but the tenant complains of low water pressure and the pipes may be corroded. There is a new 18 inch hot air furnace in the basement, which has a concrete floor and there is a low concrete wall foundation.

The floors are not very good but as good as can be expected in a house of this age.

We understand that the house is rented furnished for \$35. per month to Mr. O. Fiorito, an insurance salesman and the house is kept in good clean condition. This seems to be a high rent. In letting unfurnished the rent would not be more than \$25. and in times of depression might go down to \$20. per month.

In view of the very small size of the lot, the age of the house and the location we are of the opinion that the present value of the property (not including the furniture) is \$1,350.

Yours faithfully,

JOHNSON, REEVE & WATSON,

per *D. W. Reeves*

*Mr Peers
Please advise Mr Messinger
we cannot accept his offer
K.W.*

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

1085 - 14
EXHIBIT No. _____
DATE 26 May 1948
FILED BY
J.W.G.Hunter

August 20, 1943.

Lot 26, Blk 5, D.L. 196

230-232-234 Powell Street.

This is a three storey frame building, unplastered walls, single board partitions; no heating, building about 25x120. Two small stores on Powell Street with an oriental rooming house on the two upper storeys. Insufficient plumbing and in a very filthy condition.

Price-- \$2100.

PEMBERTON REALTY CORPORATION LIMITED

"W.G.Moore"

W.G.Moore

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

July 28th 1948

M. Seal
M

DEPARTMENT OF NATIONAL DEFENCE
-Army-

1085 - 15

EXHIBIT No. _____

DATE 26 May 1948

FILED BY
J.W.G. Hunter

Internment Camp,
ANGLER, Ontario.
29th November 1942.

To:- Authorized Deputy Custodian,
912 Royal Bank Bldg,
VANCOUVER, B. C.

Re: P/W A-298, OKURA, Kiichi

Receipt is acknowledged of your letter file 675 dated
November 23rd regarding m/n. also Lease, in quadruplicate.

2. The above internee has been shown copy of your letter,
and he states that he cannot affix his signature on the attached lease,
as he cannot accept the terms, especially the amount of monthly rent.
3. Lease, in quadruplicate returned herewith.

"E.D.B.Kippen"

(E.D.B.Kippen) Major
Commandant,
Angler Internment Camp,
Veterans Guard of Canada.

EDBK/CAR
COPY TO: C.I.O., Ottawa.

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

July 28th 1948

m. Sealy

Quote: 101-P-298

DEPARTMENT OF NATIONAL DEFENCE
-Army-

Internment Camp,
ANGLER, Ontario.
11th December, 1942.

To:- Authorized Deputy Custodian,
912 Royal Bank Building,
Vancouver, B. C.

Re: P/W A-298 - OKURA Kiichi

Receipt is acknowledged of your letter file 675 dated December 7th regarding m/n.

2. The above internee has been shown copy of your letter, and the matter thoroughly gone into with him, but he states that he cannot affix his signature to the lease forms you enclosed. - Apparently it is not a question of the rental, but objects to the clause (c) regarding installing a bathroom, which he does not consider necessary and does not agree to.

3. Under the circumstances therefore, returned herewith are copies of lease (quadruplicate).

E.D.B.Kippen
(E.D.B.Kippen)Major,
Commandant,
Angler Internment Camp,
Veterans Guard of Canada

Encl: Lease (in quadruplicate) unsigned.

EDBK/CAR
COPY TO: C.I.O., Ottawa.

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

July 28th 1948

m. scaly
E.S.

Quote 101-P-298

DEPARTMENT OF NATIONAL DEFENCE

-Army-

Internment Camp,
ANGLER, Ontario.

19th December, 1942.

To:- Authorized Deputy Custodian,
912 Royal Bank Bldg,
VANCOUVER, B. C.

Re: P/W A-298 - OKURA Kiichi

Receipt is acknowledged of your letter file 675
dated December 15th regarding m/n.

2. The above internee has been paraded, and the contents
of your letter thoroughly and clearly explained to him, and he
is still not willing to sign the lease. - Under the circumstances, we
have had him sign a statement to this effect, which has been witnessed
by the Camp Leader, S/Sgt Ward, T. & Camp Commandant.

"I - K.OKURA No.298 hereby state that I will not sign the
lease as I am not willing to spend anything on improvements.
"If I lose the tenant, I am willing to accept the consequences."
(Signed:) K O'Kuba.

Witnesses: S/Sgt Ward T.
No.445 P/W S Kobayashi
(E.D.B.Kippen)Lt Col.

"E.D.B.Kippen" Lt Col.
Commandant,
Angler Internment Camp
Veterans Guard of Canada.

Encl: Lease (in quadruplicate)

EDBK/CAR.

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

July 28th 1948

m. scaly
Ed

DEPARTMENT OF NATIONAL DEFENCE
ARMY

Quote 101 P.298

Internment Camp,
ANGLER, Ontario.
October 21st 1943

Authorized Deputy Custodian,
912 Royal Bank Building,
VANCOUVER, B. C.

Re: P/W 298 OKURA Kiichi

Receipt is acknowledged of your letter file No.675
dated October 9th 1943 regarding m/n

The Internee states:-

"I do not want to give a Quit Claim on the above
property to Messrs J.H.Todd & Sons nor any other person
or concern."

? Capt
for (Geo C. Machum) Lieut-Colonel.
Commandant,
Angler Internment Camp,
Veterans Guard of Canada.

Copy to D.P.O.W.

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

July 28th 1948

m. Sealy
Ed

EXHIBIT NO. 1085 - 16

DATE 26 May 1948

FILED BY

J.W.G. Hunter

509 Royal Bank Building,
Vancouver, B. C.
April 6th, 1944

675
Legal Department

Messrs J.H. Todd & Sons Ltd.,
Victoria, B. C.

Re: Lot 26, Block 5, D.L. 196, Group 1,
N.W.D. Plan 184, known as 23-234 Powell
Street, Vancouver, B. C.

Gentlemen:

Title to the above property in the name of your firm, subject to an Agreement of Sale in favour of Kiichi Okura on which on April 24th, 1942, you advised us a balance of \$3,975.71 was owing, to which must be added approximately \$407.00 in interest, making a total now owing of approximately \$4,382.71.

Also against the property are arrears of Taxes, exclusive of those due in 1944, amounting to \$876.00 plus interest.

In this connection we wish to inform you that the net revenue from this property have been paid on the arrears of taxes. The present gross revenue of this property is \$60.00 monthly.

In view of the above information, and subject to the Custodian's approval, is your firm willing to accept a Quit Claim of Kiichi Okura's interest in this property?

Yours truly,

K.W. Wright
COUNSEL TO THE CUSTODIAN

GHP/JF

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

July 28th 1948

M. Scott
B.C.

J.H.TODD & SONS LTD
P.O. Drawer 578

VICTORIA, B. C. April 18th 1944

Your File 675

O.4.

K.W.Wright Esq.,
Counsel to Custodian,
Department of Secretary of State,
509 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re Lot 26, Blk 5, D.L. 196, Gr 1 NWD Plan 184
230-234 Powell Street, Vancouver, B. C.

With further reference to your letter of April 6th. We are today in receipt of a valuation on this property, and from the valuation which we have it would appear that should we take quit claim to the property and then sell same that we would not realize 50% of our account.

In order that there may be no misunderstanding we are having another valuation of this property made and will communicate with you later.

Yours very truly,

J.H.TODD & SONS LTD

?

Manager.

LBB:F.

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

July 28th 1948

M. Seaman
MS

J.H.TODD & SONS LTD

VICTORIA, B.C. July 20th 1944

O.4

Department of Secretary of State,
Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Your File 675 - Legal Department

Will you kindly refer to your letter to us of April 6th
1944.

We have carefully gone into this matter and are now
able to make sale of this property for \$3,000.00. We believe, to
clean the matter up, we would now be willing to accept Quit Claim Deed
of Okura's interest in this property.

We believe the Custodian's approval must be obtained.
Will you kindly advise us at your earliest convenience whether
or not we may now receive Quit Claim.

Yours very truly,

J.H.TODD & SONS LTD.

?

Manager.

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

July 28th 1948

M. Sealy
8.5

File No. 675

Kiichi OKURA

P/W A-298

ADDRESS: - 230-232-234 Powell StreetLEGAL DESCRIPTION - Lot 26, Block 5, D.L. 196, Group 1. NWD, Plan 184.DESCRIPTION - 2 storey frame building with rooming house on top floor and store premises on ground floor.TITLE - Charles Fox Todd. Certificate of Encumbrance on File. Vested. Balance owing on Agreement of Sale approximately \$4000.00, plus interest.ANNUAL TAXES - \$256.87.ASSESSED VALUE - Land \$3,500.00 Improvements \$2,800.00VALUATION - August 20th, 1943 - Pemberton Realty Corp. - \$2100.00.FINANCIAL POSITION

Annual Rental		\$720.00
Taxes	\$256.87	
Water Rates	30.00	
Interest 5%	200.00	
Agent's Fees	36.00	
		<u>522.87</u>
		\$197.13
Repairs	70.00	
Depreciation at 5%	200.00	
		<u>270.00</u>
Balance at Credit	\$2171.48	

CHATELS - Small Safe

Property advertised August 12th, 1943. Tenders to Close, September 1st, 1943.

TENDERS RECEIVED - NONE

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

July 28th 1948

R. Sealy
S.A.

1085 0 17
EXHIBIT No. _____
DATE 26 May 1948
FILED BY
J.W.G.Hunter

File No. 675

Kiichi OKURA

P/W A-298

ADDRESS: - 1934 Columbia Street

LEGAL DESCRIPTION - Subdivision "C" of Lot 24, Block 20, D.L. 200 "A"
Group 1, N.W.D. Plan 1559.

DESCRIPTION - 7 room, 2 storey frame dwelling.

TITLE - Certificate of Encumbrance on file, Registered owner
Kiichi OKURA. Vested.

ANNUAL TAXES - \$38.80.

ASSESSED VALUE - Land - \$370.00 Improvements \$750.00

VALUATION - August 18th 1943 - Pemberton Realty Corp - \$1100.00.

FINANCIAL POSITION

Annual Rental		\$420.00
Taxes	\$38.80	
Water Rates	14.00	
Agent's Fees	<u>21.00</u>	<u>73.80</u>
		346.20
Repairs	\$30.00	
Depreciation 10%	<u>80.00</u>	<u>110.00</u>
		\$236.20

Balance at Credit \$2171.48

CHATELS - On Premises, as per attached list.

Property advertised August 12th 1943. Tenders to close, September 1st, 1943.

TENDERS RECEIVED - NONE

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

July 28th 1948

M. Scott
Ed

EXHIBIT No. - 18
DATE ~~26~~ May 1948
FILED BY
J.W.G. Hunter

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street
Vancouver, Canada
June 24, 1943.

Department of the Secretary of State,
Office of the Custodian,
912 - 675 West Hastings Street,
VANCOUVER, B. C.

Attention Mr Wright

Dear Sirs:

In reference to your inquiry re value of premises at 160 West 4th Avenue, Vancouver, located on Lot 3, Block 21, D.L. 200-A, I have looked over these premises. Our firm recently sold a similar lot in the immediate neighbourhood for \$600.00. This building would ordinarily have a value of \$950.00 in its present condition, approximately one-third of its life being gone. However, due to the existing demand for premises of this nature for immediate possession, a premium of \$200.00 can be allowed, making a total value of \$1,750.00.

With so much building of new industrial buildings during the war, the demand for these old frame buildings will be materially reduced from preference for the better buildings. If you wish to try and dispose of the equipment with this building and can get a sale of this property at about \$1,500.00, I think you would be well advised to accept it.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

"J.G.Walker"

J.G.Walker

JGW:MM

Enc P.S. We are returning you herewith your key.
J.G.W.

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

July 28th 1948

M. Sealy
Ed.

DEPARTMENT OF
THE SECRETARY OF STATE
Office of the Custodian
**REAL PROPERTY
FOR SALE BY TENDER**

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading With The Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following commercial, residential and unimproved properties.

CITY OF VANCOUVER

- Lot 23**, Block 4, D.L. 735, Group 1, Plan 2934, New Westminister District, being a Vacant Lot in the 6800 Block Victoria Drive.
- Lot 11** Subdivision "C", Block 154, D.L. 264 A, Group 1, Plans 2142 and 1771, being a Vacant Lot in the 1500 Block East 8th Avenue.
- Lot 12**, Block 1, North East Quarter of D.L. 336, Group 1, Map 2484, New Westminister District, being a Vacant Lot in the 2600 Block on East 45th Avenue.
- Lot 19**, Block 5, D.L. 637, Group 1, Map 1192, New Westminister District, being a Vacant Lot in the 5100 Block Main Street.
- Lot "D"** of Block 2 of Blocks 1-2-3-26-27-28, 8½ of D.L. 706, Plan 3174, New Westminister District, being a Vacant Lot in the 4800 Block Beatrice Street.
- Lots 7 and 8**, Block 8, D.L. 757, Group 1, New Westminister District, Plan 2202, being Vacant Lots on the S.W. Corner of 57th Avenue and Gladstone Street.
- Lot 18**, Block 23, D.L. 328, Group 1, New Westminister District, Plan 2894, being a Vacant Lot on the South Side of 62nd Avenue in the first block east of Victoria Drive.
- Lot 14**, Block 22, Resubdivision of Blocks 6 to 21, D.L. 328, Group 1, New Westminister District, Plan 2894, being a Vacant Lot on the North Side of 64th Avenue in the first block east of Victoria Drive.
- Lot 4**, Block 1, East Half of the South West ¼ of D.L. 335, being a Vacant Lot in the 3500 Block Asquith Avenue East.
- Lot 20**, Block 19, D.L. 328, being a Vacant Lot in the 2000 Block South East Marine Drive.
- Lot 198**, Town of Hastings, except the South 8 feet, City of Vancouver, known as 2798 Yale Street, being a 7-room, 2-storey dwelling.
- Lot 3**, Block 44, D.L. 181, Group 1, New Westminister District, Plan 196, known as 719 Alexander Street, being a two-storey frame dwelling used as a rooming-house.
- Lot 3**, Block 21, D.L. 200 "A", Map 197, New Westminister District, known as 160 West 4th Avenue, being a one-storey frame laundry building and smaller brick building at rear.
- Subdivision "C"** Lots 20 and 21, Block 33, District Lot 200 A, Group 1, New Westminister District, Plan 1753, known as 181 West 6th Avenue, being a store building with a two-storey, 12-room building at the rear.
- Lot 8**, Block 53, District Lot 198, Group 1, New Westminister District, Plan 196, known as 338 Powell Street, being a one-storey stone and brick store building.
- Lot 27**, Block 42, District Lot 196, Group 1, New Westminister District, being a Vacant Lot in the 500 Block Powell Street.
- Lot 120**, and 4, Block 2, D.L. 393, Map 2707, being a Vacant Lot between 2107 and 2125 Kingsway.

NORTH VANCOUVER

- Block 10**, District Lot 193, Group 1, New Westminister District, Plan 1332, Pipe Line Road, East Side of Seymour Creek, containing 2¼ acres more or less (1 acre cleared), being a five-room dwelling and outbuildings.
- Lot 11**, Block 23, D.L. 273, Group 1, Map 1063, New Westminister District, being a Vacant Lot on Fourth Street, between Moody and Queensbury Avenues.
- Lots 9 to 16** (inclusive), Block 3 of Lots 1, 2, 3, Block 2, District Lot 791, Group 1, New Westminister District, Plan 3843, being on Pipe Line Road, containing a four-room cottage and chicken house.
- Lots 19, 20 and 21**, Block 27, District Lot 204, Group 1, New Westminister District, Plan 1340, being Vacant Lots on St. Denis Avenue, adjacent to the main road from Second Narrows Bridge to North Vancouver.

PORT MOODY

- Lots 9 and 10** Block 48 of Lot 347, Group 1, Map 2720, New Westminister District, on Maude Road, Port Moody, being a 4-room single-storey dwelling.

MUNICIPALITY OF LANGLEY

- Lots 1, 2, 3, 4, 5, 6, 7, 8 and 14**, of the West ½ of the North West ¼ of Section 28, Township 7, Map 2694, Municipality of Langley, in the District of New Westminister, being a Farm Property of 44.75 acres, more or less, mostly uncleared, situate on Bradshaw and Hunter Roads, upon which is a partly demolished dwelling. A separate tender may be filed for individual lots contained in this parcel.

MUNICIPALITY OF MAPLE RIDGE

- North East ¼ of Section 9, Township 15.** SAVE AND EXCEPT the West 15 chains thereof, Municipality of Maple Ridge, in the District of New Westminister on 12th Road, Ruskln, B.C., being a 2-storey, 7-room frame house.

Tenders for the purchase of such interests in the above described properties as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of the Secretary of State as Custodian for ten per cent. (10%) of the amount offered must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 509 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encroachments.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted.

Cheques in respect of unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time, on the 10th day of March, 1945. Further particulars may be obtained during office hours any day up to Noon on the 9th day of March, 1945, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, British Columbia, this 17th day of February, 1945.

THE CUSTODIAN

509 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.



Photo by R. H. Marlow

Scouting and Guiding are calling to men and women of high ideals and inspired vision to give the leadership to a new generation of boys and girls, alive with faith and hope in the possibilities of the future.

This is a challenge to YOU . . . which you can answer by offering your help to your own Scout or Guide Group, or through the Scout and Guide Provincial offices.

**The Girl Guide Association,
207 West Hastings Street,
Vancouver, B. C.**

**The Boy Scout Association,
402 West Pender Street,
Vancouver, B. C.**

THIS A

Hi

Advertisement appearing in Vancouver Sun 17th February/45
Vancouver Newsherald February 20th/45, Vancouver Province
February 22/45

File No. 675 Internal

EXHIBIT No. 1084-19
DATE 20 May 1948
FILED BY J. W. G. H. H. H.

HAROLD D. CAMPBELL
Chartered Accountant
808-812 Standard Bank Building
Vancouver, B.C.

1085
EXHIBIT NO. 20
DATE ~~26 May 1948~~
FILED BY
J.W.G. Hunter

August 1, 1942.

Your file No.675

Office of the Custodian,
Department of the Secretary of State,
Enemy Alien Section,
501 Royal Bank Building,
Vancouver, B. C.

Attention Mr K.W.Wright:

Dear Sirs:

Re- P/W A-298, OKURA, Kiichi

I am enclosing herewith supplementary report covering developments in the rental situation on the undernoted propertues:-

1934 Columbia Street - Residence.

160 West 4th Avenue - Laundry

230,232,234 Powell Street - Laundry Office.

Japanese Restaurant, Rooming House.

Yours very truly,

H.D.CAMPBELL

"R.C.Messenger"

RCM:JM
Encl.

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

July 28th 1948

M. Sealy
Ed

re: OKURA, Kiichi
1934 Columbia Street, Vancouver, B. C. - 05099

YoursFile No. 675

160 West 4th Avenue - Laundry

1. I advised you in my report under date of July 17, that I was expecting to receive a firm offer from certain Chinese interests to rent the laundry at the above location, which would also automatically rent the laundry receiving point located in the Powell Street property.
2. They approached me nearly a week ago advising me they were now prepared to discuss the matter in detail, as they had lined up the necessary employees to fill the key positions. The matter was very thoroughly gone into from the point of view of possible revenue and cost of operation, in order to establish, to some extent, a rental that would be practical for them to pay. It was also considered from the angle of the taxes, insurance and depreciation on the equipment.
3. As the result of this they have made an offer to rent the premises and equipment of the laundry at 160 West 4th Avenue, for a monthly rental of \$60.00. In addition they have offered to rent the small shop located on the Powell Street property, used as the laundry receiving point, for \$15.00 per month, making a total rental to them of \$75.00.
4. The annual revenue from the laundry itself in relation to the more or less fixed charges, is as follows:-

Annual Rental		\$720.00
Taxes - 1942	\$89.32	
Instalment of consolidated taxes.	<u>27.75</u>	117.07
Insurance (based on amount of \$6000.00 to which amount the insurance will be increased as soon as funds available).		84.00
Net revenue from equipment, providing about $6\frac{1}{2}\%$ per year depreciation		518.93
5. In considering this offer, I would like to draw your attention that Okura advised me in the course of my first conversation with him, that he had been making serious attempts to find an operator who would rent his equipment, prior to his declaration to the Office of the Custodian, but that despite advertising he had had no success in the matter; the shortage of Chinese labor due to the mass evacuation of Japanese and the tremendous increase in the wages which the Chinese could now command, was the main reason for this. This is just another one of hundreds of situations which your Office is having to cope with where, when operated by Japanese, using their families for labour which involves no payroll, can make considerable profit, but it is not attractive to, and in some cases impossible for anyone else to operate.
6. While it is always possible that a higher offer might be obtained, I consider that it is a very remote chance and strongly recommend that this one be accepted. The tax situation is very bad and also the net income will be definitely required for the sustenance of Okura's family if they are not to be supported at the Government's expense.
7. At the time this offer was made, the Chinese were still lacking a full prospective staff. It was suggested by one of the Chinese that they would like, if possible, to take over the laundry at any time and avail themselves of the Okuras' services for wages, not only to fill in for their immediate lack of laundry operators but to acquire more easily the routine of the particular laundry equipment used, and the best method of operating generally. This seemed to me a good idea, particularly from the point of view that it would provide an income, not only for Mrs Okura and her family to live on, but a revenue which could be immediately used against the outstanding insurance premiums and the tax arrears.

8. I therefore telephoned Miss Okura the following day and asked her to discuss it with her Mother and advise me as to her attitude. She subsequently advised me by telephone that her Mother was agreeable and I arranged an appointment for that night for the Chinese to discuss the matter with them, and to permit the Chinese group to go over the premises again. Much to my surprise, the following day I was advised by Mr Peter Ham, the head of the group that onkeeping the appointment Mrs Okura advised them that she would have no part of such an arrangement, and at first refused to show them through the laundry. However, on their advising her that the condition of herself and her family working for them was not essential, but was simply one which was formulated with the idea that it would be to mutual advantage, she permitted them to make an inspection of the laundry.

9. During the course of this inspection the Chinese made an alternate suggestion; that they would only take over the laundry when she was evacuated but that prior to her departure from the Coast she would permit one of their key men to spend a certain amount of time each day, for a matter of a week or ten days, on the premises to acquire the necessary knowledge regarding routine and operation. Mr Ham advised me that she was quite agreeable to this suggestion.

10. It was, therefore, with considerable annoyance that I received a telephone call from the daughter the succeeding day, advising me that her Mother refused to be instrumental in any way to instructing Chinese in the operation of the business. After considerable discussion over the telephone she made an appointment at my Office for herself and her Mother, and I had an extremely serious discussion with them both regarding the probable results of their actions. I passed on to them the advice given me by the Chinese, that if the laundry was once shut down their offer would be withdrawn and they would have no interest whatsoever in the business, and that by their actions they were simply 'cutting off their nose to spite their face', particularly in view of the fact that they are anticipating a revenue from the property for their living expenses for the duration of the war.

11. I of course pointed out the tax situation and other factors involved, and further advised them that inasmuch as Mr Okura, who owned the laundry, was interned the property was under the absolute control of the Custodian of Enemy Property, and that her operation of the laundry, from which she was retaining the gross income at the expense of the property itself, was a decided concession on the part of that Office.

12. I also made it quite clear to her that in view of the fact that a firm offer had been received for the rental of this property, while a going concern, any withdrawal thereof would be definitely established as a direct result of her obstructionist attitude, and that if she had any vague idea in her mind of making a claim at the end of the war, against the Federal Government for loss of revenue from this property, that her course of action would obviously invalidate any such claim, even if there were any basis for such claims generally, of which I had no knowledge whatsoever.

13. I wish it clearly understood the reason for me making this last statement to Mrs Okura. During my first interview with Okura, he advised me that he had previously intended to simply lock up his different properties, and make a claim for loss of revenue from the property and business, at the end of the war, from the Canadian Government. Although his attitude had changed entirely as the result of a long interview with me and subsequent ones in the immigration quarters, he never had an opportunity of discussing his change of views with his wife, as he was picked up by the Mounted Police shortly after leaving my office, and as far as I know had no subsequent direct contact with Mrs Okura. His original ideas were confirmed confidentially to me by a Solicitor who, at one time, had acted for him.

14. Mrs Okura's actions in connection with the renting of the laundry, together with her remarks, as interpreted to me by her daughter, made it quite plain that this idea was still in her head. I therefore felt justified in advising her as I did.

15. At the termination of this interview, Miss Okura assured me, on behalf of herself and her Mother, that they were prepared to permit one of the Chinese to attend, for a week or so, at the laundry, for the purpose mentioned above, and in order to have this established I am arranging for a particular week that is convenient to the Chinese, and I am writing Mrs Okura advising her of that period and asking her confirmation that she is agreeable thereto.

16. I am not entirely satisfied, in view of Mrs Okura's actions in the past, that she intends to live up to her verbal promise in the matter. However it would seem advisable to attempt to obtain her written agreement to the arrangement before discussing any arbitrary course of action. I will keep in very close touch with this situation and if there seems to be any possibility of the operation of the laundry being closed down suddenly, I will contact you immediately for discussion and instructions.

17. In the meantime, I would appreciate your tentative approval of the rental offer made by Mr Peter Ham on behalf of himself and his associates.

234 Powell Street - Rooming House - "Star Rooms"

18. I have today been advised that a Mrs Peterson, who was referred to me by Mr K.W.Wright, has made an offer to rent the chattels and equipment owned by T. Sakuma, Japanese evacuee who operates the Star Rooms located at the above address, situated on the premises owned by Okura. This naturally entails the rental of these premises and she has made a coincidental offer of a two year lease at the same rent as previously, namely \$35.00 per month. As this rental is now fixed by the Rental Control Board her offer should automatically receive your approval.

19. You will remember there is no bathroom located in the rooming house premises and your tentative approval has already been received with regard to having one installed, the cost to be charged against future rentals. I will obtain estimates of the cost of this installation and submit them to you in due course. In the meantime I have mailed confirmations to Mrs Peterson for her signature, in connection with her offers to rent Sakuma's chattels and Okura's premises. I have already obtained a written acceptance from Sakuma in connection with her offer to rent his equipment (see Japanese Evacuation File No.10935).

20. The position with regard to all the property, if these offers are approved is turning out very well. The first property at 160 West 4th Avenue will be rented and revenue producing; the Powell Street property will be rented in respect to two rental divisions, namely the laundry receiving point and the rooming house, and I understand from Mrs Peterson that if, as and when the Japanese evacuee Shimizu, presently located on the other section of the Powell Street property which he previously operated as a restaurant, is evacuated, she will make an offer to rent this shop on behalf of her daughter who will open up a small Coffee Shop thereon. This will dispose of these two properties entirely and there is no need to worry about the rental of the Columbia Street residence as it can be easily rented the moment the Okuras are evacuated.

I will report further as matters develop.

"H.D.Campbell"

August 1, 1942.

I hereby certify that the foregoing words (3 pages) are a true copy of the original whereof they purport to be a copy.

July 28th 1948

m. Scoly

160 West 4th Avenue.

Kiichi OKURA



2220-46

EXHIBIT No. 1085-21
DATE 26 May 1948
FILED BY W. J. Hunter

1085 - 22

EXHIBIT No. 26 July 1948
DATE
FILED BY J. W. G. Hunter

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street

Vancouver, B. C.

July 12, 1943.

Dept. of the Secretary of State,
Office of the Custodian,
912 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Attention: Mr. Wright
Re: 160 W. 4th. Ave., - K. Okura, File #675

An inspection has been made of the above premises. A fair rent for these premises would be \$25.00 per month.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

"J. G. Walker"

Manager, Rental Department.

JGW:CC

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

July 28, 1948

C. McHugh
C.A.

EXHIBIT No. _____
DATE 26 May 1948
FILED BY J. W.G. Hunter

HAROLD D. CAMPBELL

808 Standard Bank Building

Vancouver, B. C.

August 8, 1942.

Your File No. 675

Office of the Custodian,
Department of the Secretary of State,
Enemy Alien Section,
501 Royal Bank Building,
Vancouver, B. C.

Attention Mr. K. W. Wright:

Dear Sir:

Re - P/W A-298, OKURA, Kiichi

The writer wishes to thank Mr. K. W. Wright for his telephone call last evening and confirm my advice to him that the critical situation which appeared to be developing, in connection with the rental of the laundry, has been temporarily dealt with.

What occurred was that Mr. Hem advised me that one of the Chinese, which the group proposing to rent the laundry selected as the one to spend a week on the premises for the purpose of learning the routine and operation of the business, was arriving today from Nanaimo and intended to contact Mrs. Okura in order to arrange the the best time of day for him to be present at the laundry during the coming week. I therefore telephoned Miss Okura and advised her of this, reminding her of her and her Mother's verbal promise in connection with this arrangement. Miss Okura advised me that her Mother had changed her mind again and did not wish to permit the Chinese on the premises.

As you can well understand, this has again created a very awkward situation, particularly as this Chinese coming from Nanaimo, where he is employed at a very good salary, has taken time off for this purpose at his own expense, and if Mrs. Okura maintained this attitude it would not only result in the complete withdrawal of the rental offer, but also probably produce a claim for a loss of salary and transportation.

As neither Mr. Wright nor Mr. Read were available for consultation, I obtained the assistance of a member of the Japanese Evacuation staff who speaks Japanese, and interviewed Mrs. Okura. After an hour and a half discussion with her, she eventually signed the enclosed letter agreeing to permit the Chinese to attend the operation of the laundry this coming week.

I wish to reiterate that Mrs. Okura is a most unreasonable woman and one of the hardest to deal with that I have every encountered. This can be verified by the member of your staff who accompanied me yesterday.

However, if she keeps her agreement, everything should work out to the advantage of this case. I do think, however, that contingent plans should be made in event that Mrs. Okura's future actions tend to upset the proposed rental arrangement.

As Mrs. Okura does not live on the premises, but has her own residence on Columbia Street, I personally feel that if she acts in such a way that will result in this laundry business being closed down and unrentable for the duration of the war, she should be removed from its operation and the Chinese persuaded to take over immediately, which they probably could do but not very conveniently. They would much prefer to take over at a later date when Mrs. Okura is evacuated.

Incidentally, I have not as yet received your official approval of the rental arrangement tentatively entered into. If I could have this immediately, I would advise Mr. Peter Hem thereof, at the same time incorporating Mrs. Okura's written agreement regarding the arrangement for the Chinese attendance at the laundry.

The writer considers Mr. Wright's verbal suggestion, that he write a letter to Mrs. Okura, a very good one and suggests that it be somewhat along the lines of the draft letter enclosed, this letter to be addressed to Mrs. Okura but handed to the writer for delivery.

Yours very truly,

H. D. CAMPBELL

Per "R. C. Messenger"

RCM:JM

HOWARD SMITH
GENOA BOND

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

July 28, 1948

L. Mc Cluskey
LMC

Vancouver, B. C.

7th August, 1942.

Mr. Harold D. Campbell,
Agent for the Office of the Custodian,
812 Standard Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Laundry, 160 West Ave.

This is to confirm my verbal advise to you that I am willing to permit certain Chinese to attend the operation of my laundry for a period of a week or 10 days, commencing 9th August, for the purpose of learning the routine and operation of the laundry equipment.

It is definitely understood that the Chinese, who intend to lease the laundry, will not take over the laundry business until such time as I have been evacuated.

Yours truly,

"K. Okura" (Mrs.)

Kiichi Okura.

"F. Ohura"

Witness

(Mrs. Okura's daughter)

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

July 28, 1948

L. McCaughey
60

DRAFT

Vancouver, B. C.
August 8, 1942.

Mrs. K. Okura,
1934 Columbia Street,
Vancouver, B. C.

Dear Mrs. Okura:

Your letter of the 7th inst. addressed to Mr. Harold D. Campbell, confirming your agreement to permit certain Chinese to attend at the laundry for them to familiarize themselves with its operation, has been passed to us.

We wish to thank you for your co-operation in ensuring the rental of this property for the duration of the war, making it unnecessary for us to take any other course of action to the same end.

It is definitely understood that the lease agreement which will be entered into with these Chinese, will not go into force and effect until such time as you are evacuated from the protected area, as long as we have your co-operation in the matter.

Yours very truly,

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

July 28, 1948

C. McHughan
Ed

EXHIBIT No. 1085 - 24

DATE 26 July 1948

FILED BY J. W. G. Hunter

CANADIAN PACIFIC TELEGRAPHS

1942 AUG 10 PM 12 52

RXRNAL10 35 COLLECT

ANGLER ONT 10 330P V...-

K W WRIGHT 623

501 ROYAL BANK BLDG VANCOUVER

REFERENCE YOUR TWO NINETY EIGHT KIICHI OKURA IMPOSSIBLE TO ACCEPT MESSENGER OFFER
UNLESS HE PAYS ONE HUNDRED AND FIFTY DOLLARS FOR LAUNDRY TWENTY FIVE DOLLARS FOR
OFFICE PER MONTH AND NO TERM OF LEASE

COMMANDANT ANGLER INTERNMENT CAMP

This is a collect message and will
be charged to your account. If unaccept-
able please phone Pacific 4231 within
24 hours.

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

July 28, 1948

C. McLaughan
608

CANADIAN PACIFIC TELEGRAPHS

August 8th, 1942

CAMP COMMANDANT
ANGLER INTERNMENT CAMP
ANGLER, ONTARIO

PWA TWO NINE EIGHT KIICHI OKURA PARAGE INTERNEE AND INFORM HIM MESSENGER HAS
OFFER TO RENT LAUNDRY INCLUDING OFFICE FOR TWO YEARS AT SEVENTY FIVE DOLLARS
PER MONTH STOP THIS OFFER SECURED AFTER MUCH REPORT AND MESSENGER VERY STRONGLY
RECOMMENDS ACCEPTANCE WIRE IMMEDIATELY WHETHER OR NOT INTERNEE APPROVED

K. W. WRIGHT

For the Authroized Deputy of the Secretary
of State and/or Custodian

KWW/CM
(File #6750)

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

July 28, 1948

C. MacLellan
68

1934 Columbia Street,
Vancouver, B. C.
August 11th, 1942.

The Custodian of Enemy Property,
501 Royal Bank Building,
Vancouver, B. C.

Dear Sir: Re: Kiichi Okura - your file #675

This will acknowledge the several conferences I have had with your Mr. K. W. Wright in the office when Mr. Tanaka and Mr. Messenger were present during the past week.

I have decided to accept the offer to rent the laundry at 160 West 4th Avenue and the laundry depot at 230 Powell Street. The fixed rental will be \$75.00 per month, being \$60.00 for the laundry and \$15.00 for the depot.

I understand Mr. Messenger's clients will pay six months' rent in advance as a guarantee. This will be regarded as payment for the last six months of a two year lease so that we will have six months' rent paid in advance until the 18th month.

An inventory is to be taken prior to my evacuation and I am agreeable to the Lessees going in for a few hours each day in order to familiarize themselves with the operation of the machinery.

I have read the wire which you received from my husband in which he says that more rent should be obtained but I realize he is not familiar with the present labour situation, and under all the circumstances, I consider this the best arrangement that may be made.

I know that both Mr. Messenger and Mr. Wright have endeavoured to obtain other tenants at a higher rental without success.

It is understood that the Lessees will not take over the operation of the laundry, etc. until such time as my evacuation takes place.

Yours truly,

"K. Okura"

"Witness"

"I. Anaka"

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

July 28, 1948

L. McLaughan

DEPARTMENT OF NATIONAL DEFENCE
-Army-

Internment Camp,
Angler, Ontario.
17th August 1942.

Authorized Deputy Custodian,
501 Royal Bank Bldg.,
Vancouver, B. C.

Re: P/W A-298, OKURA, Kiichi

Reference your letter file 675 dated August 12th, regarding
the m/n P/W.

2. The contents of your letter also copy of Statement signed by
Mrs. Okura, was conveyed and explained to the above internee, but
according to his statement, he does not agree with the arrangement
or settlement by his wife, and wishes the premises to be closed, if
the rent already mentioned by him is not paid.

"W. J. H. Ellwood"

(W. J. H. Ellwood) Lieut-Colonel,
Commandant,
Angler Internment Camp,
Veterans Guard of Canada.

CAR

COPY to: C. I. O., Ottawa.

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

July 28, 1948

L. McHughan
68

912 Royal Bank Building,
Vancouver, B. C.
October 1st, 1942.

Camp Commandant,
Angler Internment Camp,
Angler, Ontario.

Dear Sir:

Re: P/W A-298, OKURA, Kiichi

Will you be kind enough to parade the above named and advise that we have received a communication from Mr. Messenger in part as follows:

"I wish to acknowledge receipt of your letter of the 28th inst. in connection with the laundry property situated at 160 West 4th Avenue, quoting a letter from the Camp Commandant which stated that Mr. Okura, internee, does not agree with the arrangements agreed to by his wife, and that unless \$150.00 monthly rental can be obtained for the laundry and \$25.00 for the laundry depot, he wishes the premises to be closed up.

This matter has certainly been gone into sufficiently to establish the fact that such a rental is financially impossible for anyone to pay, and it would appear that you are now faced with the problem of either overriding the internee's wishes and renting the property at a much lower figure, or permitting the City to put the property up for tax sale.

These men, two of whom came from the Island, were kept hanging around the City for some weeks and Mr. Hem suggested to Mrs. Okura that in order to provide some income for them, as they were receiving no payment whatsoever for their services at the laundry, the Chinese buy a truck and increase the business, that they would be responsible for the additional work involved and that she could pay them a commission on the additional business brought in.

I am sure I have told you the difficulties encountered in getting this last group of Chinese together and Mr. Hem was most anxious for them to actually invest some money in order to tie them up to the proposition and he felt that this arrangement would not only insure their sticking with the deal until Mrs. Okura was evacuated, but would also provide some source of revenue for them in the meantime. Mrs. Okura, in her usual manner, refused to even consider it. The two members of the group from the Island have now returned there and I doubt very much if they can be persuaded to return. This business is definitely not attractive even at \$75.00 a month, in view of the present wages which can be obtained by Chinese as Mr. Okura well knows, as he would have rented it himself for \$100.00 a month if he could have obtained a satisfactory tenant."

"(Second page of this letter appears
to have been lost - not on file)"

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

July 28, 1948

L. McLaughlin
L.M.

Quote: P.101 298

DEPARTMENT OF NATIONAL DEFENCE

-Army-

Internment Camp,
ANGLER, Ontario.
7th October 1942

To: Authorized Deputy Custodian
912 Royal Bank Bldg.,
Vancouver, B. C.

Re: P/W A-209 OKURA Kiichi

Receipt is acknowledged of your letter file 675 dated 1-10-42 regarding m/n.

The above internee was paraded and he states that he cannot change the conditions he had made originally.

"E. D. B. Kippen"

(E. D. B. Kippen) Major,
Commandant,
Angler Internment Camp,
Veterans Guard of Canada.

HW

Copy to C. I. O.

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

July 28, 1948

L. McLaughlin
60

EXHIBIT No. 1085 - 25
DATE 26 May 1948
FILED BY J. W. G. Hunter

FILE 675

VANCOUVER DAILY PROVINCE
"sun"

MARCH 9th, 1943
"March 1/43"

ADVERTISEMENT

LAUNDRY PREMISES
AND EQUIPMENT
FOR SALE BY TENDER

The Custodian of Enemy Property offers the real property and equipment, formerly known as OKURA LAUNDRY, situate at 160 W. 4th. Avenue, Vancouver, B. C., for sale by tender.

The assets are offered for sale in parcels as follows:

PARCEL 1

Laundry Equipment owned by Kiichi Okura, including the following:

Pressing Machines	Sundry Laundry Equipment
Rotary Washers	Ironers
Rotary Washers	Extractors
Electric Motors	Shafts and Belting

PARCEL 2

Real property owned by Kiich OKURA and Seitaro OKURA, described as Lot 3, Block 21, D. L. 200A, Map 197, N. W. D., situate at 160 West 4th Avenue, Vancouver, B. C., and containing one storey frame laundry building and smaller brick dry cleaning building.

Tenders will be received by and should be addressed to the Office of the Custodian, 912 Royal Bank Building marked "Tender for Laundry Equipment and Building" up to Noon, Daylight Saving Time, on the 20th day of March, 1943, and must be accompanied by a certified cheque payable to the Custodian for ten per cent (10%) of the amount tendered. Tenders may be for one or both of the described parcels.

The assets are offered for sale without any warranty whatsoever on the part of the undersigned as to quantity, condition or state of repair of such assets. Neither the highest nor any tender will necessarily be accepted. The inventory may be inspected during office hours any day up to Noon on the 19th day of March, 1943, and arrangements made with the undersigned to inspect the assets.

DATED at Vancouver, B. C., this 9th day of March, 1943.

THE CUSTODIAN OF ENEMY PROPERTY
912 Royal Bank Building,
Vancouver, B. C.

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

July 28, 1948

L. McHughan
C.D.

EXHIBIT No.

DATE 26 May 1948

FILED BY J. W. G. Hunter

March 10, 1943.

STANLEY BROCK LIMITED
Vancouver, B. C.Department of the
Secretary of State,
Office of the Custodian,
912 Royal Bank Bldg.,
Vancouver, B. C.Attention Mr. K. W. WrightReference: File No. 675 Legal Department

Dear Sirs;

Re: P/W A-298, Okura, Kiichi and Laundry at 160 West
4th Ave., Vancouver, B. C.

As per your request we are returning the list of Equipment at the above Plant. You will note that we are giving you our valuation on the Laundry Equipment only which is what we are, of course, familiar with:

No. 1 - Big Washer (44" x 65")	-----	\$75.00
No. 2 - Big Washer (42" x 64")	-----	75.00
No. 3 - Big Washer (43" x 55")	-----	40.00
No. 4 - Medium Washer (36" x 43")	-----	30.00
No. 5 - Medium Washer (32" x 34")	-----	15.00
No. 6 - Small Washer (30" x 34")	-----	15.00
No. 7 - Small Washer (32" x 45") (Dry Cleaning Type)	-----	85.00
No. 8 - Small Washer (24" x 28") Thor	-----	50.00
American Laundry Machinery Co. 26"		
Angle Countershaft Extractor	-----	100.00
Troy Laundry Machinery Co. Extractor		
24" Angle attached Countershaft, Belt Driven	-----	100.00
Toronto Laundry Machinery Co. Shirt Machine	-----	10.00
5 Roll Flatwork Ironer	-----	50.00
Hard Collar Machine & Shaw Shaper	-----	5.00
American Laundry Machinery Co. Pressing Machine for Dry Cleaning		10.00
Hard Collar Shaping Machine	-----	5.00
5 Hp. Motor with Safety Switch Box, General Electric	-----	25.00
1 Filter Tank, above ground type	-----	10.00
		<u>"\$ 700.00"</u>

The writer and our Mr. Mouat spent some time going over this Equipment carefully and we have ascertained the Equipment is definitely very old and outside of the Extractors and the metal Dry Cleaning Washer it is somewhat doubtful if any of it could be used successfully in re-starting the business. Further, in explanation of this, when the Equipment is moved to another location we are very doubtful as to whether it would line up to be of any material use in the new location as this type of Equipment when moved after installation for a considerable length of time, we have found very often presents considerable difficulties. We are attaching hereto our Invoice for the work done in connection with this valuation.

Yours very truly,

STANLEY BROCK LIMITED

"W. Cochrane" Manager.

WC/DB/Enc.

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

July 28, 1948

J. W. G. Hunter

EXHIBIT No. 26 May 1948
 DATE.....
 FILED BY J. W. G. Hunter

UNIVERSAL APPRAISAL COMPANY LIMITED
 Yorkshire Building,
 Vancouver Canada

March 24, 1943.

Custodian of Enemy Property,
 675 W. Hastings Street,
 Vancouver, B. C.

Dear Sir:

In accordance with your instructions we hand you herewith our appraisal of the equipment in the plant of the Okura Laundry, situated at 160 West Fourth Avenue, Vancouver, B. C. The items listed are, we understand, the property of this company and the question of "title" has not been investigated.

In valuing the following items we have based our valuation on the value of the equipment in place, presuming that the purchaser will buy the whole plant, and a great deal of the equipment will be left in the same position it now is. The values are based on this equipment as a "going concern" and not at "distress sale" values. There are certain items in the listing which you will notice are marked "Removed". These are items which are on the list supplied us, but are not there now. We have assumed that the sizes on pulleys, shafting and belting are correct as shown on the list. They appear to be reasonably correct although we did not measure the individual items.

In connection with the washers you will notice that the present value is very low. The reason for this is that after these machines have been shut down for any length of time the cylinder and tub shrink, and they never will go back to their original size. In other words the whole value in these machines is in the metal parts; the wooden parts would, in almost every case, have to be replaced. We have taken into consideration the availability of good factory rebuilt, used machines, and their price today delivered in Vancouver.

We thank you for the privilege of having been entrusted with this work and sincerely hope it will commend itself to you in all matters relative to plant values. Should there be any further information you require, please consult us. We are here to serve you.

Respectfully submitted,

UNIVERSAL APPRAISAL COMPANY LIMITED

"G. W. Skelding"

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

July 28, 1948

C. MacLellan
Ed

Attached to 1085 - 27

SUMMARY

March 24, 1943.

<u>Equipment</u>	<u>Present Value</u>
Washers	\$ 666.66
Shafting	159.86
Machinery	1586.35
Miscellaneous Equipment	20.00
Scrap Value Items	<u>250.00</u>
	\$2682.87

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

July 28, 1948

L. McLaughlin
Ed

Okura

Washers

Universal Appraisal Company Limited
Present Value New
3 - 43 New Replacement Value Replac.Val.

1 Washer #1
44" x 65" Single compartment
wood cylinder washer \$ 125.00

Transmission

2 2" Canvas belts, 18' 6" long 4.00
1 8" x 10" Steel split pulley 4.95
Total Washer #1 133.95

1 Washer #2
42" x 64" single compartment wood
cylinder washer 100.00

Transmission

2 2" Canvas belts, 19' 3" long 4.16
1 7" x 10" Steel split pulley 4.78
Total Washer #2 108.94

1 Washer #3
43" x 55" single compartment wood
cylinder washer 75.00

Transmission

2 1½" Canvas belts, 24' 6" long 4.51
1 6" x 10" Steel split pulley 4.65
Total Washer #3 84.16

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

July 28, 1948

C. M. Hughes
C.M.

Okura

Washers

Present Value

New

3-43

New Replacement Value Replac. Value

Washer #4

1 36" x 43" Single Compartment wood
cylinder washer 75.00

Transmission

1 1½" Canvas belt, 14' 10" long 1.36
1 1½" Leather belt, 14' 10" long 2.26
1 6" x 12" Steel split pulley 5.15
3' 1 3/16" Shafting .57
2 1 3/16" Bearings 3.35
2 1 3/16" Set collars .70

Total Washer #4 88.39

Washer #5

1 32" x 34" single compartment wood
cylinder washer 60.00

Transmission

2 1½" Canvas belts, 14' 5" long 2.65
1 6" x 10" Steel split pulley 4.65

Total Washer #5 67.30

Washer #6

1 30" x 34" Single compartment wood
cylinder washer 60.00

Transmission

2 1½" Canvas belts, 14' 5" long 2.65
1 6" x 8" Steel split pulley 4.20

Total Washer #6 66.85

Washer #7

1 32" x 45" single compartment wood
cylinder washer 75.00

Transmission

2 1½" Canvas belts, 12' 10" long 2.32
1 12" x 10" Wood split pulley 4.75

Total Washer #7 82.07

Washer #8

1 24" x 28" Thor Washer, G 485/8 35.00

Total Washers 666.66

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

July 28, 1948

Carroll C. Longman

Okura

Shafting

PRESENT VALUE

3 - 43

		<u>PRESENT VALUE</u>
		<u>3 - 43</u>
<u>Shaft #1</u>		
20'	1 11/16" Shafting	8.00
4	1 11/16" Bearings	9.50
2	1 11/16" Set Collars	.97
1	18" x 5" Steel split pulley	6.20
1	10" x 4" Steel split pulley	3.85
1	3" Canvas belt, 23' Long	<u>4.37</u>
	Total Shaft #1	32.89
 <u>Shaft #2</u>		
11' 5"	1 3/16" Shafting	2.17
2	1 3/16" Bearings	3.35
2	1 3/16" Set collars	.70
1	12" x 3" Wood split pulley	3.03
1	16" x 3" Wood split pulley	3.50
1	12" x 5" Wood split pulley	3.15
1	3" Canvas belt, 12' 9" long	2.42
1	2" Canvas belt, 18' long	<u>2.43</u>
	Total Shaft #2	20.75
 <u>Shaft #3</u>		
20'	1 7/16" Shafting	5.60
3	1 7/16" Bearings	5.78
2	1 7/16" Set Collars	.84
1	1 7/16" Hanger	4.85
1	4" x 4" Steel split pulley	2.63
1	2 1/2" Leather belt, 12' 5"	<u>3.91</u>
	Total Shaft #3	23.61
 <u>Shaft #4</u>		
8'	1 7/16" Shafting	2.24
2	1 7/16" Bearings	3.35
2	1 7/16" Set collars	.84
1	16" x 5" Steel split pulley	5.48
1	20" x 5" Steel split pulley	7.00
1	3" Canvas belt, 30' 6" long	<u>5.80</u>
	Total Shaft #4	24.71
 <u>Shaft #5</u>		
17' 6"	1 7/16" Shafting	4.90
4	1 7/16" Hangers	19.40
2	1 7/16" Set Collars	.84
1	20" x 5" Steel split pulley	7.00
1	4" x 4" Steel split pulley	2.63
1	20" x 4" Wood split pulley	<u>4.68</u>
	Total Shaft #5	39.45

Okura	Machinery	Present Value 3 - 45	New New Replacement Value Replac. Val.
	<u>Section #4, Flat Ironer</u>		
1	Flat Ironer, 5 rools, 8' wide, 6" diameter	600.00	
	<u>Transmission</u>		
1	4" x 4" Steel split pulley	2.63	
1	2½" Leather belt, 18' 2" long	5.78	
	Total Section #4	608.41	
	<u>Section #5, Hard Collar Machine</u>		
1	Hard collar machine	No Value	
	<u>Section #6, Pressing Machine</u>		
1	Pressing machine; Mfd. by American Laundry Machine Co. Ltd., Toronto, Ontario	15.00	
	<u>Section #7, Collar Shaping Machine</u>		
1	Hard collar shaping machine	No Value	
	<u>Section #8, Sewing Machine</u>		
1	White Rotary Sewing Machine	Removed	
	<u>Section #9, Tumbler</u>		
1	36" x 62" Tumbler	No. Value	
	<u>Transmission</u>		
1	Lot bearings, shaftings, pulleys, sprockets and chain in connection with above tumbler	20.00	
	<u>Section #10, Motor</u>		
1	5 H. P., 220 volt, induction motor with pulley	76.70	
1	60 Amp, 260 volt, 3 pole, fused Langley switch	11.35	
1	Lot conduit, wiring and 3 pole open knife switch and box	15.00	
	Total Section #10	103.05	
	<u>Section #11, Boilers</u>		
4	2.9 Vertical Boilers	Scrap Value	
	<u>Section #12, Hot Water Heater</u>		
1	Robin Hood hot water heater, F Pattern	Scrap Value	
	<u>Section #13, Hot Water Tank</u>		
1	Steel hot water tank 400 gallon capacity	35.00	

Okura	Shafting	Present Value 3-43	New Replacement Value	New Replacement Value
	<u>Shaft #6</u>			
7' 6"	1 3/16" Shafting	1.43		
3	1 3/16" Bearings	5.03		
2	1 3/16" Set collars	.70		
1	18" x 4" Wood split pulley	4.33		
1	2" Leather belt, 29' long	6.96		
	Total Shaft #6	18.45		
	Total Shafting	159.86		
	<u>Machinery</u>			
	<u>Section #1, Extractor</u>			
1	26" Solid curb under drive basket type extractor, #333, M733; Mfd. by American Laundry Machine Co. Ltd., Toronto, Ontario	350.00		
	<u>Transmission</u>			
1	10" x 9" Steel split pulley	4.75		
1	2 1/2" Canvas belt, 9' 5" long	1.68		
	Total Section #1	356.43		
	<u>Section #2, Extractor</u>			
1	24" Solid curb under drive basket type extractor, #9885/24; Mfd. by Troy Laundry Machine Co. Ltd.	300.00		
	<u>Transmission</u>			
1	8" x 15" Steel split pulley	4.75		
	<u>Note:</u> No belt on this machine			
	Total Section #2	304.75		
	<u>Section 3, Shirt Machine</u>			
1	Shirt Machine; Mfd. by Toronto Laundry Machine Co. Ltd., Toronto, Ontario.	75.00		
	<u>Transmission</u>			
1	6" x 9" Steel split pulley	4.20		
2	1" Leather belts, 17' 4" long	4.51		
	Total Section #3	83.71		

Okura

Machinery

Present Value

New Replacement

New

3-43

Value

Replac. Val.

Section #14, Sawdust Burner

1 Sawdust burner Removed

Section #15, Collar Machine

1 Collar machine Removed

Section #16, Typewriter

1 L. C. Smith typewriter Removed

Section #17, Filter Tank

1 Filter Tank No Value

Section #18, Gas Tanks

2 50 Gallon underground gas tanks Scrap Value

Section #19, Gas Tank

1 125 Gallon underground gas tank Scrap Value

Section #20, Gasoline Pump1 Hand operated cleaning gasoline pump in
dry cleaning section 15.00Section #21, Gasoline Pump

1 Gasoline hand operated pump in shed at rear 25.00

Section #22, Blower

1 Belt Driven blower 20.00

Total Machinery \$ 1586.35

Miscellaneous Equipment1 Lot miscellaneous tables, laundry trucks,
small cast iron heaters, hand flat irons,
and miscellaneous equipment including wall
clock 20.00Scrap Value ItemsValue of all items shown in machinery as
"Scrap Value" and including pipe and fittings 250.00

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

July 28, 1948

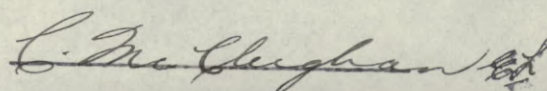


EXHIBIT No. 1085 - 28

DATE 26 May 1948

FILED BY J. W. G. Hunter

O. J. HENRY COMPANY

SUCCESSOR TO

WEIR & HENRY COMPANY

654 West 7th. Avenue
Vancouver, B. C.
June 16, 1943.

Mr. Wright
Custodian of Enemy Property
912 Royal Bank Building,
Vancouver, B. C.

Dear Mr. Wright:

At your request we have placed a value on the equipment at the Okuro Laundry, and our estimate is as follows:

Washer No. 1	(42 x 64, single compartment	\$ 50.00
Washer No. 2	(wood cylinder)	
Washer No. 32	32 x 64	50.00
Washer No. 43	42 x 54	50.00
Washer No. 54	36 x 42	45.00
Washer No. 65	32 x 34	25.00
Washer No. 7	32 x 34 32 x 45, dry cleaning type	25.00 45.00
Washer No. 8	24 x 28, Thor washer, wood cylinder	
	Missing; no commercial value.	

26" solid curb, under drive extractor, manufactured by American Laundry Machinery Company	200.00
24" solid curb, Troy Laundry Machinery extractor	200.00
5 roll, flat work ironer	100.00
4 boilers, each 2.9	200.00

The other equipment that is there at present is of no commercial value, and should be sold for scrap.

You also requested that we give a figure for the complete laundry and dry cleaning departments, as is and where is, and an estimated for the dry cleaning department and laundry department separately.

All the equipment in both departments, including belting, pulleys, shafting, etc. is worth \$1000.00. The laundry department by itself, including three of the 2.9 boilers, would be worth \$700.00. The dry cleaning department, including one of the 2.9 boilers, would be worth \$300.00.

The above estimate, in our opinion, is fair, both to the prospective purchaser as well as to the owner. We would point out that, we understand, the equipment has been left idle for approximately eight months, and every month that it remains idle the equipment will lessen in value accordingly. All the washers, with the possible exception of No. 4, will have to be rebuilt; the boilers are badly rusted, the grates will have to be replaced, ^{and all of them will likely have to be retubed.} The guage glasses have been smashed, ^{All the fittings on the boiler will have to be replaced.} and it would appear that the boilers have not been drained, and may be found to be leaking when the steam is applied owing to heavy frost last winter. The flat work ironer is badly rusted and it is quite possible that some of the steam chests are warped, in which case, the whole thing would be of no commercial value.

Page 2.

We trust that we have been of some assistance to you in this regard.

Yours very truly,

"O. J. Henry"

O. J. HENRY COMPANY

OJH/MS

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

July 29, 1948

L. M. Chapman
L.M.C.

1085 - 29

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

ADVERTISEMENT

VANCOUVER DAILY PROVINCE.....JULY 10th, 1943

AUCTION SALE

LAUNDRY MACHINERY AND EQUIPMENT

Friday, July 16th, Starting 1:30 P. M.,
at 160 West 4th Avenue.

Under instructions from the Custodian of Japanese Property, we will offer for sale by Public Auction the following:

8 Wooden cylinder washing machines (various sizes), 1 26-inch American laundry extractor, 1 24-inch Troy laundry extractor, 1 5-roll flat ironer, 1 steam presser, 1 hard collar machine, 1 shirt machine, 4 2'9 vertical boilers, 1 Robin Hood hot water heater, 1 400-gal. hot water tank, 1 5 h. p. electric motor, 1 blower, 1 50 and 1 125-gal. underground gas tank, belts, pulleys, shafting, etc.etc. Terms of sale: Cash.

Goods on view morning of sale; for earlier inspection kindly apply to undersigned.

The above represents a complete laundry and dry cleaning plant; any person interested in purchasing same en bloc, kindly get in touch with the undersigned without delay. The buildings and land can be purchased with the equipment, or leased at a reasonable rental.

Here is your opportunity to purchase a complete laundry at a sacrifice price.

THOMPSON & BINNINGTON LTD., Auctioneers and Appraisers
Royal Trust Bldg. Pac. 3564

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

July 29, 1948

L. MacLughan
E.J.

THOMPSON & BINNINGTON LIMITED

1085 - 30
EXHIBIT No. _____

DATE 26 May 1948

FILED BY
J.W.G.Hunter

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

July 19th, 1943.

Department of the Secretary of State
Office of the Custodian
Royal Bank Bldg,
City.

Attention Mr K.W.Wright

Dear Sir:-

RE- OKURA LAUNDRY - 160 WEST 4th AVENUE

Enclosed please find Statement and our cheque for the sum of \$2096.31, being the net amount realized for the Machinery & Equipment of the above Laundry by Public Auction.

We sincerely hope same meets with your approval and wish to thank you for this assignment.

Yours truly,

THOMPSON & BINNINGTON LTD
per "W.G.B.Thompson"

M.B.-W.T.

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

July 29th 1948

M. Scott
M.S.

THOMPSON & BINNINGTON LIMITED
Auctioneers and Appraisers
Royal Trust Building
626 Pender Street West,
Vancouver, B.C.

July 19th, 1943.

Department of the Secretary of State,
Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

STATEMENT RE AUCTION SALE-OKURA LAUNDRY-
160-WEST 4TH AVENUE, VANCOUVER.B.C.

To total realized by auction		\$2381.50
To Advertising	\$47.04	
To Auctioneer	238.15	
To cheque enclosed	2096.31	
	<hr/>	
	\$2381.50	\$2381.50

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

July 29th 1948

M. Sealey
ES

THOMPSON & BINNINGTON, LIMITED
AUCTIONEERS and APPRAISERS
AUCTION SHEET

DATE July 16th 1943 CAUSE Re: Okura Laundry

No.	Description of Goods	Purchaser	Amount	
1	Gas Pump & 2 Drums	Zack	\$10.00	
2	Washing Machine	Dell	90.00	
3	Park Washer (Thor)	N.S.		
4	Extractor 24"	Zack	325.00	
5	Pump	Cascade	2.00	
6	Tank	Cascade	2.00	
7	Duster	N.S.		
8	Underground tank	Cascade	2.50	
9	Shirt Machine	Active	5.00	436.50
10	5- Roll Ironer	Peerless	180.00	
11	3-Laundry carts	Acme Towel	5.00	
12	Washer 36 x 43 (4)	Zack	40.00	
13	Washer 30 x 34 (6)	Cascade	3.00	
14	Washer 32 x 34 (5)	Tacoma Junk	20.00	
15	Washer 43 x 55 (3)	Tacoma Junk	45.00	
16	Washer 42 x 64 (2)	Zacks 9	130.00	
17	Washer 44 x 65 (1)	Dell	280.00	
18	Extractor 26"	Dell	500.00	1203.00
19	1- 2'9 Boiler	Dom.Machinery	150.00	
20	1- 2'9 Boiler	Dom.Machinery	100.00	
21	1- 2'9 Boiler	Cascade	165.00	
22	1- 2'9 Boiler	Dom. Machinery	65.00	
23	Robin Hood Heater	Dom.Machinery	40.00	
24	400 Gal Tank	Megur	32.00	
25	Barrel Soap	Zack	3.00	
26	Barrel Soap)			
27	2- Barrels)	N.S.		555.00
28	5 H.P.Motor	Acme Towel	65.00	
29	Blower	Pioneer	11.00	
30	Steam Press	Wong	25.00	
31	Shirt Machine	Cascade	5.00	
32	Collar Machine	N.S.		
33	Gas Pump	Pioneer	2.00	
34	8-Tables	Acme Towel	5.00	
35	Stove (Broken)	N.S.		
36	All shafting & Pulleys excepting 8-drive Pulleys for Washers & Extractors	Cascade	65.00	178.00
37	All Piping	Pioneer	9.00	
38	Metal Box & Stove	N.S.		
39	Box old Irons	N.S.		9.00

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

July 29th 1948

M. Sealy
Ed

THOMPSON & BINNINGTON LIMITED
Auctioneers and Appraisers

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

1085 - 31
EXHIBIT No. _____
DATE 26 May 1948
FILED BY
J.W.G.Hunter

July 23rd 1943.

Department of the Secretary of State,
Office of the Custodian
Royal Trust Bldg,
City.

Attention Mr K.W.Wright

Dear Sir:-

re Okura Laundry

As per instructions of your Mr Spain we inspected a Cash Register & Safe belonging to the above Company and the following is a fair valuation in our opinion for same:-

1 - Remington Cash Register	<u>#A330</u> 42848- 1¢ to \$3.- -	\$90.00
1 - Small Safe 24" X 22" X 22"		50.00

Hoping this is the information that you require and enclosing our account for same.

Yours truly.

THOMPSON & BINNINGTON LTD

per "W.G.R.Thompson"

M.B.-W.T.

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

July 29th 1948

m. Scaly
E.H.

1085-32

26 May 1948

THOMPSON & BINNINGTON LIMITED
Auctioneers and Appraisers

J.W.G.Hunter

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

August 5th 1943.

Department of the Secretary of State
Office of the Custodian,
Royal Bank Building,
City.

Dear Sir:-

Re Okura Laundry - 160 West 4th Ave.

Enclosed please find our cheque for \$6.30 covering the articles mentioned below which we could not sell at the Auction Sale, but were fortunate later to find a purchaser for same.

Old Stove, Irons & Pump	\$4.00
Dusting Machine	3.00
	<hr/>
	\$7.00
To our Comm. 10%	.70
	<hr/>
	\$6.30
	<hr/>

All the above articles could be classed as Junk, consequently we were fortunate to find a purchaser to take them away at any price, could not get a bid on them by Auction.

Yours truly,
THOMPSON & BINNINGTON LTD
per "W.G.B. Thompson"

M.B.-W.T.

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

July 29th 1948

M. Scoler
MS