Name of Claimant MAIKAWA, Tetsu Case 1147

Custodian File 9349

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
1600	80.00 12.50										92.50

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

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

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	92.50

1540

CASE NO: 1147

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 20, 1948.

IN THE MATTER OF THE CLAIM OF

LETSU MAIKAWA

PROCEEDINGS AT HEARING

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J.A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

October 20, 1948.

IN THE MATTER OF THE CLAIM OF

LETSU MAIKAWA (Mrs.)

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
R.A. BEST, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary,
G.N.R. UPTON, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.

MRS. LETSU MAIKAWA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature (Indicating)?

A. Yes.

Q. And was that form prepared upon your instructions? A. Yes.

Q. And you swear the contents of it are true?

A. Yes.

MR. BEST: I tender as Exhibit 1 the particulars of real estate other than farm land.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM LAND, MARKED EXHIBIT NO.1)

MR. CHRISTIE: I am tendering as Exhibit 2 the Löwen and Harvey Limited appraisal.

(APPRAISAL OF LOEWEN & HARVEY LTD., MARKED EXHIBIT NO. 2)

MR. BEST:, Q. I understand that before evacuation you lived at 551 Powell Street, Vancouver? Is that correct? A. Yes.

Q. And, you were the owner of that house?

A. Yes.

Q. According to your claim you paid $1,800. for that house in 1927. Is that correct?

A. Yes.

Q. Now, there is one very large improvement here on your claim. I notice that you say in 1928 you added a complete floor comprising five rooms to this house and improved and reinforced the foundation

of it and that was done at an expense of $2,700.?

A. Yes.

Q. And prior to this time I take it that this was a one-storey house. Was it?

A. Yes.

Q. And you put the cement foundations under the house at the time you added the extra storey?

A. Yes.

Q. And with respect to this Japanese bath and garage, and wood-shed, I take it that that is all one building?

A. Yes.

Q. You made mention of a flower garden with a wide variety of flowers. Was there no garden, no cultivated area around this house at all prior to 1924? A. There was just grass, that is all.

Q. On the appraisal there is mention made that there is a roof garden over the garage. Then it goes on to say the garage roof is in poor condition. I do not quite understand that.

Did you have some arrangement where you had a balcony out over top of the garage?

A. No. It was just in front, only, not on the roof.

Q. Oh. What do you say about the condition of the garage roof?

A. At the time I left the condition of the roof was good.

Q. After you added this extra storey to the

building, I take it, there were 10 rooms in the house then. Is that right?

A. Yes.

Q. Yes.

MR. CHRISTIE: I tender as Exhibit 3 a photograph of the property.

(PHOTOGRAPH OF CLAIMANT'S PREMISES, MARKED EXHIBIT NO. 3).

And, as Exhibit 4 I tender a taxstatement for 1944 on which the assessed value of the property is set out.

(TAX STATEMENT, 1944, MARKED EXHIBIT NO. 4)

MR. BEST: Q. The 1944 tax assessment shows this property assessed at $2,100. Do you recall whether that was the assessment, say, in 1942, before you left?

A. I do not think that I recollect the value.

Q. That is all, thank you.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form, dated May 16, 1942. Is that your signature (Indicating)?

A. Yes.

MR. CHRISTIE: I am filing the J.P. Form as Exhibit 5.

(J.P. FORM, MARKED EXHIBIT NO. 5)

Q. What was the size of the garage approximately? Was it for a single or for two cars?

A. It was for one car but there was space for other things in there, too. I did not take any

measurements.

Q. No. I understand that.

Now, how far behind the house was the garage?

A. There was no space at all.

Q. It was attached to the house?

A. I am not certain about this.

Q. I will not pursue it. Was there a driveway going into the garage and what kind of driveway?

A. There was a lane at the back of my house.

Q. Now, in respect of this landscaping., I suppose this landscaping was of the ground behind the garage, on the side of the land and in front of the house. Is that correct?

A. The garden was in front of the house.

Q. Was there any landscaping done behind the house? A. No.

Q. Well, then, will you tell me how you could spend $500. on landscaping a lot which has 25 foot frontage and 122 foot depth?

THE SUB-COMMISSIONER: Q. Who did the work?

A. A gardiner did all the work.

MR. CHRISTIE: Q. And, what did you pay him?

A. He did not do it all at once; it was spread over a number of days.

Q. How much did you pay him?

A. The plants and the shrubs, flowers were all bought by the gardiner and I would not be able to divide up the amount of the plants and the amount of the ---

THE SUB-COMMISSIONER: Q. How much did you pay the gardiner? A. $500.

MR. CHRISTIE: Q. You paid the gardiner $500.?

A. Yes.

Q. How old was this house when you bought it?

A. I think over 20 years.

Q. That is all, thank you.

MR. BEST: That is all, thank you, Mrs. Maikawa.

MR. CHRISTIE: I tender for filing the Certificate of Encumbrance as Exhibit 6.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.6)

And, as Exhibit 7 I file two tenders; one of Elizabeth Warne, for $1,000., dated January 17, 1944; and the second tender submitted by Pemberton Realty Corporation Limited on behalf of a client, dated July 22, 1944, in the amount of $1,600.

(TWO TENDERS, MARKED EXHIBIT NO.7)

And, finally, as Exhibit 8, the Real Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.8)

It is submitted that the real estate was sold at its fair market value.

That concludes the defence.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

I, J.A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

J.A. McGibbon,
Deputy Commissioner.

NOV 26 1947

Case #1147

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

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

ACKNOWLEDGED

9349

Toronto

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

(1) NAME MAIKAWA (Print) Surname TETSU Given Name (MRS.) (RCMP) Reg. No. 00766

(2) Pre-Evacuation Address 551 POWELL STREET, VANCOUVER, B. C.

(3) Present Address 11 MOUNTJOY AVENUE, TORONTO, ONTARIO.

(4) REAL ESTATE

(a) Street Address (if any) 551 POWELL STREET, VANCOUVER, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT 22, BLOCK 42, D.L. 196

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $1,000.00
(ii) Buildings - - - - - - - - - - - - - - - - $1,800.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2,800.00
(v) Amount at which Custodian sold property and credited your account - - $ 1,600.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1,200.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $ 1,200.00

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) - $1,200.00

(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)
Province of Ontario)
County of York)
TO WIT:)

I, Tetsu Maikawa of the City
of Toronto in the County of York

DO SOLEMNLY DECLARE THAT:

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

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

Mrs. Tetsu Maikawa

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.

_____

MIAKAWA, TETSU (Mrs.)
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1147-1
DATE OCT 20 1948
FILLED BY
R. A. Christie

0076
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	10	Shingle	family residence	25 x 122	1927	

Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value Date of Sale
Residential	$1800 1	1928--added a complete floor (5 rooms) and improved cement foundation	--$2700	
		1930--Japanese bath		$ 2800
		Wood shed garage	--$650	
		1934-8 Large garden(flower) wide variety of flowers	$500	
		1934 40 feet cement walk	$50	
		1939 decorating interior of main floor	$75	

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

1/ house originally purchased as a cottage and owners added another storey.

2. 1944 tax assessment land $800 Improvements $1300 ------$2100

Summary:

Estimated value at date of sale	$2800
Sale Price by custodian	$1600
Claim =	1200

Mrs. Tetsu Miakawa
Signature

(4)

1147 - 2

EXHIBIT No.

DATE Oct. 20/48

FILED BY K.A.Christie

LOEWEN & HARVEY
Estate Agents Insurance
Mortgages Real Estate

751 Dunsmuir Street
VANCOUVER, B. C.

June 15th, 1944.

Department of The Secretary of State,
Office of The Custodian,
(Japanese Evacuation Section)
596 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 205, 551 Powell Street,
Lot 22, Block 42, District Lot 196.

This lot is on the North side of Powell Street, between Jackson and Princess Avenues, is 25 x 122 feet, to a 20 foot lane and is level with street and lane.

The two (2) storey dwelling on this is well back on the lot. There is no basement, but foundations are cement. The exterior is in fair condition and the shingle roof, eaves and downpipes good. On the ground floor, entrance hall leads to living-room - open arch to dining-room with kitchen behind, and two (2) bedrooms. There is a good sink and off the kitchen a toilet. Behind the kitchen is a Japanese Steam Bath, and from the kitchen a hallway leads to the garage and woodshed, one on each side of the hallway. Walls, downstairs are finished in gyproc and pannelled and in good condition. The second floor has five bedrooms (small), plastered, but in need of decorating. There is no plumbing on this floor. At the back and from the hall a door leads to a roof garden over the garage. The garage roof is in poor condition and that of the woodshed only fair. There are two (2) brick bracket chimneys.

In my opinion a fair valuation at at February 10th, 1944, is $1,600.00.

Yours faithfully,

LOEWEN and HARVEY, Limited.

"A. Rout Harvey"

Director.

ARH/F.

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

January 11, 1949.

C.A. Hyde

mcd.

EXHIBIT No. 1147-V
DATE OCT 20 1948
FILLED BY
K A Christie

MAIKAWA, Tetsu (Mrs. Sadakichi)
Evac. File #9349
551 Powell St., Vancouver, B. C.

Picture Taken April 8, 1943.

Tx. 20—125M—3-44.

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

JUN-28-44

PAID

EXHIBIT No. 114 7-4
0939 OCT 20 1948 (2)
DATE
FILLED BY R D Christley

74.69

1944

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
18.982	Mills General Purposes	$ 4,022,403.95
16.359	" Interest and Instalments	3,466,671.19
17.159	" Schools	3,636,222.30
52 500	" Gross	$11,125,297.44

CITY OF VANCOUVER

TAX STATEMENT, 1944

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1944

Land	$110,762,180
Improvements	101,148,248
Total Value for Taxation	$211,910.428

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

Notice Mailed

93x9

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1944	CURRENT GENERAL TAXES 1944	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1944
			CONSOLIDATED		NOT CONSOLIDATED									
IMPROVEMENTS	LAND		CAPITAL SUM	INSTALMENTS DUE	1941 & PRIOR	1942	1943							
1300	800	1450						1 61	76 13	77 74		3 05		74 69
PAYMENT ON A/C APPLIED														105.40

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1944.
3% if paid on or before 3rd August, 1944.
2% if paid on or before 5th September, 1944.
1% if paid on or before 3rd October, 1944.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.

SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

00766

Tetsu Maikawa,
% The Custodian of Enemy Property.
B1019
551 Powell St.

B1019 LOT. 22
BLK. 42
D.L. 196

ROLL No. Description of Property

NOTE.—Is your property correctly described?

READ CAREFULLY!

If a deposit has been made in payment or part payment of these taxes, please bring or mail **Deposit Receipt** with this Tax Statement to the Tax Office, City Hall, for adjustment.

PAYMENT BY INSTALMENTS:

CURRENT TAXES may be paid in instalments of not less than $1.00, and such payments **must be applied first to Local Improvements, Special Assessments and Miscellaneous Accounts** (if any), on which no rebate is allowed.

REBATE: After payment of the Local Improvements, Special Assessments and Miscellaneous Accounts, Rebate will be allowed on the amount of General Taxes only as follows:

Up to 3rd July, 1944	4 per cent.
Up to 3rd August, 1944	3 per cent.
Up to 5th September, 1944	2 per cent.
Up to 3rd October, 1944	1 per cent.

ARREARS OF TAXES, other than Consolidated Arrears, can also be paid in amounts of not less than $1.00, with interest thereon at 6% per annum from date of delinquency to date of payment, and such payment will be applied to the taxes longest in arrears. Taxes are levied for the calendar year, and become delinquent on 31st December in year of levy. Property becomes **liable for Tax Sale** when any arrears have been delinquent for a period of two full years.

Arrears of Taxes must be paid in full before payment of Current Taxes can be accepted, except in the case of Consolidated Arrears.

CONSOLIDATION OF ARREARS:

Under the "Vancouver Tax Consolidation Act, 1936 (Second Session)" all taxes remaining unpaid on 31st December, 1936, together with interest to that date (except such taxes as remained unpaid on properties which were included in the 1936 Tax Sale) have been consolidated, and the time for payment thereof extended over a period of **10 years in equal annual instalments.**

Payment is required before the 3rd October, 1944, of the following:—

A. Interest on the outstanding balance of the Capital Sum at 5% per annum.

B. Eighth Instalment of the Original Capital Sum (if not already paid).

C. The Full amount of the 1944 taxes.

Failure to make payment in full, as above, before the passing of the By-Law authorizing the Annual Tax Sale (about the 3rd of October in each year) will render the property liable to Tax Sale in that year.

Under the said Act all payments made after 31st December, 1936, will be applied under the Consolidation Scheme. The full amount of Consolidated Arrears with interest can, however, be paid up at any time.

Communications in reference to change of address should be sent to the City Assessment Commissioner, City Hall.

FOR FURTHER INFORMATION, call at Tax Office, City Hall, 453 West 12th Avenue, or phone FAirmont 2711.

FORM "JP" REAL ESTATE

FILE No. "9349"

BUREAU POWELL STREET

OFFICE OF THE CUSTODIAN

EXHIBIT 1147 - 5

DATE Oct. 20/48

FILED BY K.A.Christie

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: MAIKAWA, Tetsu (Mrs. Sadakichi)

HOME ADDRESS: 551 Powell St., Vancouver, B. C.

REGISTRATION NUMBER 00766 SEX: Female AGE: 49

OCCUPATION: Housewife

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sadakichi

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: Sachiko (F), Michiko (F), Hiroshi (M), Kiyoshi (M), Takeo (M), Hideo (M) Kazue (F)

~~Takeo (M), Hideo (M), Kazue (F)~~

ADDRESS OF CHILDREN: Takeo now Bridge River, B.C. Kazue - 165 Powell St., Vancouver, B.C. Others 551 Powell St.,

AGE OF CHILDREN: 14, 10, 12, 19, 22, 26, 24 yrs. resp.

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

1. LOCATION AND DESCRIPTION: Located at 551 Powell St., Vancouver, B.C. Lot 22, Block 42, D. L. 196.

2. BUILDINGS AND OTHER IMPROVEMENTS: 10-room wooden frame, shingle roof dwelling, garage & woodshed

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) $74.00 payable City Hall, for 1941

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) At present occupied by owner till evacuation, when it will be left in care of Albert H. Young, "Barrister" 207 W. Hastings St., Van., B. C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in possession of Albert Young 207 W. Hastings St., Van., B.C.

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

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Located at 551 Powell St., Van., B.C.

10-room wooden frame dwelling

2. LANDLORD'S NAME AND ADDRESS: Owner

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

4. STATE WHEREABOUTS OF LEASE: None

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Located at 551 Powell St., Vancouver, B. C.

Key will be left with Albert Young, 207 W. Hastings St., Van., B.C.

Goods listed stored in one room of house

Chesterfield 3 pce.

Linoleums, 6 pces.

Dressing tables, 3

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS Cat - - owner intends leaving at house "Will dispose of in some way".

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

FORM "JP

4. INSURANCE C

5. MORTGAGES,

OTHERS:

6. MONEYS OWIN

7. BONDS, DEBEN

8. BANK ACCOUN

9. LIFE INSURAN

10. INTEREST IN A

11. SAFETY DEPO

LIABILITIES:

1. PERSONAL DE

2. TRADE DEBTS

I, the undersigne tected area as set ou tures, bonds or other

I certify that th every description in and indirect.

Dated this 16

"A. G. McArt

W

FOR DEPARTMEN

session of Albert Young
Hastings St., Van., B.C.
None

1 St., Van., B.C.

ICH PAID: None

t date paid) None

one

F FURNITURE, FIXTURES,
ND PERSONAL EFFECTS:

t., Van., B.C.

ND PETS Cat - - owner
".

NG ANY INTEREST IN, OR

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

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

None

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

None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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 16th day of May 1942.

(Signature) "T. Maikawa"

"A. G. McArthur"
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.

January 11, 1949.

mid

EXHIBIT No. 1147 - 6
DATE Oct. 20/48
FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

"Cat 205"

"File 9349"
"Milsom"

LAND REGISTRY OFFICE

.....Vancouver, B. C.

No. .....minutes 12.10 P.M. o'clock 6th day of October, 1942.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
Lot 22,
Block 42,
District Lot 196,
Group 1, New Westminster District,
Plan 196.

viz:

Registered Owner: Tetsu Maikawa "00766"

Vested in the Custodian filed 34958..
Volume 460, Folio 23786 K. Indef.

Registered Charges: None

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"W. C. Brown"

Registrar.

To:- Custodian's Office.

"C.W.W."
"A.M."

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

January 11, 1949.

G. Hyde

CMW

1147 - 7

EXHIBIT No. Oct. 20/48

DATE

FILED BY K.A.Christie

RICHARDS, AKROYD & GALL, LIMITED

Insurance - Real Estate - Rentals - Mortgages

614 Pender Street, West

VANCOUVER, B.C.

Jan. 17th, 1944.

(Stamp)
Rec'd.....
File No. 9349
Ans. P.M.H.
Referred..Harrop.

Department of the Secretary

of State.

Office of the Custodian,

506 Royal Bank Bldg.

Vancouver, B.C.

Dear Sir;

On behalf of Elizabeth Warne of 406 Alexander St., Vancouver, B. C. we hereby tender the sum of One Thousand Dollars as in full purchase price of Catalogue No 205, being Lot 22, Block 42, D.L. 196, otherwise known as 551 Powell St, Vancouver. B.C. and enclose herewith our certified cheque payable to your order for ten per cent of the amount.

Very truly yours

Per. "R. R. Hempseed"

Confirmed

Tenderer.

"Elizabeth Warne"

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

January 11, 1949.

G Hyde

(Attached to Exhibit 1147 - 7)

PEMBERTON REALTY CORPORATION LIMITED

EVACUATION SECTION
Rec'd Jul 24 1944
File No. 9349
Ans. ✓
Referred Harrop

418 Howe Street
VANCOUVER, CANADA

July 22, 1944.

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

Lot 22, Blk.42, D.L.196
Catalogue No.205 - 551 Powell Street

Dear Sirs:

Enclosed you will find certified cheque for $1600.00, being payment in full for the property at the above address.

Please prepare Deed in favor of Jenny Orbean, wife of Kurchilnickie Orbean, of 1704 Scarth Street, Regina, Sasatcheran. Mr. and Mrs. Orbean are British subjects.

We shall be pleased to receive statement and Deed in due course. It is understood that we are to receive commission of $80.00 when the transaction has been completed.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

"W. G. Moore"

per

W. G. Moore

WGM-D

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

January 11, 1949.

E. Hyde

EXHIBIT No.
DATE Oct. 20/48
FILED BY K.A.Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Tetsu MAIKAWA (Mrs. Sadakichi) Reg.No.00766 File No. 9349.

CATALOGUE NO: 205

PROPERTY ADDRESS: 551 Powell Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 22, Block 42, District Lot 196, Group 1, N.W.D., Plan 196.

TITLE: Registered in the name of Tetsu MAIKAWA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 34958, dated October 5th, 1942.

ASSESSED VALUE: Land $ 800.00
Improvements $1300.00 - $2100.00. Taxes - $77.74.

CLASSIFICATION: This is a 2 storey 10 room house situate on a 25'x122' lot to a 20' lane. We quote the valuator's report of June 15th, 1944, Loewen & Harvey, Ltd.
"This lot is on the North side of Powell Street, between Jackson and Princess Avenues, is 25x122 feet, to a 20 foot lane and is level with street and lane.
The two (2) storey dwelling on this is well back on the lot. There is no basement, but foundations are cement. The exterior is in fair condition and the shingle roof, eaves and downpipes good. On the ground floor, entrance hall leads to living-room - open arch to dining-room with kitchen behind, and two (2) bedrooms. There is a good sink and off the kitchen is a toilet. Behind the kitchen is a Japanese Steam Bath, and from the kitchen a hallway leads to the garage and woodshed, one on each side of the hallway. Walls, downstairs are finished in gyproc and pannelled and in good condition. The second floor has five bedrooms (small), plastered, but in need of decorating. There is no plumbing on this floor. At the back and from the hall a door leads to a roof garden over the garage. The garage roof is in poor condition and that of the woodshed only fair. There are two (2) brick bracket chimneys.
In my opinion a fair valuation as at February 10th, 1944, is $1600.00."

HISTORY OF ADMINISTRATION: This property was leased by Tetsu MAIKAWA, 18th May 1942 to William Achtemichuk, on a month to month basis as from 18th May 1942. Consideration $35.00 per month payable in advance. Furniture included.

Mr. A. H. Young, Solicitor, was appointed rental agent by Mrs. MAIKAWA, and this was confirmed by the Custodian.

Rents collected - $905.00, against which were the following charges:
Water Rates - $58.10.

SOLD: To Jenny Orbean for $1600.00 as at August 2nd, 1944.
Approval of Advisory Committee - July 21st, 1944.

Funds released to the credit of Tetsu MAIKAWA as at December 15th, 1944, against which were the following charges: Real Estate Commission $80.00, Valuation $5.00, Advertising $4.00, Registration Fees $2.50, Water Rates $1.17 = $92.67, leaving a net credit of $1507.33 from said transaction.

Adjustments as at August 2nd, 1944, to the amount of $4.89 covering unexpired Fire Insurance Premiums, and $30.90 Purchaser's share of 1944 Taxes = $35.79 were placed to the credit of Tetsu MAIKAWA'S account.

The following Fire Insurance Policy:
North West Fire Insurance Co., No.205872 - $2,000.00, covering on 2 storey dwelling, was transferred to Jenny Orbean, 14th September, 1944.

OLD CERTIFICATE OF TITLE
No. 23786-K: Tetsu MAIKAWA declared on her JP Form, signed 18th May 1942, that her Title Documents were in the hands of Albert Young.

Certificate of Title No. 109660-L in the name of Jenny Orbean. This was sent by Registered Mail, December 21st, 1944, to Mrs. Jenny Orbean, 1704 Scarth Street, Regina, Sask.

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

March 25th, 1947.

"D. A. Cramer"
D. A. CRAMER.

DAC:JS

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

January 11, 1949.

E Hyde
mw