Name of Claimant MAIGAWA, Kiyojiro Case 1259

Custodian File 13698

## REAL PROPERTY

| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | | V.L.A. Mission Village | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% thereof | Charges 12.50 & Comm. | Sale Price | Total Award 80% of all Sale Prices: % of Total | Amount | Sale Price | Total Award 125% of all Sale Prices: % of Total | Amount | |
| | | 200.<br>120.<br>600.<br>650.<br>600. | 217.00 | 62.50<br>6.00<br>30.00<br>32.50<br>30.00<br>10.10 | | | | | | | 500.00<br><br>388.00 |

## 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 | |
| 110. | 27.50 | | | | | | | 27.50 |

## 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 | |
|---|---|---|---|---|---|---|---|---|
| | | | 46% | 112.00 | 51.52 | 324.50 | 38.74 | 25.00<br><br>90.26 |

TOTAL RECOMMENDATION 1030.76

CASE NO: 1259

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 17, 1948.

IN THE MATTER OF THE CLAIM OF

KIYOOJIRO MAIGAWA

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,

November 17, 1948.

IN THE MATTER OF THE CLAIM OF

KIYOOJIRO MAIGAWA.

PROCEEDINGS AT HEARING

APPEARANCES:

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

R.A. BEST, ESQ., appearing for the Claimant.

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A. SMITH, ESQ., Secretary,

G.N.R. UPTON, ESQ., Official Interpreter,

A.G. VEITCH, ESQ., Official Reporter.

MR. BEST: Your honour, this is a rather long case, since the claimant had several properties.

I think I should explain, your honour, in respect of the first parcel being claimed for here, that a rather peculiar situation arises. I do not know of another case, in my experience, similar. It is a parcel of real estate which has not yet been sold by the Custodian. We are very ready to admit that if chattels have not been sold by the Custodian they do not come within the terms of reference; I mean if the chattels can be handed back to the claimant obviously the claimant has no claim but as your honour is aware, the Order-in-Council forbidding these people to go back to the protected area is still in effect. I would suggest that the onus is on the Custodian in a case such as this to get rid of this real estate since the claimant obviously has no use for it, cannot use it and for that reason we have put in a claim here. This happens to be a very small piece of land valued by the claimant at just $200. It poses a rather peculiar situation.

THE SUB-COMMISSIONER: We will proceed and take it subject to decision in Vancouver. I think that is the safest way. Then he will not be deprived of his rights if he wishes to exercise them in the future. Do you agree with that?

MR. CHRISTIE: Yes. I am satisfied with that.

---

KIYOOJIRO MAIGAWA, 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, sir.

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

Q. You swear the contents of it are true?

A. Yes.

MR. BEST: I am filing as Exhibit 1 the Real Estate Other than Farm Land claim and marked as Parcel No. 1.

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

MR. CHRISTIE: I did note in the file there was a copy of a letter they sent to my friend, Mr. Best, from J. Spratt, the Office of the Custodian. They said in respect of the Lot 9 Block 36 "The claim filed as against this property is not relevant."

MR. BEST: I have that letter, but we are in this position that if nothing was said to the Commission at this time about this property we might very well lose the whole thing.

THE SUB-COMMISSIONER: I think we are quite safe in proceeding in the way we are.

MR. CHRISTIE: I cannot see that it is doing any harm, anyway.

MR. BEST: Q. First of all we want to ask you about this vacant lot which you had on Clark Avenue in Cranbrook. I understand you bought this property

back in 1914 for $160.? A. I bought it for $160.

THE SUB-COMMISSIONER: $160.?

MR. BEST: $160., your honour.

THE SUB-COMMISSIONER: Thank you.

MR. BEST: Q. For what did you use the lot?

A. I was working at the sawmill at the time and it was my intention to put up a house there.

MR. CHRISTIE: As we go along we might put in the certificates of encumbrance.

I am suggesting that this is a pretty complicated file and as we go along I thought perhaps it might make things a little easier for reference if we would file the appraisal and the certificate of encumbrance of each parcel as we go along.

So, as Exhibit 2 I will file the Certificate of Encumbrance on Lot 9.

(CERTIFICATE OF ENCUMBRANCE, LOT 9, MARKED EXHIBIT NO.2)

And I will tender as Exhibit 3 the appraisal of John E. Kennedy, dated July 26, 1944, and the appraisal is $70.

(APPRAISAL, JULY 26, 1944, MARKED EXHIBIT NO.3)

MR. BEST: Q. You have told us that you intended to build a house on it. Obviously you did not. You held the property for about 28 years. Did you have a garden on it, did you grow vegetables or use it to park cars, or was the land used for anything?

A. I used it for growing a few vegetables for my own use.

Q. What do you mean by saying it is in the factory district. Are there factories closeby on the same street?

A. There were no factories there. There were no factories around there.

Q. Are there any factories in Cranbrook at all? A. In the neighbourhood there are three or four sawmills.

MR. BEST: I have this year's tax bill.

THE SUB-COMMISSIONER: On Exhibit 1 the taxes are assessed at $150.

MR. BEST: That is the 1948 bill which I have here, but it has been sent to the claimant by the Custodian suggesting that he pay it and there would seem to be three or four copies. Perhaps we can file one of them. I do not suppose we will have to send them all back.

MR. CHRISTIE: On Parcel 2 there are a bunch of lots together.

MR. BEST: I think nothing will be lost if I file one of these for 1948.

MR. CHRISTIE: I would have to file it of this other lot, Lot 9, Assessment $70.

MR. BEST: In 1948 apparently it is $150.

MR. CHRISTIE: Is that the same block?

MR. BEST: Lot 9 Block 36.

MR. CHRISTIE: I have an assessment notice for the year 1945 and Lot 9 among other lots is assessed at $70. for the land and nothing for the improvements, a total of $70. I will file that as Exhibit 4.

(ASSESSMENT NOTICE, 1945, LOT 9, MARKED EXHIBIT NO.4)

MR. BEST: Perhaps we could file the 1948 one as part of the same exhibit?

THE SUB-COMMISSIONER: Yes.

--- (See Ex. No.4)

MR. BEST: It is $150.

Q. Is that your signature (Indicating)?

A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

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

A. Yes.

MR. BEST: I am filing as Exhibit 5 the Real Estate Other than Farm Land, Parcel No. 2 being land and a garage, 108 Clark Street.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM LAND, PARCEL 2, MARKED EXHIBIT NO.5)

Q. So far as this lot was concerned at 108 Clark Street, was that beside the other lot?

A. There were three houses inbetween the former one and the present 108.

Q. This apparently was also a lot 25 feet by 125 feet?

A. Yes.

Q. And you bought it at a tax sale for $50. in 1924?

A. Yes.

MR. CHRISTIE: I tender as Exhibit 6 the Certificate of Encumbrance, Lot 2 in Block 92.

(CERTIFICATE OF ENCUMBRANCE, LOT 2, BLOCK 92, MARKED EXHIBIT NO.6)

I tender as Exhibit 7 the Appraisal of John E. Kennedy, dated July 26, 1944, and the appraised amount is $70. for the land and $50. for the improvements, making a total of $120?

MR. BEST: No. I am wondering if we are on the right one? I have 1943 assessment, land $180., and improvements $140.

MR. CHRISTIE: Here is one for Land $70. and Improvements $50., making a total appraisal of $120.

(APPARAISAL, MARKED EXHIBIT NO.7.)

I will tender as Exhibit 8 the Notice of Assessment for the year 1943, and the land is $380., the Improvements $140., making a total of $520.

(NOTICE OF ASSESSMENT, 1943, MARKED EXHIBIT NO.8)

MR. BEST: Q. Apparently this land was assessed at $380, and the previous land of the same size at $150., and you say it is only a few yards away. Can you explain to us why that is? Is this in the corner of a main street, in the centre of the town or why would the difference be so great?

A. It is close to the station, this side here is close to the station and it is considered a first-class property, whereas the other is away from it and is more or less a second-class property.

Q. I understand. First of all, Mr. Maigawa, your claim has been filed under the name of Kiyoojiro. Now, Mr. Christie has handed to me a declaration signed by a Minantsu Kiyoojiro Maigawa. Are you known by those other names? A. This was a mistake

in my naturalization papers. They call it citizenship papers.

Q. You are the one known by those various names? A. Yes.

Q. You are known as Kogo? A. No. My name is not Kogo. Kogo is not a Japanese name.

MR. BEST: Some occidental has made a mistake.

THE WITNESS: I do not know anything about Kogo.

MR. CHRISTIE: He signed that declaration there. He has another name.

MR. BEST: As apparently his first given name and Kiyoojiro is his second given name, apparently.

MR. CHRISTIE: It is on the record. You have asked him about it.

MR. BEST: Yes.

Q. With respect to this $250. which you say it cost to build this two-car garage, back in 1925, apparently that is what you paid for material and labour. Is that correct? A. That was the cost of materials and the services of a carpenter. Paint, too.

Q. What is this 150-foot wooden fence built in 1925?

A. Fence.

Q. Where is that fence, at the back of the property?

A. It was around the back and one side of the house.

Q. Was it still standing at the time of evacuation? A. Yes.

Q. What do you say about the condition of this garage at the time you left?

A. It was in good condition.

Q. Was this offer which you say you received from Mr. Fuda in 1939 for $300. for this property a written offer or verbal?

A. That was by word-of-mouth.

Q. And were these other offers which you have mentioned on your claim form also by word-of-mouth?

A. Yes. They were by word-of-mouth.

Q. Did you receive any offers immediately prior to evacuation?

A. I had a number of offers but I had no intention of selling.

Q. Just one more question on that point. Can you tell us what the highest offer was which you received immediately prior to evacuation?

A. There were two people who said that they would pay $300.

Q. Is that your signature (Indicating)?

A. Yes.

Q. And, was that form prepared upon your instructions?

A. Yes.

Q. And do you swear the contents of that are true?

A. Yes.

MR. BEST: I am filing as Exhibit 9 the Real Estate Other than Farm Land form, Parcel No. 3 being

premises known as 204 Clark Street.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM, MARKED EXHIBIT NO.9)

Q. Apparently you had a house at 204 Clark Street. Is that correct?

A. Yes.

Q. And that was a six-room frame dwelling?

A. Yes.

Q. I see. And was this the house in which you lived, yourself, at 204 Clark Street?

A. No. My daughter lived there.

Q. You rented it to your daughter for $15. per month? A. Yes.

MR. CHRISTIE: I tender as Exhibit 10 the Certificate of Encumbrance. This is Lot 16.

(CERTIFICATE OF ENCUMBRANCE, LOT 16, MARKED EXHIBIT NO. 10)

And as Exhibit 11 the Appraisal of John E. Kennedy, dated July 26, 1944.

(APPRAISAL, JULY 26, 1944, MARKED EXHIBIT NO. 11)

The appraised value was $600., $100. for the land and $500. for the improvements. This property is located at 204 Clark Avenue.

I might note for the record that the Notice of Assessment for this particular lot is contained in Exhibit No. 8 and the assessed value of land is $175. and for the improvements $750. That is all in Exhibit 8.

MR. BEST: Incidentally, that was the 1945 Assessment, I believe?

THE SECRETARY: No, 1943, Exhibit 8.

It is mentioned in the 1945 assessment, too. Is that Lot no.1?

MR. CHRISTIE: Yes.

MR. BEST: Yes. That is right.

Q. Was this a two-storey house?

A. Yes.

Q. Three rooms upstairs and three down. Is that the arrangement? A. What is the number of this house?

Q. 204 Clark Street?

A. There was no upper storey. The six rooms were on the ground floor.

Q. And this was closer to the centre of the town than 108 Clark Street?

A. It was in the middle close to the station.

Q. Was Clark Street the main street in Cranbrook? A. Yes.

Q. I see. 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 that are true?

A. Yes.

MR. BEST: I tender as Exhibit 12 the Real Estate Other than Farm Land form, Parcel No. 4 being the premises known as 109 Durick Avenue.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM, 109 Durick Avenue, E 1/2 Lot 11, Block 92, MARKED EXHIBIT NO.12)

MR. CHRISTIE: I will tender as Exhibit 13 the appraisal of John E. Kennedy, dated July 26, 1944. This appraisal is $200. for the land, $700. for the improvements. Later there is a letter from John E. Kennedy, dated August 25, 1944, in which he says that he went up and gave the building another examination. He found that there was no back entrance, the fuel must be taken through the street entrance. He says the building is nothing but a fire trap and revises his appraisal and makes it $600.

THE SUB-COMMISSIONER: Attach the letter and make it all Exhibit 13.

(APPRAISAL JULY 26, 1944, LETTER AUGUST 25, 1944, MARKED EXHIBIT NO. 13)

MR. CHRISTIE: I tender as Exhibit 14 the Certificate of Encumbrance, and I would note for the record that the assessed value of this particular property is noted on Exhibit 8.

THE SECRETARY: Noted on both Exhibits 4 and 8.

MR. CHRISTIE: Exhibit 8 is sufficient.

MR. BEST: That is for both years, $1,680.?

MR. CHRISTIE: $1,680., is the total assessment.

MR. BEST: Q. Your property at 109 Durick Street is apparently a large 17-room rooming house. Is that correct? A. Yes.

Q. Now, was it all one building? Were all the 17 rooms in the one building?

A. Yes.

Q. On two floors?

A. Yes.

Q. When you purchased the property in 1922 what was on it? What was on the land at that time?

A. The same building was on but I added four rooms to the back.

Q. That was in 1925?

A. Yes.

THE SUB-COMMISSIONER: What did you pay for it in 1922?

MR. BEST: He paid $800. for it in 1922.

THE WITNESS: There were originally 13 rooms and I added four rooms.

MR. BEST: Q. You have mentioned here about the fact that you repainted the building every three years and have lumped that together at a cost of $400.?

A. Yes.

Q. Can you tell us the last year prior to evacuation when you painted it?

A. Two years before I was evacuated.

Q. I see. Did you live in this building, yourself? A. Yes.

Q. How many rooms did you and your family occupy? A. Four rooms.

Q. Four rooms. Were all the other 13 rooms rented out?

A. Yes.

Q. Did you rent them by the week or by the month? A. There were people who stayed by the month; there were people who stayed by the day.

Q. Can you estimate for us what your revenue

from the building would be in a month?

A. An average of $80. a month.

Q. I see. May I see Exhibit 13, the appraisal and while you are at it perhaps you could give me Exhibit 11. Was there just one entrance to this building?

A. There were two.

Q. Where was the second entrance, on one of the sides?

A. There was one at the back and two at the front; one to go up and one to go down.

Q. Well now, there must be some mistake here ---

THE SUB-COMMISSIONER: I think he means there in that letter, a driveway. It must mean a driveway.

MR. BEST: It could be, your honour.

THE WITNESS: There were two entrances at the front and one at the back.

THE SUB-COMMISSIONER: My construction from that is that there is no entrance for the delivery of coal such as from trucks and wagons.

MR. BEST: That is probably what it is. I read it as no back door.

MR. CHRISTIE: I thought that, too, at first. I think it is "entrance."

THE WITNESS: There was a back door but there was a garage right close to it which blocked it.

MR. BEST: Q. I see. Did you ever have any official from the town office or anyone from the fire department of Cranbrook mention the fact that this building was a fire trap to you? Have you ever

been notified of that?

A. No. I never had any representative tell me that.

Q. Were there many chinese people living in Cranbook?

A. There was quite a few chinamen there.

Q. Did they live right around this property at 109 Durick?

A. Yes. There was one next door.

Q. I see. And were there many around 204 Clark Street? A. Yes.

Q. What would you say about the general condition of this building just before you left it, on Durick Street? A. It was undeoubtedly an old building but it was in fairly good condition.

MR. BEST: I think I should explain at this time that there is no Parcel 5 being claimed for because the claimant put a value on Parcel 5, which is 201 Clark Street, of $700., and it was sold for $700. I think it is rather consistent with this man's claim. In most cases he is not even claiming as much as the assessed value of the property.

MR. CHRISTIE: I will try to show that the Custodian got everything he could out of it.

MR. BEST: Q. Is that your signature (Indicating)

A. Yes.

Q. 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 15 the Particulars of Real Estate Farm Land Claim, known as Parcel No.6, being a lot near Cranbrook.

MR. CHRISTIE: Lot number ---

MR. BEST: The legal description is, I think, Block 70 of Lot 30. Apparently it is only part of Lot 30.

(PARTICULARS OF REAL ESTATE FARM LAND, PARCEL 6, BLOCK 70, LOT 30, MARKED EXHIBIT NO.15)

MR. CHRISTIE: I tender as Exhibit 16 a certificate of encumbrance, and together with that certificate of encumbrance in the same exhibit I file, tender a deed of the land from Lee John Han to the claimant. The consideration there is $220. The certificate of Encumbrance shows that the registered owner is Lee John Han, but this deed indicates that Maigawa purchased it from Lee John Han, dated November 29, 1929.

(CERTIFICATE OF ENCUMBRANCE, DEED, MARKED EXHIBIT NO.16)

MR. BEST: Q. Mr. Maigawa, we are concerned now with this five-acre lot of yours outside the town which you bought from Mr. Han?

A. Yes.

Q. And apparently you paid him $220. for it back in 1929? A. Yes.

Q. And, you were using it to grow small vegetables?

A. Yes.

Q. Were the whole five acres cultivated?

A. Yes.

MR. CHRISTIE: I tender as Exhibit 17 the Appraisal of John E. Kennedy.

(APPARAISAL, MARKED EXHIBIT NO.17)

This appraisal is dated July 26, 1944, Lot 30, Block 70, and the improvements is nil, land $25.

I will tender as Exhibit 18 a Notice of Assessment for the year 1945. The assessed value of the land is $100.

MR. BEST: That is right.

(NOTICE OF ASSESSMENT, 1945, MARKED EXHIBIT NO.18)

Q. Apparently this property was just about half a mile outside Cranbrook?

A. Yes.

Q. On the Wattsburg Road?

A. Yes.

Q. Now, you have mentioned about the fact that you spent $100. for fencing the property in 1930. Around how many sides of the property did that fence extent?

A. It was right around.

Q. Yes. Apparently you grew your crops on this, yourself, until 1935 and rented it to this Mrs. Robinik? A. Yes.

Q. How much rent did she pay you for it?

A. She was an old friend of mine with lots of children and hard up and so I let her have it free. She used to give me vegetables occasionally, potatoes and things like that.

Q. Was the land cleared when you bought it

from Mr. Han in 1929? A. It was two-thirds cleared when I bought it and I cleared the balance.

Q. What was the road like to the property?

A. It was a main road capable of ---

Q. Is that your signature (Indicating)?

A. Yes.

Q. Was that form prepared upon your instructions? A. Yes.

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

A. Yes.

MR. BEST: I am filing as Exhibit 19, your honour, the Real Estate Farm Land form known as Parcel No. 7, being the property on Lumberton Road.

(PARTICULARS OF REAL ESTATE FARM LAND, PARCEL NO.7, MARKED EXHIBIT NO.19)

MR. CHRISTIE: The others were other than farm?

MR. BEST: No. I think Exhibit 15 is Farm Land.

MR. CHRISTIE: Thank you. I have "Other than Farm Land" noted.

MR. BEST: No.

Q. You had another piece of property on the Lumberton Road?

A. Yes.

Q. Is that correct? A. Yes.

Q. I think it was broken up into smaller lots, Lots 1 to 11?

A. It had been divided into 11 lots.

Q. I see. Well, the total frontage was 150 feet by a depth of 550 feet. Is that true?

A. One lot was 50 by 150.

Q. That is my error. Actually the frontage would be 550 feet and each lot would be 150 feet deep? A. Yes.

Q. And how far out of Cranbrook would this property be?

A. It was in Cranbrook, itself. There were houses in the neighbourhood.

MR. CHRISTIE: I tender as Exhibit 20 the Certificate of Encumbrance, that is, of Lots 1 to 11, in Block 72. Is that right?

MR. BEST: Right.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.20)

MR. CHRISTIE: And, as Exhibit 21 I tender the Assessment Notice for the year 1943.

THE SUB-COMMISSIONER: Land $600. buildings $1,200., making a total of $1,800.

MR. BEST: I think that is correct, your honour.

MR. CHRISTIE: There are three items on this. You have not that block?

MR. BEST. No. I have Block 72.

MR. CHRISTIE: Lots 1 to 3 were assessed at, improvements $1,100., land $200; and 4 to 11, improvements $100, and land $400., making a total of $1,300., and $500., or $1,800., in all.

(ASSESSMENT NOTICE, 1943, MARKED EXHIBIT NO.21)

And as Exhibit 22 the appraisal of John E. Kennedy, dated July 26, 1944, and the land is appraised at $200., the improvements at $400., making a total of $600.

(APPRAISAL, MARKED EXHIBIT NO.22)

MR. BEST: Q. There was a house on one of these lots?

A. There was a six-room house, a woodshed and a chickenhouse.

Q. Were all those buildings on the property when you bought it in 1927 from Mr. Han?

A. Yes.

THE SUB-COMMISSIONER: For how much?

MR. BEST: $800. was the purchase price in 1927.

Q. Now, you have mentioned on your claim form that you spent $200. repairing these buildings. When was that? Was that over a period of time?

A. From the time I bought it it was spread over.

Q. How long had this Mr. Johnson rented the property at $25. per month?

A. From the time that I had bought the place he occupied it.

Q. Had he always paid $25. per month?

A. No. I reduced the rent by $5. later on.

Q. When you say that you piped in water from the city, 868 feet, does that mean that the water was piped right into the house?

A. Yes.

Q. Is that your signature (Indicating)?

A. Yes.

Q. Was that form prepared upon your instructions? A. Yes.

Q. And do you swear the contents of that are true? A. Yes.

MR. BEST: I am filing as Exhibit 23 the particulars of personal chattels claim form.

(PARTICULARS OF PERSONAL CHATTELS CLAIM FORM, MARKED EXHIBIT NO. 23)

MR. CHRISTIE: I tender as Exhibit 24 the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO.24)

MR. BEST: Q. Can you tell us just where you left the furniture and chattels which you left there at the time of evacuation? Apparently you left some furniture and chattels there when you left?

A. I put them all in the lower room of my house, locked the door and reported the matter to a person named Beech-Noble, who was a representative of the Custodian. I have some documents from Beech-Noble, which I will get from my coat for you.

Q. I think that the Custodian admits that he got all this stuff and it really does not matter very much.

MR. CHRISTIE: You can ask him, anyway.

MR. BEST: What is it about? There are a few items declared and which it was found most the custodian got.

THE WITNESS: This is the copy which Beech-Noble prepared and I signed it.

MR. BEST: I will not put that in. Apparently this letter was just an inventory which was prepared

by the Custodian's officer and it seems to jibe I think exactly with the J.P. Form which the claimant filed.

Q. Now, according to this inventory which you say Mr. Beech-Noble prepared and you signed, and according to your J.P. Form some of your articles were left at 204 Clark Street, some at 201 and others at 108, and others in your room or at Durick Avenue, first of all I would like to ask just about one or two items which were left at 204 Clark Street. You have here two cooking ranges?

A. Yes.

Q. At 204 Clark Street, and on your claim you have separated those. You say you purchased one in 1938 for $35., and the other one in 1943 for $48? A. Yes.

Q. The Custodian apparently sold one for $12 and says the other one was abandoned?

A. Yes.

Q. Were they similar stoves? Could you tell us that? A. There was one large stove and one small stove.

Q. Were they both in good condition at the time of evacuation or was one much better than the other? A. One was quite old and the other new.

Q. In respect of these barber chairs, were you a barber at one time?

A. Yes.

Q. Were you using the chairs prior to evacuation? A. No. I used them up to a year before evacuation.

Q. Where did you leave this sofa and both-tub and kitchen tables at 204 Clark Street?

A. I left them at the six-room house which I rented to my daughter.

Q. I see. Now, in respect of this cooking range which was at 108 Clark Street, how old was it?

A. It might be more than 10 years old.

Q. I see. The cooking range at Durick Avenue, apparently was not found. Was it a large range?

A. It was a large stove with six rings.

Q. And how old would that be?

A. About 13 or 1e years old.

Q. For what were these show-cases used?

A. When I was operating the store I used them for putting candy and tobaggo in.

Q. They were stored with the other goods at Durick Street? A. Yes.

Q. Now, in respect of this Kelvinator freezer for which you say you paid $525. in 1938, was it a 1938 model?

A. Yes.

Q. In what condition was it?

A. I was using it until the time I was evacuated and it was in a good, satisfactory condition.

Q. What model was this 1929 Nash car? I mean, was it a sedan or a coach?

A. It was a sedan.

Q. It was a 1929 car which you bought new in 1929 for $1,800., is that true? Will you confirm that, just confirm that? A. Yes.

Q. That is all, thank you.

---

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated November 20, 1942. Is that your signature (Indicating)?

A. Yes; that is my signature.

Q. Yes. And this is the list attached to this J.P. Form which you told my friend was prepared by one of the custodian's officers?

A. Yes.

MR. CHRISTIE: I will file this as Exhibit 25.

(J.P. FORM, MARKED EXHIBIT NO.25)

I wish to file as Exhibit 26 a report of Marjorie F. Beale of Beale & Elwell. I think they are real estate agents. This is a report on the different items of property.

(REPORT, DECEMBER 18, 1942, MARKED EXHIBIT NO.26)

In cross-examing the witness on the real estate I would again note that this Lot No. 9 has not been sold by the Custodian and that I agreed to the examination of my friend solely on the basis of arriving at the value of the property.

THE SUB-COMMISSIONER: Yes.

MR. CHRISTIE: Q. Where were the different people who were tenants of one of your houses employed? Were they employed in the factories in Cranbrook?

A. Do you mean the rooming house?

Q. The rooming house? A. There were people who were working in the neighbourhood of Cranbrook and

the sawmills and old age pensioners.

Q. And were your different properties close to these sawmills? A. They were quite close to the sawmill.

Q. In arriving at the value of these different properties was this your own estimation or did you receive any assistance from any real estate agent, or from anyone else? A. I based it on the price which I bought these properties at and the improvements.

Q. And this was your own valuation and no-one else's?

A. Yes.

MR. CHRISTIE: Your honour, in connection with the real property there is the various appraisals of John E. Kennedy. There is also the appraisal of Beale & Elwell, and then again when I file the different offers and tenders to purchase these different properties there are certain comments there as to the condition of the property and I feel it is a matter of appraisal and I do not intend to cross-examine the claimant at any further length in connection with these properties.

THE SUB-COMMISSIONER:, All right.

MR. CHRISTIE: Perhaps if the claimant could sit down I might file these different offers now, just to keep it in order.

I think perhaps we could file all these offers in one exhibit, being Exhibit 27, although they do affect different properties.

The first tender that I have is a tender dated March 26, 1945, made in regard to lot No.2, Block 92, by John E. Kennedy on behalf of a client. The tender was $120. I believe this was a tender which was accepted.

I submit as part of the same exhibit a tender dated April 4, 1946. It pertains to Lot 16, made by C.R. Ward, $600.

I tender for filing a tender dated September 2, 1944, and it is for $650., made by Wheeler Motors. It is the East half of Lot 11 and it is in the amount of $650. Unfortunately these do not seem to be in order.

This is a tender for Lot 19, Block 35, made by John E. Kennedy on behalf of a client, dated February 27, 1945, and it is in the amount of $700.

MR. BEST: I do not think, your honour, unless my friend wants to put that in that it is relevant, because that is on Parcel 5 which was sold for $700., and the claimant only claimed for $700.

MR. CHRISTIE: I think perhaps it will complete it, anyway. This is a tender of June 6, 1944, made in regard to Block 70, John Singh. The tender is in the amount of $200.

This is a tender dated August 14, 1944, in regard to the Lumberton road, which my friend tells me is Parcel 7, Lots 1 to 11 and it is made by Jack M. Falkins, dated August 14, 1944, and is in the amount of $600.

Those tenders which I have submitted so far,

although they are in respect of different lots seem to be the ones which have been acepted. Evidently these which are to follow have been rejected.

There is a tender from Joe Gauthier, in regard to 108 Clark Avenue. That is Parcel 2. This tender is in the amount of $25.

In regard to parcel 3 there is a tender by Jack M. Falkins, dated April 24, 1946, and this is in the amount of $400.

There is a tender on the same parcel by Joe Gauthier, June 6, 1944, $200.

There is another tender by Joe Gauthier, dated November 10, 1943, and is in the amount of $400.

In regard to Parcel No. 4 there is a tender by Wheeler Motors, dated August 8, 1944. The tender is in the amount of $550.

In regard to Parcel 7 there is a tender by Jack M. Falkins, on behalf of a client, K.L. Isman, dated June 6, 1944, and is in the amount of $400.

That appears to cover the real estate.

(ELEVEN OFFERS TO PURCHASE, MARKED EXHIBIT No.27)

In connection with the personal property, your honour, I make note for the record as to the method of handling. This property was located at Cranbrook and I am advised that the nearest auctioneer was at Nelson, 150 miles away, so the custodian decided on the advice of Mr. Kennedy to dispose of this property through a secondhand dealer in Cranbrook. It was recognized that perhaps the secondhand dealer, in view of the fact, that he would have to make a profit, would not pay and therefore the sales would

not obtain perhaps as large an amount as if it had been taken to an auctioneer at Nelson but, on the other hand, the expense of transporting the goods and going to Nelson probably would have overcome any difference than that which might have been lost in selling it at auction.

Q. Mr. Maigawa, do you know a Mr. Thompson, who is a secondhand dealer at Cranbrook?

A. Yes.

Q. And did you sell him articles of furniture in your house prior to your evacuation?

A. Yes. I sold him the mirrors in the barber shop.

Q. And did you sell him any articles of household furniture?

A. Yes. I sold him some household furniture.

Q. Unless the list is too long could you tell us generally what you sold him? A. The heating stove and the rooming-house beds.

Q. Any chairs or things of that sort?

A. Yes.

Q. And tables? A. No.

Q. Was there any other household equipment which you sold him? A. The looking glasses, that is all. No. That was all.

Q. I am informed that these kitchen cabinets were just another name for kitchen shelves and that they stood on apple boxes. Is that correct?

A. I made those things, myself, and they had

glass fronts.

Q. Well, now, were they shelves?

A. Yes, there were shelves.

Q. And with respect to the clothes cupboard with the glass doors, did you make that, yourself?

A. No. I bought it secondhand.

Q. This was secondhand. Was this sink attached to the wall by screws or bolts or nails?

A. Yes, it was.

Q. The sink was attached?

A. Yes.

Q. Now, in respect of this kitchen range at 108 Clark Avenue, I am advised that the grates were all burned out. Is that right?

A. No. They were used right up to the time I left.

Q. Where did you buy this Kelvinator freezer?

A. Cranbrook. I bought it from a dealer in those things in Cranbrook.

Q. I am told that it is of an old type. Is that right? A. I bought it new for $525., and it was used up to the time I left. I used it right up to the time that I left in the rooming house.

Q. Did Mrs. Marx at 204 Clark Avenue have the use of any of these articles?

A. No.

Q. Did she have a kitchen stove and heater of her own? A. Yes.

Q. Where were these two cooking ranges stores in this house, then?

A. They were left in the house.

Q. Where in the house?

A. They were left where they were originally, in the cookhouse or the kitchen.

Q. Were you ever in this property when Mrs. Marks was your tenant? Where did she have her stoves? Did you ever know her?

A. I don't know anybody by that name.

Q. All right. Maybe she used it without your permission. That may be the answer.

In regard to this car, the 1929 Nash car, what was the condition of the tires?

A. There were four old tires and two new spare tires.

MR. CHRISTIE: I have quite a few letters in regard to the valuation of these different goods. For instance, there is a letter from Thompson and Doran another secondhand dealer. I thought I would put those in as one exhibit, No.28, and also the report of the R.C.M.P. in regard to the car. I thought that could all very well go in under the personal property, otherwise I might be a further hour.

(VALUATIONS, LETTERS, R.C.M.P. VEHICLE REPORT, MARKED EXHIBIT NO.28)

I think they seem to cover the situation fairly well.

It is submitted that the real properties were sold at their fair market value.

It is submitted that these goods, these articles of personal property, including the 1929 Nash car, were sold at their fair market value.

It is submitted that the sink was a fixture; and in regard to the other articles which were abandoned and declared not found it is submitted that the valuation placed on these articles is excessive.

That concludes the defence, your honour.

MR. BEST: May I see the Doran letter?

MR. CHRISTIE: Do you want to re-examine on that?

MR. BEST: I am not sure that I need to, but, I would just like to have a look at it. My friend has one letter which I think he wants to file, and I had a little note that I might want to ask one or two questions on it, that is all, otherwise I am through here.

Would you mind just showing me that Doran letter?

MR. CHRISTIE: Is that the one?

I suggest that Exhibit 28 might be described as appraisals, memoranda and letters re personal property. I have a group of things, but I think that will cover it.

---

(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, John 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.

John A. McGibbon,
Deputy Commissioner.

JAN 14 1948

Case 1259

**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

13698

Toronto

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

(1) NAME Maigawa (Print) Surname Kiyoojiro Given Name (RCMP) Reg. No. 13020

(2) Pre-Evacuation Address Cranbrook, B.C.

(3) Present Address 45 Kensington Ave., Toronto, Ontario.

R.A. Best

(4) REAL ESTATE

(a) Street Address (if any) (1)Clark St.Cranbrook (2)Garage 108 Clark St. (3)204 Clark St. (4)109 Durich Ave. (5)201 Clark St. (6)Lot near Cranbrook (7)Lumberton Rd. City or Municipality, Province Cranbrook

(b) Legal description (lot number, block number, section number, etc.) (1)Lot 9,Block36,Plan 669, (2)Lot 2,Block 92,Plan 669 (3) Lot 16,Block 36, Plan 669, (4)East ½ Lot 11,Block 92,plan 669 (5)Lot 19,Block 35,Plan 669 (6)Block 70,Lot 30,Plan 887, (7)Lots 1-11,Block 72,Lot 30,Plan 1099

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

(i) Farm
(ii) Residence
(iii) Business

Type of business (4) Rooming house 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):

| | | Value | |
|---|---|---|---|
| (i) Land | $ | 1.200.00 | 5.700.00 |
| | | 2.200.00 | 6.300.00 |
| | | 3.800.00 | 7.1000.00 |
| | | 4.1500.00 | |
| (ii) Buildings | $ | | |
| (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) | $ | Sold for 1.Nil 2.120.00 3.600.00 4.650.00 | 5.700.00 6.200.00 7.600.00 |
| (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) | $ | | 2870.00 |
| (v) Amount at which Custodian sold property and credited your account | $ | | |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv) | $ | | 1830.00 |

(5) PERSONAL PROPERTY

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

Some at 109 Durich Ave.,Cranbrook and some in garage at 108 Clark St.

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

House and garage

(c) How stored or packed at time of evacuation

Left in house

(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")

Messrs. Beal and Elwell - Real Estate Agents, Cranbrook as agents for Custodian

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

| | | | |
|---|---|---|---|
| 1. | See attached list-Value - 802.00 | Estimated Value $ | |
| 2. | Sold by Custodian for 901.00 | Estimated Value $ | 712.00 |
| 3. | One 1929 Nash Car - Value 200.00 | Estimated Value $ | |
| 4. | Sold for 110.00 | Estimated Value $ | 90.00 |
| 5. | | Estimated Value $ | |
| 6. | | Estimated Value $ | |
| 7. | | Estimated Value $ | |
| 8. | | Estimated Value $ | |
| 9. | | Estimated Value $ | |
| 10. | | Estimated Value $ | |

TOTAL CLAIM FOR PROPERTY LOSS $ 802.00

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) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - $ 2632.00

(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)
County of York )
TO WIT:)

I, Kiyoojiro Maigawa of the City
of Toronto in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City )
of Toronto )
in the County of York )
this 10th day of January )
A.D. 1947. )

K Maigawa

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.

January 10, 1948.

Kiyojiro Maikawa

Articles being left in Lot 16, Block 36, Plan 669, 204 Clark Ave., Cranbrook.

| | | | |
|---|---|---|---|
| 2 Cooking Ranges | 50.00 | 2 barber chairs | 50.00 |
| 4 Kitchen cabinets | 40.00 | 1 mounted deer head | 5.00 |
| 1 Sink | 10.00 | 1 large writing desk | 3.00 |
| 1 clothes cabinet | 15.00 | 5 chairs | 5.00 |
| 1 Sofa | 15.00 | 2 kitchen tables | 3.00 |
| 1 Wash stand | 2.00 | 1 table | 10.00 |
| 1 Bath tub | 10.00 | 3 linoleums | 2.00 |

Total - $220.00

Articles being left in Lot 19, Block 35, 201 Clark Avenue

| | | | |
|---|---|---|---|
| 1 Cooking range | 35.00 | 2 China Cabinets | 8.00 |
| 1 Bed | 10.00 | 1 Sink | 10.00 |
| 1 Bureau | 10.00 | 3 Linoleums | 1.00 |
| 1 Wash stand | 2.00 | | |

Total - $76.00

Articles stored in Garage on Lot 2, Block 92, 108 Clark Avenue

| | |
|---|---|
| 1 cook range | 5.00 |
| 2 heaters | 10.00 |
| 1 showcase | 10.00 |

Total - $25.00

Articles stored in the rooming house on the east half of Lot 11, Block 92, 109 Durick Avenue, Cranbrook.

| | | | |
|---|---|---|---|
| 1 Cooking range | 20.00 | 5 showcases | 100.00 |
| 6 bureaus | 60.00 | 2 scales | 1.00 |
| 2 linoleums | 20.00 | 3 beds | 15.00 |
| 1 ice bos | 10.00 | 1 Kelvinator Freezer with motor | 200.00 |
| 10 ice cream chairs | 30.00 | | |
| 3 ice cream tables | 15.00 | | |

Total - $481.00

GRAND TOTAL - $802.00

MAIGAWA, Kiyoojiro
(Claimant's Name)

**REAL ESTATE**
(Other than farm)

EXHIBIT No. 1259 - 1
DATE NOV 17 1948
FILLED BY R.A. Bonner

13020
Reg. No.

Parcel I

| 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 |
|---|---|---|---|---|---|---|
| Lot No. 9, Blk.36, Plan 664 | — | — | Vacant | 25 x 125 | 1914 | |

| Type of Locality | Cost Price | Improvements made by Claimant | Estimated Value Date of Sale |
|---|---|---|---|
| Factory district | $160.00 | None | $ 200.00 |

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

- 1948 tax assessment value of land $ 150.00 yet Custodian's evaluation is described by appraiser as "nil".

- This parcel of land unsold by Custodian and since claimant's account with Custodian has been exhausted, he has received the attached letter asking him to pay taxes.

- Custodian indep. evaluation $ 70.00

Summary

| | |
|---|---|
| Estimated value | $ 200.00 |
| Not sold by Custodian | ---- |
| | $ 200.00 |

K. Maigawa

Signature

1259

(Started this)

1259 - 2

EXHIBIT No.

No. 11822 Nov 17 1948

DATE

FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

13698? Peters

LAND REGISTRY OFFICE RP 1

Nelson, B.C.

30 minutes Nine o'clock 4th day of January, 1944

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

Lot 9 in Block 36, Cranbrook City, Plan 669.

Certificate of Vesting in Custodian filed 14/12/43. D. F. 17393.

viz.:

Registered Owner: KIZOGIRO MAIGAWA

Indefeasible Title 47920-I.

Registered Charges:

24089-D Easement, dated 12/2/40, for Storm Sewer, in favor of The Corporation of The City of Cranbrook. Application received 15/3/40 at 11:42 A. M.

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

To

Ian Macpherson, Esq.,
VANCOUVER, B.C.

"A.M. Idiens"
Registrar
"SEAL"

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

Feb.1-49

C. McClughan
G.G.

1259 - 3

EXHIBIT No. Nov 17 1948

DATE

FILED BY K.A. Christie

R.P.2.

JOHN E. KENNEDY

Cranbrook, B.C. July 26 1944

PARCEL 1

| Catalogue No. | Page | Lot No. | Block No. | Plan No. | Land | Impvts. | Fixtures |
|---|---|---|---|---|---|---|---|
| 556 | 6 | 9 | 36 | 699 | $70.00 | Nil | Nil |

This lot is located on Clark Avenue adjacent to the Chinese quarters and will not be in demand.

"J. E. Kennedy"

J. E. Kennedy,
Appraiser.

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

Feb.1-49

C. McCaughan
A.J.

EXHIBIT No. 129-4

NOV 17 1948

FILLED BY R D Rose

# CORPORATION OF THE CITY OF CRANBROOK

# TAX DEMAND 1948

To M. Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
#506 Royal Bank Building,
VANCOUVER, B. C.

DEBENTURE RATE - - - 6 Mills
SCHOOL RATE - - - - 34 Mills
GENERAL RATE - - - - 8 Mills
48 Mills

| Roll No. | Map No. | Lot | Block | ASSESSED VALUE FOR TAXATION | | | PROPERTY TAXES | | | | LOCAL IMPROVEMENT TAXES 1948 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Value of Land | Value of Improvements | TOTAL | TAXES 1948 | | ARREARS of TAXES | | DELINQUENT TAXES | |
| 322 | 669B | 9 | 36 | 150. | | 150. | 7.20 | | | | | |

The above taxes are due and payable to the undersigned at the Municipal Office, Cranbrook, B. C. Payment may be made in Currency or by Express or P.O. Money Order or Marked Cheque, including exchange. The above items do not include accrued interest.

PERCENTAGE ADDITION: SPECIAL NOTICE: The attention of Ratepayers is drawn to the fact that upon the 1st day of July the Collector will add to the above current year's taxes unpaid 10 per centum of the amount thereof.

TAXES IN ARREARS:—This property will be sold for taxes on the 30TH DAY OF SEPTEMBER, 1949, unless the taxes are sooner paid.

DELINQUENT TAXES:—This property will be sold for taxes on the 30th DAY of SEPTEMBER IN THIS YEAR unless the taxes are sooner paid.

DEMANDED this MAY 25 1948

F. W. BURGESS, Collector
City Hall, Cranbrook, B. C.

R.P.2

# Corporation of The City of Cranbrook

# ASSESSMENT NOTICE

1696

EXHIBIT No. 1259-4 NOV 17 1948 Re: K. Maigawa.

DATE

FILLED BY K B Brodie

Roll No. 304,317,624

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

TAKE NOTICE that your property has been assessed as follows:

| Lot | Block | ASSESSMENT Land | Improvements | Total |
|---|---|---|---|---|
| 19 | 35 | 200 | 550 | 750 |
| 9 | 36 | 70 | | 70 |
| 16 | 36 | 175 | 750 | 925 |
| 2 | 92 | 380 | 140 | 520 |
| E½11 | 92 | 230 | 1450 | 1680 |

If you have any objection to the above Assessment you are requested to notify the undersigned in writing, not later than ten (10) clear days before the Sitting of the Court of Revision.

The Court of Revision will sit on Feb. 8, 1945

Cranbrook, B. C.

January 2nd. 1945

F. W. BURGESS,
Assessor.

R.P.2

# Appeals to Court of Revision

**Section 234, Municipal Act, Chapter 199, R. S. B. C. 1936**

234 (1). If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

(2). The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

(3). Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

(4). Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

MAIGAWA, Kiyoojiro
(Claimant's Name)

**REAL ESTATE**
(Other than farm)

EXHIBIT No. 1259-5
DATE NOV 17 1948
FILLED BY R.S. Beck

13020
Reg. No.

Garage at 108 Clark St. Parcel II

| 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 |
|---|---|---|---|---|---|---|
| Lot 25 x 125 with 2-car garage | 1 | Wood frame with tin covering 20x22 | Used garage to keep his car in. | 25' x 125' | 1924 | |

| Type of Locality | Cost Price | Improvements made by Claimant | | Estimated Value Date of Sale |
|---|---|---|---|---|
| In centre of town | $ 50.00 at a tax sale | 1925 - Built the garage, material and hired labor | $ 250.00 | $ 200.00 |
| | | 1925 - Built fence, 150', wooden | 40.00 | |

Comments re upkeep of premises:

**Summary**

| | |
|---|---|
| Estimated value | $ 200.00 |
| Sold by Custodian | 120.00 |
| Amount of claim: | 80.00 |

Comments re Appraiser's report not covered above:

- 1943 Tax Assessment Land, $380.00 & Improvements $140.00 - $ 520.00 NB
- 1939 Mr. Rikuzu Fuda now living in Windermere, B.C. offered claimant $ 300.00 for this property.
- Claimant also received numerous many other offers.
- Custodian indep. evaluation, $120.00

K. Maigawa

Signature

1259 - 6

EXHIBIT No.
Nov 17 1948
DATE
FILED BY K.A.Christie

13698

R.P.1

CERTIFICATE OF ENCUMBRANCE No. 11820

Cat.557

LAND REGISTRY OFFICE

Nelson, B.C.

30 minutes Nine o'clock 4th day of January, 1944.

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

Lot 2 in Block 92, Cranbrook City, Plan 669.

Certificate of Vesting in Custodian filed 14/12/43 D. F. 17393.

viz.:

Registered Owner: KOGO MAIGAWA
Indefeasible Title 16191-I.

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

"A.N. Idiens"
Registrar
"SEAL"

To Ian Macpherson, Esq.,
VANCOUVER, B.C.

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

Feb.2-49

C. MacCleighan
S.G.

1259 - 7

EXHIBIT No. Nov 17 1948

DATE

FILED BY K.A. Christie

JOHN E. KENNEDY

R.P. 4

Cranbrook, B.C. July 26 1944

| Catalogue No. | Page | Lot No. | Block No. | Plan No. | Land | Impvts. | Fixtures |
|---|---|---|---|---|---|---|---|
| 557 | 6 | 2 | 92 | 669 | 70.00 | 50.00 | NO. |

This lot is situated at 108 Clark Avenue and consists of a frame and iron garage 18' x 20' and is in very poor condition. There is a considerable pile of rubble on this lot which would cost at least $30.00 to clean off. This is also situate in the Chinese quarters.

PARCEL 2

"J. E. Kennedy"

J. E. Kennedy,
Appraiser.

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

Feb. 3-49

E. McClaughry J.P.

1259 - 8

EXHIBIT No.

Nov. 17 1948

DATE

FILED BY K. A. Christie

Corporation of the City of Cranbrook

ASSESSMENT NOTICE

~~"File #13698"~~
"Reg. "13018"

"5114"
"13698"

Roll No. 631, 640, 306, 326

M Kayo Mugawa

City

TAKE NOTICE that your property has been assessed as follows:

| | Lot | Block | ASSESSMENT Land | Improvements | Total |
|---|---|---|---|---|---|
| I | 2 | 92 | 380 | 140 | 520 |
| II | ~~½~~11 | 92 | 230 | 1450 | 1680 |
| III | 19 | 35 | 200 | 550 | 750 |
| IV | 16 | 36 | 175 | 750 | 925 |

If you have any objection to the above Assessment you are requested to notify the undersigned in writing, not later than ten (10) clear days before the Sitting of the Court of Revision.

The Court of Revision will sit on Feb. 8 1943 Cranbrook, B. C.

Jan. 1 1943

F. W. BURGESS,
Assessor.

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

Feb. 14, 1949

C. McClughan J.J.

MAIGAWA, Kiyoojiro

(Claimant's Name)

**REAL ESTATE**
(Other than farm)

EXHIBIT No. 1259-9
DATE NOV 17 1948
FILLED BY R.A Bark

13020
Reg. No.

204 Clark St.

Parcel III

| 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, Lot 16 Blk. 36 | 6 | Frame | Rented as a residence at $15.00 mo. | 25 x 125 | 1922 | |

| Type of Locality | Cost Price | Improvements made by Claimant | | Estimated Value Date of Sale |
|---|---|---|---|---|
| Business section | $375.00 | 1923 - Renovation of house, roof, etc. | $ 150.00 | $ 800.00 |
| | | - Repairs to woodshed | 25.00 | |
| | | 1925 - Wooden side walk built | 20.00 | |

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

| | | |
|---|---|---|
| 1945 Assessment value | Land | $175.00 |
| | Improve. | 750.00 |
| | | $925.00 |

Custodian's indep. evaluation: $600.00

**Summary**

| | |
|---|---|
| Estimated value | $ 800.00 |
| Sold for | 600.00 |
| | $ 200.00 |

K. Noguchi

Signature

1259 - 10
EXHIBIT No.
DATE Nov. 17 1948
FILED BY K. A. Christie

No. 11819

CERTIFICATE OF ENCUMBRANCE

R.P. 1

LAND REGISTRY OFFICE

Nelson, B. C.

30 minutes Nine o'clock 4th day of January, 1944

I HEREBY CERTIFY that the following is the state of the title to a
Lot 16 in Block 36, Cranbrook City, Plan 669.

Certificate of Vesting in Custodian filed 14/12/43. D.F. 17393.

viz:

Registered Owner: KIYOJIRO MAIGAWA
Indefeasible Title 13653-I.

Registered Charges:

26031-D Mortgage, dated 8/8/42, and due 8/8/45 for $350.00 at 7% per annum, in favour of Alice Cameron and Robert E. Sang, trading as Cameron and Sang. Application received 12/8/42 at 10:12 A.M.

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

To Ian Macpherson, Esq.,
Vancouver, B. C.

"H. H. "
"A. R."

"A. M. Idiens"
Registrar.

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

Feb. 15, 1949

C. MacGlaughan
Sy.

P
a
r
c
e
l
3

1259 - 11
EXHIBIT No.
Nov. 17 1948
DATE
FILED BY
K. A. Christie

JOHN E. KENNEDY
Trading as
East Kootenay Real Estate
and Insurance

P. O. Box 236

Cranbrook, B. C. J[illegible]

"13698"

| Catalogue No. | Page | Lot No. | Block No. | Plan No. | Land | Impvts. | Fixtures |
|---|---|---|---|---|---|---|---|
| 558 | 6 | 16 | 36 | 669 | 100.00 | 500.00 | Nil |

This lot is located at 204 Clark Avenue, one storey and is built in two compartments. The building is in very poor condition and is also located in the Chinese quarter.

"J. E. Kennedy"

J. E. Kennedy,
Appraiser.

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

Feb. 15, 1949

C. McClughan
S.G.

MAIGAWA, Kiyoojiro
(Claimant's Name)

**REAL ESTATE**
(Other than farm)

EXHIBIT No. 1259-12
DATE NOV 17 1948
FILLED BY R. A. Best

13020
Reg. No.

109 Dunrick Ave. Parcel IV

| 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 |
|---|---|---|---|---|---|---|
| Rooming House, Lot 11, Blk. 92 | 17 | Frame | Rooming House | 25 x 62½ | 1922 | |

| Type of Locality | Cost Price |
|---|---|
| Centre of town | $ 800.00 |

Improvements made by Claimant

| | | |
|---|---|---|
| 1925 | - Built 4 additional rooms upstairs | $ 400.00 |
| 1930 | - Laid sewer & pipe | 180.00 |
| | - Repairs to roof | 150.00 |
| | - Repainted once every 3 years | 400.00 |

Estimated Value Date of Sale

$1,500.00

Comments re upkeep of premises:

Summary

| | |
|---|---|
| Estimated value | $1,500.00 |
| Sold for | 650.00 |
| Amount of claim: | $ 850.00 |

Comments re Appraiser's report not covered above:

| | | |
|---|---|---|
| 1945 Assessment: | Land | $ 230.00 |
| | Improvements | 1450.00 |
| | | $1680.00 |

Custodian's indep. evaluation: (1944) $ 600.00

K. Morgan
Signature

Parcel 4

EXHIBIT 1259 - 13

DATE Nov. 17 1948

FILED BY K. A. Christie

R. P. 3

JOHN E. KENNEDY

East Kootenay Real Estate
& Insurance

Cranbrook, B. C.

July 26, 1944.

| Catalogue No. | Page | Lot No. | Block No. | Plan No. | Land | Impvts. | Fixtures |
|---|---|---|---|---|---|---|---|
| 559 | 6 | E½ 11 | 92 | 669 | 200.00 | 700.00 | Nil |

This lot is situated at 109 Durick Avenue. The building is two-storey and is in very poor state of repair and situated in the Chinese quarter.

"J. E. Kennedy"

J. E. Kennedy,
Appraiser.

see letter attached
Aug. 25/44.
Re-valuated at $600.00

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

Feb. 21, 1949

E. McClaughry
A. J.

1259 - 13

EXHIBIT No.

Nov. 17 1948

DATE

FILED BY K. A. Christie

JOHN E. KENNEDY

Cranbrook, B. C.

August 25th, 1944.

F. G. Shears, Esq.,
Director Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir,-

Re: Catalogue No. 559
109 Durick Avenue, Cranbrook, B. C.
Lot E½ 11, Block 92

I have the honour to acknowledge receipt of your letter of 23rd inst. in connection with the above matter and in reply to say I went up and gave this building another examination.

I find the building to be in very poor shape and one matter I overlooked in my appraisel that there is no back entrance, and fuel etc. must be taken thru the street entrance, I do not know why I overlooked this but, the fact remains.

In veiew of the fact that this building is really nothing but a fire trap and on account of having three blind sides it would be a difficult undertaking to dismantle I suggest you would be justified in selling it for a lower figurethan appraised by me say about six hundred dollars ($600.00).

Trusting the revised valuation will meet with your approval, and awaiting your further pleasure I beg to, remain,

Yours sincerely,

"John E. Kennedy"

John E. Kennedy.

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

Feb. 21, 1949

C. MacGillivray J.P.

1259 - 14

EXHIBIT No.

Nov. 17 1948

DATE

FILED BY K. A. Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

No. 11818

Nelson, B. C.

30 minutes Nine o'clock 4th day of January, 1944.

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

The East half of Lot 11 in Block 92, Cranbrook City, Plan 669.

Certificate of Vesting in custodian filed 14/12/43 D.F. 17393.

viz.:

Registered Owner: KIYOJIRO MAIGAWA
Indefeasible Title 10362-I.

Registered Charges:

26032-D Mortgage, dated 8/8/42 for $500.00 at 7% per annum, payable in instalments, in favour of Alice Cameron and Robert E. Sang, trading as Cameron and Sang. Application received 12/8/42 at 10:13 A.M.

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

"A. W. Idiens"
Registrar.

To Ian Macpherson, Esq.,
Vancouver, B. C.

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

Mar. 1, 1949

C. McClughan
H.J.

MAIGAWA, Kiyoojiro — Parcel VI — **REAL ESTATE** (Farm Land) — 13020

(Claimant's Name) — Reg. No.

EXHIBIT No. 1259-15
DATE NOV 17 1948
FILED BY R.D. Reid

Lot near Cranbrook.

| LAND | Acres | Date of Purchase | From Whom | Cost Price | Cleared Uncleared or cultivated at date of Purchase | Improvements at date of Purchase | Estimated value at Date of Sale |
|---|---|---|---|---|---|---|---|
| Uncleared | | | | | | | |
| Cultivated not planted | | | | | | | |
| Cultivated and not in crop | | | | | | | |
| List Crops | | | | | | | |
| Peas | | | | | | | |
| Beans | | | | | | | |
| Potatoes | 5 acres | 1930 | Lee John Han | $ 200.00 | Cleared | ---- | $ 300.00 |
| Carrots | | | | | | | |
| Total | 5 acres | | | | | | |

**IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS** (e.g. cultivation, plants, trees or special equipment)

| Description | When Made | Cost |
|---|---|---|
| Fencing | 1930 | $100.00 |

**BUILDINGS**

| Type | Size | Finish | Date Built | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value |
|---|---|---|---|---|---|---|---|---|

**Summary**

| | |
|---|---|
| Estimated value | $ 300.00 |
| Sold for | 200.00 |
| Amount of claim: | $ 100.00 |

Comments re Appraiser's report not covered by above information:

John E. Kennedy, the appraiser, appointed by the Custodian valued property at only $85.00. Yet Mr. John Falkins, another real estate man offered $200.00 on behalf of his client Mr. J. Singh.

Claimant grew the above crops up until 1935 when he began to rent it to a Mrs. Robinik whogrew crops on it.

Assessed value, 1945 - $ 100.00

H. Maigawa

Signature

1259 - 16
EXHIBIT No.
Nov. 17 1948
DATE
FILED BY K. A. Christie

No. 11821

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

Nelson, B. C.

30 minutes Nine o'clock 4th day of January, 1944.

I HEREBY CERTIFY that the following is the state of the title to Block 70 of Lot 30, Kootenay District, Plan 887.

Certificate of Vesting in Custodian filed 14/12/43. D. F. 17393.

viz.:

Registered Owner: LEE JOHN HAN
Indefeasible Title 25817-I.

Registered Charges:

None

Applications for Registration:

None

Receiving Order or authorized Assignment under the "Bankruptcy Act":

Assignment for benefit of Creditors:

None

Judgments:

None

Mechanics' Liens:

None

To Ian Macpherson, Esq.,
Vancouver, B. C.

"A. W. Idiens"
Registrar.

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

Mar. 22, 1949

C. McClughan
S.Y.

EXHIBIT No. 1259 - 16
DATE Nov. 17 1948
FILED BY K. A. Christie

THIS INDENTURE

Made the twenty-nineth day of November in the year of our Lord one thousand nine hundred and ~~forty~~ and twenty-nine

IN PURSUANCE OF THE "SHORT FORM OF DEEDS ACT"

BETWEEN

LEE JOHN HAN of the City of Cranbrook, Province of British Columbia (Labourer)

(hereinafter called the "Grantor")

AND

KIYOJIRO MAIGAWA of the City of Cranbrook, in the Province of British Columbia, (Merchant)

(hereinafter called the "Grantee)

WITNESSETH, that, in consideration of Two Hundred and Twenty - - - - - - - - - -

($220.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Kootenay District, in the Province of British Columbia, more particularly known and described as being Block Seventy (70) of District Lot Thirty (30) according to registered plan deposited in the Land Registry Office at the City of Nelson, Province aforesaid, numbered Eight Hundred and Eighty-seven (887)

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown..

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL HIS CLAIMS upon the said lands.

WHEREVER the singular or masculine is used throughout this Indenture, the same shall be donstrued as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on date first above mentioned.

Signed, Sealed and Delivered )
IN THE PRESENCE OF )
)
Signature ) T. M. Roberts )
of Witness) )
Street Adress Cranbrook, B. C. ) LEE JOHN HAN
)
City or Town )
)
Occupation of Witness Y )

FORAATTORNEY

I HEREBY CERTIFY that, on the ~~Twenty ninth~~ day of ~~November~~, ~~1939~~ at ~~Cranbrook~~, in the Province of British Columbia, ~~Lee John Han~~ who is 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 thereto voluntarily as the free act and deed of the said 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 in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and forty

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION
(not completed)

FOR WITNESS
(not completed)

Dated November 29th 1929

LEE JOHN HAN

TO

KIYOJIRO MAIGAWA

DEED OF LAND

Block 70, D. L. 30, Plan 887

T. M. ROBERTS

NOTARY PUBLIC

CRANBROOK, B. C.

FOR MAKER (INCLUDING MARRIED WOMEN)

I HEREBY CERTIFY that, on the Twenty-ninth day of November 1929, at Cranbrook, in the Province of British Columbia, Lee John Han who is) personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed Instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and he is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office at Cranbrook, in the Province of British Columbia, this 29th day of November in the year of our Lord one thousand nine hundred and Twenty-nine

T. M. Roberts

A Notary Public in and for the Province of British Columbia

We hereby certify that this is a true copy of deed from Lee John Han to Kiyojiro Maigawa

BEALE AND ELWELL

Per "Marjorie F. Beale"

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

Mar. 23, 1949

C. Macloughan D.J.

1259 - 17

EXHIBIT No.

DATE Nov. 17 1948

FILED BY K. A. Christie

JOHN E. KENNEDY
Trading as
East Kootenay Real Estate
and Insurance

Cranbrook, B. C. July 26, 1944.

| Catalogue No. | Page | Lot No. | Block No. | Plan No. | Land | Impvts. | Fixtures |
|---|---|---|---|---|---|---|---|
| 628 | 8 | D. L. 30 | 70 | 887 | 25.00 | Nil | Nil |

This lot is situated about ½ mile outside the Cranbrook city limits on the Wattsburg road consisting of 5 acres of Wild Land with no improvements.

"J. E. Kennedy"

J. E. Kennedy,
Appraiser

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

March 23, 1949

C. McGlaughan J.P.

Parcel 6

EXHIBIT No. 1259-18
DATE NOV 17 1948
FILLED BY K D Christie

13698

COPY **ASSESSMENT NOTICE, 19 45.** Folio 178

REAL PROPERTY AND SCHOOL ASSESSMENT.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

Tx. 26

ORIGINAL

Owner's name and last-known address:
Kyjuira Maigawa,
Box 645,
Cranbrook, B. C.

EXHIBIT No. 1259-18
DATE NOV 17 1948
FILLED BY K D Christie

Fort Steele ASSESSMENT DISTRICT.

LAND DISTRICT } Kootenay

R.P.3

Date of Mailing Notice Jan. 15/45.

Description of Property: Block 70, Plan 887.

Number of acres 1.59, more or less, save and except public highway or right-of-way.
Take notice that you have been assessed as below:—

Certificate of Title No.

DO NOT SEPARATE THESE FORMS.
PLEASE RETURN BOTH WITH YOUR REMITTANCE.
ORIGINAL WILL THEN BE RETURNED DULY RECEIPTED.

## IMPROVED LAND ASSESSMENT AND TAXES. RATE, 1%.

| ASSESSED VALUE (GROSS). | | | EXEMPTION. | Net Taxable Value. | Total of Land and School Taxes. | |
|---|---|---|---|---|---|---|
| Land. | Improvements. | Total. | Pre-emptions. | | | |
| $ | $ | $ | $ | $ | $ | c. |
| 100 | | | | 100 | 1 | 00 |

Tax on Land upon which no School Tax is payable. Rate, 1/5 of 1%.

SCHOOL TAXES.

| SCHOOL DIST. | Amount Requisitioned. | Real Property. | Personal Property. | Total Taxable Value. | School Rate in Mills. |
|---|---|---|---|---|---|
| Cranbrook | | | | | |

Total Taxes levied for 19 45, due April 1st, 19 45 — Delinquent after June 30th, 19 45 — 1 00

DELINQUENT TAXES.

| | 19 | 19 | 19 | 19 |
|---|---|---|---|---|
| LAND - - - | | | | |
| LAND, 1/5 OF 1% | | | | |
| SCHOOL - - | | | | |

Interest must be added to Delinquent Taxes. *See* overleaf for rates.

Total Taxes Due - - - - - (EXCLUSIVE OF INTEREST.) 1 00

PAYMENTS.

| | 19 | 19 | 19 | 19 | Current. |
|---|---|---|---|---|---|
| LAND - - - | | | | | |
| LAND, 1/5 OF 1% | | | | | |
| SCHOOL - - | | | | | |
| INTEREST - - | | | | | |
| TOTAL - - - | | | | | |

TOTAL PAID, $

OFFICIAL RECEIPT No.

DATE

Make all remittances payable *at par* to PROVINCIAL COLLECTOR, Cranbrook, B.C. 178.

# INFORMATION FOR THE GUIDANCE OF TAXPAYERS.

TO THE TAXPAYER: Take notice that you have been assessed as overleaf.

Basil Flynn, *Provincial Assessor,*
Cranbrook, B.C.

Notice of Assessment.

No further notice will be given; taxpayers are requested to see that their taxes are promptly paid.

If remitting by mail, please use post-office or express money-orders, or, if using cheque, see that same is marked by the bank and includes exchange.

Sec. 42, chap. 282, R.S.B.C. 1936.

All land which is situate in unorganized territory and is not comprised in any school district, and all lands situate within any rural school district in which the school has been closed, shall, in addition to all taxes otherwise imposed thereon, be assessed and taxed annually, and the rate of taxation shall be one-fifth of one per centum upon its assessed value.

Due dates.

All taxes shown on this notice are due and payable on April 1st of the year of assessment, and if unpaid on June 30th of that year are deemed to be delinquent.

DELINQUENT TAXES FOR THE YEARS 1935 AND PREVIOUS ARE SUBJECT TO INTEREST AT THE RATE OF 8 PER CENTUM PER ANNUM FROM THE DATE OF DELINQUENCY IN EACH YEAR TO MAY 31ST, 1936; AFTER THAT DATE AT THE RATE OF 4½ PER CENTUM PER ANNUM. DELINQUENT TAXES FOR THE YEARS 1936 AND SUBSEQUENT ARE SUBJECT TO INTEREST AT THE RATE OF 4½ PER CENTUM PER ANNUM FROM THE DATE OF DELINQUENCY UNTIL PAID.

Neither the giving of a notice of appeal by any taxpayer, nor any delay in the hearing of the appeal by the Court of Revision or the Court of Appeal, shall in any way affect the due date, the delinquency date, the penalties, or any liability for payment provided by this Act in respect of any tax which is the subject-matter of the appeal; but in the event of the tax being set aside or reduced by the Court of Revision or Court of Appeal, on appeal, the Minister shall refund to the taxpayer the amount of the tax or excess tax paid by him, and of any penalty imposed and paid on such tax or excess.

Liability and recovery of delinquent taxes.

There is a personal liability for all taxes, and the amount due may be recovered by distress proceedings or by action.

Land upon which taxes are delinquent will be offered at Tax Sale between July 15th and October 15th following the date of delinquency, and the date of the said Tax Sale will be advertised in the Gazette previous to the day of sale. Land sold at Tax Sale may be redeemed within ONE YEAR from the date of sale by tendering to the Collector the amount for which the land was sold, with interest at 12 per cent., together with the taxes due since date of sale. Lands unsold at Tax Sale are forfeited to the Crown at the expiration of twelve months from date of Tax Sale, unless the amount due with interest is sooner paid. Lands forfeited to the Crown may be purchased on written application to the Minister of Lands.

Rectification of errors.

If the taxpayer discovers any error in his notice, which the Assessor is able to correct before the Court of Revision, he is requested to write to the Assessor giving particulars of the error.

RIGHT of appeal.—Every person assessed has the right of appeal, as provided in the "Taxation Act," against the assessment to the Court of Revision and to the Court of Appeal, but such right ceases if the notice of appeal is not given within fourteen days after the date on which this notice of assessment was mailed: Provided, however, that the Surveyor of Taxes may extend that time if it is proved to his satisfaction that the taxpayer was unable to appeal within the fourteen days. No appeal against the assessment of School Taxes is allowed where the assessed value is the same as in the last revised Assessment Roll of the Assessment District.

If you intend to appeal to the Court of Revision fill up the following form and return this notice to the Assessor within the fourteen days allowed by law.

TO THE ASSESSOR: Take notice that I intend to appeal to the Court of Revision against the assessment for the following reasons:—

_____

_____

_____

_____

_____ (Signature) _____

Dated at _____, this _____ day of _____, 19____

N.B.—Do not detach or alter this form in any particular. If there are any errors return for correction.

(See over.)

MAIGAWA, Kiyoojiro — Parcel VII — **REAL ESTATE (Farm Land)** — EXHIBIT No. 1259-19 — DATE NOV 17 1948 — FILLED BY R.G. Cook — 13020

(Claimant's Name) — Reg. No.

Lumberton Rd.

| LAND | Acres | Date of Purchase | From Whom | Cost Price | Cleared Uncleared or cultivated at date of Purchase | Improvements at date of Purchase | Estimated value at Date of Sale |
|---|---|---|---|---|---|---|---|
| Uncleared | | | | | | | |
| Cultivated not planted | | | | | | | |
| Cultivated and not in crop | | | | | | | |
| List Crops | | | | | | | |
| Fodder | | 1927 | Mr. Kagawa | $800.00 | Cleared | ----- | $ 1,000.00 |
| Vegetables | | | | | | | |
| Total | 150' x 550' | | | | | | |

**IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS** (e.g. cultivation, plants, trees or special equipment)

| Description | When Made | Cost |
|---|---|---|
| - Installation of electricity | 1930 | $ 200.00 |
| - Piping in of water from city 868' | " | 270.00 |
| - Repairs to fence | Yearly | 100.00 |

**BUILDINGS**

| Type | Size | Finish | Date Built | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value |
|---|---|---|---|---|---|---|---|---|
| Repairs to buildings | | | | | | | | $ 200.00 |

Summary

| | |
|---|---|
| Estimated value | $ 1,000.00 |
| Sold for | 600.00 |
| Amount of claim: | $ 400.00 |

Comments re Appraiser's report not covered by above information:

- Premises rented to a Mr. Johnston for $25.00 a month.
- 1943 Assessment: Land, $600.00 & Improvements, $1,200.00 - $1,800.00
- Custodian's appraisal $ 600.00

K. Maegawa

Signature

1259 - 20

EXHIBIT NO.

DATE Nov. 17 1948

FILED BY K. A. Christie

No. 11816

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

Nelson, B. C.

30 minutes Nine o'clock 4th day of January, 1944

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

Lots 1 to 11 (inclusive) in Block 72 of Lot 30, Kootenay District, Plan 1099.

Certificate of Vesting in Custodian filed 14/12/43. D. F. 17393.

viz.:

Registered Owner: KIYOJIRA MAIGAWA
Indefeasible Title 24412-I.

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

"A. W. Idiens"
Registrar.

To Ian Macpherson, Esq.,
Vancouver, B. C.

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

Mar. 24, 1949

C. McGlughan
D.J.

1259 - 21

EXHIBIT No.

DATE Nov. 17 1948

FILED BY K. A. Christie

Corporation of the City of Cranbrook

ASSESSMENT NOTICE

School District

Roll No. 112, 114, 115

Kyjuria Maigawa,
c/o Beale & Elwell,
Box 645, City.

TAKE NOTICE that your property has been assessed as follows:

ASSESSMENT

| Lot | Block | | Land | Improvments | Total |
|---|---|---|---|---|---|
| | 70 | 1.58 Ac. | 100 | 300 | 400 |
| 1-3 | 72 | | 200 | 1100 | 1300 |
| 4-11 | 72 | | 400 | 100 | 500 |

If you have any objection to the above Assessment you are requested to notify the undersigned in writing, not later than ten (10) clear days before the Sitting of the Court of Revision.

The Court of Revision will sit on Feb. 8, 1943, Cranbrook, B. C.

Jan. 1, 1943

F. W. BURGESS, Assessor.

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

Mar. 24, 1949

E. McClughan Jr.

EXHIBIT NO. 1259 - 22

DATE..... Nov. 17 1948

FILED BY K. A. Christie

JOHN E. KENNEDY

Cranbrook, B. C. July 26, 1944.

| No. | Catalogue Page | Lot No. | Block No. | Plan No. | Land | Impvts. | Fixtures |
|---|---|---|---|---|---|---|---|
| 629 | 8 | 1 to 11 D.L. 30 | 72 | 1099 | 200.00 | 400.00 | Nil |

This lot is situated adjacent to the city limits, the building is a very old one, has no conveniences except city water, which I am informed barely delivers enough for domestic purposes; other sheds on this property with the exception of a wood shed, have all broken down with the weight of the winter snow. It is a very poor piece of land.

"J. E. Kennedy"
J. E. Kennedy,
Appraiser.

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

Mar. 24, 1949

E. McLaughlin A.H.

Parcel 7

MAIGAWA, Kiyoojiro
(Claimant's Name)

**PERSONAL CHATTELS**

EXHIBIT No. 1259-22
DATE NOV 17 1948
FILLED BY R A Best

13020
Reg. No.

| Description of Major Items (and particularly of goods lost, stolen or destroyed) | Approximate Date Purchase | New or Used When Purchased | Price Paid | Condition when Evacuated | Estimated value at Date of Evacuation |
|---|---|---|---|---|---|
| 2 Cooking ranges | 1938 1933 | New | $ 35.00 and $48.00 | Good | $ 50.00 |
| 2 Barber chairs | 1-1921 (new) & 1-1922 (used) | New & Used | $120.00 " $35.00 | " | 50.00 |
| 1 Kelivinator freezer | 1938 | New | $ 525.00 | " | 200.00 |
| 12 Ice cream chairs | 1925 | Used | 60.00 | " | 30.00 |
| 5 Show cases | 1925 | New | 250.00 | " | 100.00 |
| 1929 Nash | 1929 | " | 1800.00 | " | 200.00 |

Total amount of claim $ ~~1002~~ 992.00
as per column # 3 in chattel analysis

Description of Storage of Goods:

Left at various places: see ~~attached~~ Analysis form.

**Summary:**

| | |
|---|---|
| Estimated value | $ ~~1,002~~ 992.00 |
| Sold for | 324.00 |
| Amount of Claim: | $ 668.00 |

General Statement as to Chattels not Described above:

Additional Comments, if any:

K. Maigawa

Signature

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 13698. EXHIBIT No.

NAME MAIGAWA, Kiyojiro

REG. No. 13020

DATE
DECLARATION Nov.20/42.
EVACUATION Nov.23-42.

INVENTORY
TAKEN BY
DATE

| | DETAILS OF CLAIM | | SALES: AUCTION | SALES: TENDER &c | SOLD WITH REAL PROP. | DECL. NOT FOUND |
|---|---|---|---|---|---|---|
| 204 Clark Ave.,Cranbrook. | One 1929 Nash Car | 200. 00 | | 110.00 | | |
| 2 Cooking Ranges | | | | | | |
| 4 Kitchen Cabinets | 204 Clark Ave., Cranbrook. | | | | | |
| 1 Sink | 2 Cooking Ranges | 50. 00 | | 12.00 | | |
| 1 Clothes Cabinet | 4 Kitchen cabinets | 40. 00 | | 7.00 | | |
| 1 Sofa | 1 Sink | 10. 00 | | | 10.00 | |
| 1 Wash stand | 1 clothes cabinet | 15. 00 | | 1.50 | | |
| 1 Bath Tub | 2 barber chairs | 50. 00 | | 8.00 | | |
| 2 Barber chairs | 1 mounted deer head | 5. 00 | | | | 5.00 |
| 1 Mounted Deer Head | 1 large writing desk | 3. 00 | | 1.50 | | |
| 1 large writing desk | 3 linoleums | 2. 00 | | | | |
| 5 chairs | 1 Sofa | 15. 00 ) | | | | |
| 2 kitchen tables | 1 Wash stand | 2. 00 ) | | | | |
| 1 table | 1 Bath tub | 10. 00 ) | | | | |
| 3 linoleums | 5 chairs | 5. 00 ) | | | | 45.00 |
| | 2 kitchen tables | 3. 00 ) | | | | |
| 201 Clark Ave. | 1 table | 10. 00 ) | | | | |
| 1 Cooking Range | | | | | | |
| 1 Bed | 201 Clark Ave. | | | | | |
| 1 Bureau | 1 Cooking range | 35. 00 | | 8.00 | | |
| 1 Wash stand | 1 Bed | 10. 00 | | 4.00 | | |
| 2 China Cabinets | 1 Bureau | 10. 00 ) | | 5.00 | | |
| 1 Sink | 1 Wash stand | 2. 00 ) | | | | |
| 3 Linoleums | 2 China Cabinets | 8. 00 | | 7.00 | | |
| | 1 Sink | 10. 00 | | | 10.00 | |
| 108 Clark Ave. | 3 Linoleums | 1. 00 | | 7.00 | | |
| 1 Cook Range | | | | | | |
| 2 Heaters | 108 Clark Ave. | | | | | |
| 1 Show case | 1 cook range | 5. 00 | | | | |
| | 2 heaters | 10. 00 | | 2.00 | | 5.00 |
| 109 Durick Ave.,Cranbrook. | 1 showcase | 10. 00 | | 5.00 | | |
| 1 Cooking Range | | | | | | |
| 6 Bureaus | 109 Durick Ave., Cranbrook | | | | | |
| 6 tables | 1 Cooking range | 20. 00 | | | | 20.00 |
| 2 Linoleums | 6 bureaus | 60. 00 | | 25.00 | | |
| 1 Fire extinguisher | 2 linoleums | 20. 00 | | 5.00 | | |
| 1 Radio Loud Speaker | 1 ice box | 10. 00 | | 4.00 | | |
| 1 Ice Box | 10 ice cream chairs | 30. 00 | | 9.50 | | |
| 1 gum display stand | 3 ice cream tables | 15. 00 | | 6.00 | | |
| 10 Ice Cream Chairs | 5 showcases | 100. 00 | | 22.00 | | |
| 50 Gum Jars | 2 scales | 1. 00 | | 50.00 | | |
| 2 boxes glass & silverware | 3 beds | 15. 00 | | | | 15.00 |
| 1 box full of paper bags | 1 Kelvinator Freezer with motor | 200. 00 | | 25.00 | | |
| 5 washstands | | | | | | |
| 1 Alka-Seltzer vending machine | | | | | | |
| 1 Kitchen Cabinets | | 992. 00 | | 324.50 | 20.00 | 90.00 |
| 1 oil stove | | | | | | |
| 5 Showcases | | | | | | |
| 1 Kelvinator Freezer with motor | Additional Sales | | | | | |
| 2 scales | Furniture | | (F) | 19.00 | | |
| 1 Deer Horn | Chinaware & cutlery | | (C&C) | 8.00 | | |
| 1 Peanut Vending Machine | Miscellaneous | | (M) | 11.50 | | |
| 13 chairs | 1 Ford truck (1917) | | | 10.00 | | |
| 3 beds | General Electric Mantel | 31. 00 | | | | |
| 1 Phonograph | Rogers Mantel | 23. 00 | | | | |
| 1 pin ball machine | Victor Mantel | 35. 00 | | | | |
| Pots & Pans | | | | | | |
| 1 counter | | | | | | |
| 3 Ice Cream tables | | | | | | |
| 1 Moose Horn | | | | | | |

FILE No. 13698. EXHIBIT No. _____ EXHIBIT No. 1259-24

REG. No. 13020 DATE NOV 17 1948 CASE No. _____

FILLED BY K A Christie VENUE _____

| SALES: AUCTION | SALES: TENDER &c | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANYTIME | ABANDONED | NOT ACCOUNTED FOR THEFT &c | ~~[illegible]~~ | REMARKS |
|---|---|---|---|---|---|---|---|---|
| | 110.00 | | | | | | | |
| | 12.00 | | | | 25.00 | | | See letter Feb.22/45. |
| | 7.00 | | | | | | | |
| | | 10.00 | | | | | | Fixture |
| | 1.50 | | | | | | | |
| | 8.00 | | | | | | | (old) See list attached to letter Apr.2/45. |
| | | | 5.00 | | | | | -{Peter Marks, Maigawa's tenant was to take care of Deer Head. ~~[illegible]~~ |
| | 1.50 | | | | | | | {This was not in house when new tenant, Mrs.Matthews took possession. See letter Jan.18/43. |
| | | | | | | 2.00 | | |
| | | | 45.00 | | | | | Decl. not found. See letters Jan.9/43, Jan.18/43 & Feb.22/45. |
| | 8.00 | | | | | | | |
| | 4.00 | | | | | | | |
| | 5.00 | | | | | | | |
| | 7.00 | | | | | | | |
| | | 10.00 | | | | | | Fixture |
| | 7.00 | | | | | | | |
| | | | | | 5.00 | | | See letter Feb.22/45. |
| | 2.00 | | 5.00 | | | | | See letters Dec.18/42 & Feb.22/45. |
| | 5.00 | | | | | | | |
| | | | 20.00 | | | | | |
| | 25.00 | | | | | | | |
| | 5.00 | | | | | | | |
| | 4.00 | | | | | | | |
| | 9.50 | | | | | | | |
| | 6.00 | | | | | | | |
| | 22.00 | | | | | | | |
| | 50.00 | | | | | | | |
| | | | 15.00 | | | | | See letter Mar.14/45. |
| | 25.00 | | | | | | | Old type - see letter Feb.22/45. |
| | 324.50 | 20.00 | 90.00 | | 30.00 | 2.00 | | |

(F) 19.00
(C&C) 8.00
(M) 11.50
10.00

31. 00
23. 00
35. 00

RECAP OF CLAIM:

| | |
|---|---|
| $850.00 | sold for $324.50 |
| 20.00 | sold with Real Property |
| 90.00 | declared not found |
| 30.00 | abandoned |
| 2.00 | not accounted for, etc. |
| $992.00 | |

J. Sprath.

FORM "JP"

FILE No. 13698

REAL ESTATE

# 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.

EXHIBIT No. 1259 - 25

DATE Nov 17 1948

FILED BY K.A. Christie

**PERSONAL INFORMATION**

NAME: MAIGAWA, Minamtsu (Kiyojiro)

HOME ADDRESS: Cranbrook, British Columbia.

REGISTRATION NUMBER 13020 SEX: Male AGE: 69

OCCUPATION: Storekeeper

(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

MARRIED? Widower

NAME OF WIFE OR HUSBAND: -----

ADDRESS OF WIFE OR HUSBAND: ----

NAMES OF ANY LIVING CHILDREN: Uto Yoshida in Japan Age 35

Sumi Fujita Kaslo, B.C. " 33

Kiichiro Maigawa, Cranbrook " 28

ADDRESS OF CHILDREN: see above

AGE OF CHILDREN: see above

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

1. LOCATION AND DESCRIPTION: see list attached

2. BUILDINGS AND OTHER IMPROVEMENTS: see list attached

3. INSURANCE (Give particulars; state where policies are) policies held by Messrs. Cameron and Sang, Cranbrook, B. C. Mortgagees

4. TAXES (Amount and where payable) City of Cranbrook and Provincial Government

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Mortgages as shown on list attached.

6. OCCUPANCY AND LEASES (If vacant so state) Lot 16, Block 36, Cranbrook, tenant to be Mark, Peter; Lot 19 Block 35, tenant Henry Girouard; E½ Lot 11, Block 92, Vacant; Lots 1 to 11, S.D. of Lot 72, tenant, J Cochkanoff

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Titles to mortgages properties held in Land Registry Office, Nelson, B. C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Cameron and Sang

9. IF FARM LAND STATE CROPS SOWN Lots 1 to 11, S.D. Block 72 - about 11 acre.

---

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: Lot 16, Block 36, 204 Clark Avenue, this property to be occupied by Peter Mark commencing November 23/42

2. LANDLORD'S NAME AND ADDRESS: - - - - - -

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 list attached

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

nil

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY Alice Cameron and Robert E. Sang

1259 - 25

EXHIBIT No.

Nov 17 1948

DATE

FILED BY K.A. Christie

INVENTORY OF PERSONAL PROPERTY OWNED: MAIKAWA, Minamtsu (Kiyojiro)

Articles being left in Lot 16, Block 36, Plan 669, 204 Clark Avenue, Cranbrook.

2 Cooking Ranges
4 Kitchen Cabinets
1 Sink
1 Clothes Cabinet
1 Sofa
1 Wash stand
1 Bath Tub
2 barber chairs
1 Mounted Deer Head
1 large writing desk
5 chairs
2 kitchen tables
1 table
3 linoleums

Articles being left in Lot 19, Block 35, 201 Clark Avenue.

1 Cooking Range
1 Bed
1 Bureau
1 Wash stand
2 China Cabinets
1 Sink
3 Linoleums.

Articles stored in Garage on Lot 2, Block 92, 108 Clark Avenue

1 Cook Range
2 Heaters
1 Show case

Articles stored the rooming house on the east half of Lot 11, Blodk 92, 109 Durick Avenue, Cranbrook.

1 Cooking Range
6 Bureaus
6 tables
2 Linoleums
1 Fire extinguisher
1 Radio Loud Speaker
1 Ice Box
1 gum display stand
10 Ice Cream Chairs
50 Gum Jars
2 boxes glass and silverware
1 box full of paper bags
5 washstands
1 Alka-Seltzer vending machine
1 Kitchen Cabinets
1 Oil stove
5 Showcases
1 Kelvinator Freezer with motor
2 scales
1 Deer Horn
1 Peanut Vending Machine
13 Chairs
3 beds
1 Phonograph
1 Pin ball machine
Pots & Pans
1 Counter
3 Ice cream tables
1 Moose Horn.

"K. Maigawa"

EXHIBIT No. 1259 - 25
DATE Nov 17 1948
FILED BY K.A. Christie

# STATEMENT OF ALL REAL PROPERTY OF MAIKAWA, MINAMTSU (KIYOJIRO)

| Location & Description | Improvements | Insurance | Taxes | Encumbrances |
|---|---|---|---|---|
| Lot 9, Block 36, Plan 669, Clark Avenue, Cranbrook City. | (Cert. of Title #47920-I None | Kiyogire Maigawa) None | 1941 & 1942 $4.95 & Int. | |
| Lot 16, Block 36, Plan 669, 204 Clark Avenue, Cranbrook City | (Cert. of Title #13653-I Dwelling (at Nelson) (26031-D) | North West Fire Ins. #206047-exp. Aug.8/45 for $400.00 | Paid Requ'n 23/5/46 | ( Mortgage for ( $350.00 Int. 7% ( due Aug.8/45 |
| Lot 19, Block 35, Plan 669, 201 Clark Avenue, Cranbrook City | (Cert. of Title #46042-I at Nelson) A26030-D) Dwelling | Palatine Insurance Co. #376759 - exp. June 25, 1943, for $600.00 | Paid Requ'n 12/4/45 | (Mortgage for ($388.00, Int. 7% (due Aug.8/45 |
| Lot: East half of Lot 11, Block 92, Plan 669, Cranbrook City, 109 Durick | (Cert. of Title #10362-I at Nelson) #A26032-D) | North West Fire Ins. Co. #205938, exp. Aug.18/43 for $500.00 | Paid Requ'n 7/12/44 | (Mortgage for ($500.00 Int. 7% (due Aug.8/45 |

The three above mortgages are from Kiyojiro Maigawa to Alic Cameron and Robert E. Sang and are registered in the Land Registry Office, Nelson B. C., all mortgages dated August 8, 1942: The three insurance policies are held by Cameron and Sang.

| | | | | |
|---|---|---|---|---|
| Lot 2, Block 92, Plan 669, 108 Clark Avenue, Cranbrook City. in the name of Kogo Maigawa | Cert. of Title #16191-I, Garage, frame metal clad, patent roof - Value $150.00 | No Insurance | 1941 21.25 & Int. 1942 20.68 & Int. | |
| Lots 1 to 11, inclusive, Sub.Div. of Block 72, of Lot 30, Plan 1099, K.D. | Cert. of Title #24412-I Kiyojira Maigawa | British General #90166- $1,000.00 expiring Nov.19/44 | (1941 & 1942 taxes owing) | Dwelling on the Lumberton Rd. |
| Lot 70, District Lot 30, Plan 887, | Cert. of Title #25817-L in the name of Lee John Han | no insurance | (1941 & 1942 taxes owing) No Improvements. | |

"K. Maigawa"

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: see list attached

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) no

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) no

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: Mortgages as listed all paid W.J.B.

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 20th day of November 1943.-2

(Signature) "R. Maigawa"

"Marjories F. Seale"
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.

Date: March 22, 1949

E. LeBarre
D.J.

1259 - 26

EXHIBIT No.

DATE Nov 17 1948

FILED BY K.A. Christie

Cranbrook, B. C. December 18, 1942.

Department of The Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

Dear Sirs: Re: Your File 13698.
Kiyojiro Maigawa, #13020.

We acknowledge receipt of your two letters of December 3rd from Mr. Milsom, Mr. McPherson of the 4th, The Manager, of December 11th, enclosing copy of J.P. form, and of the 14th from Mr. Green.

Referring to your acknowledgement of documents, and Lot 70, we have no idea why title was never registered in the name of Maigawa, except that he probably did not want to spend the money and, as the taxes are always in arrears, he could not register unless these were paid up.

In our report of the various properties, we stated the dates to which tenants were paid. On November 20th we advised the tenants, by letter to pay to us, but our letters would not reach them until the 21st. On the 20th Maigawa collected another month's rent from each tenant; each tenant producing their receipts when they came in. We enquired from Cameron and Sang whether these had been paid to them on their mortgage but they had not.

We were not favourably impressed with Kiichiro Maigawa, who looked after everything for this father. When he was in on the 21st and we advised him that we had sent notices to the tenants to pay the rent here he still did not report that the had collected the rents. He was very suspicious of leaving his titles and property in our hands, and it was only Mr. Lennox who impressed upon him that the titles had to be left here for safe-keeping.

Re: Lot 16, Block 36, 204 Clark Avenue. We regret to have to advise that the Peter Marks have moved out. The house is really in terrible condition and it will be difficult to finds another trustworthy tenant for this section of town. It is a very cold house and extremely draughty. The kitchen sink does not connect with a sewer but a pipe sticks out of the kitchen and drains into the yard. Mrs. Marks signed and inventory of the articles in use while she was in the house. The other things with the exception of a stove and kitchen cabinet, are in one room with a strong pad lock. Maigawa took the key with him. The key to the house is in our possession. Mrs. Marks brought in her receipt to show rent paid to December 25th, receipt dated November 20th for $12.00, Nov. 25/42 to Dec.25/42. The water has been ordered cut off from the 17th.

Re: Lot 19, Block 35, 201 Clark Avenue. We enclose list of articles in use by the tenant in this house, signed by Mrs. Girouard. Rent for this property to Jany.10/43 is included in our remittance.

Re: East half of Lot 11, Block 92, Plan 669. We have consulted the mortgagees regarding this property - they key of which Maigawa took with him. The place has been allowed to go to rack and ruin and we do not see any way of making it revenue producing as it stands.

Re: Lot 2, Block 92, Plan 669. This property is improved, but it is only a garage. There are only a few things listed as stored in this building, but is chuck full of stuff. Maigawa has taken the key. The location, again, is against a person renting the garage. Regarding taxes, application for reduction of the assessment could be filed when the Court of Revision is held.

Cranbrook, B. C., December 19, 1942.

Department of the Secretary of State.

Re: File 13698 - Maigawa.

Re: Lots 1 to 11, of Block 72, Plan 1099. Rental from December 15th to January 15th is included in the enclosed remittance. Mrs. Cochkanoff produced her receipt for rent, dated Nov. 20/42 for $8.00 from Nov. 15 to Dec. 15, signed by K. Maigawa.

Re: Lot 70, D.L. 30, Plan 887. This property is quite a little distance from town and now that the car is put up for the winter, we may not be able to go out to this place until spring. However, as the mortgagees had gone over all the property owned by Maigawa last August, we asked them about this land. While Maigawa advised that there is no house on the place, Cameron and Sang told us that there is a small house and that the place is rented to a Chinaman, and until we can get out there we will not be able to find out who it is or how much he pays.

Referring back to Lots 1 to 11, Plan 72. This house is in pretty bad shape also. The kitchen roof is leaking.

We trust that we have covered all points in your letters, and regret that we cannot give you a more cheerful picture of the properties. We can only hope that a tenant can be sucured for 204 Clark Avenue. We know the rents are low, but it is pretty hard to ask a person to go into a filthy place. The marks did a lot of cleaning and painting during the short time they were there, but a lot more is necessary. We presume that a tenant will have to take it as it stands until some funds can be accumalated.

Yours very truly,

Beale & Elwell

per "Marjorie F Beale"

MLP.

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

Date: March 22, 1949.

E. LaCasse
H.Y.

1259 - 27

EXHIBIT No.

DATE Nov 17 1948

FILED BY K.A. Christie

John E. Kennedy
East Kootenay Real Estate
and Insurance

Cranbrook, B.C. March 26th, 1945.

R.P.6

F. G. Shears, Esq.,
Director,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:. Re: Catalogue No. 557, Lot 2, Block 92, Plan 669, City of Cranbrook, B. C.

I wish to thank you for your letter of 21st. regarding the above subject and note you say I have not submitted an offer on this parcel it was my impression I had submitted an offer but as the whole file has disappeared I am unable to have a copy, in any event I have a client for this property who is willing to pay the sum of $120.00 cash.

Kindly advise if this is satisfactory to you and awaiting your firther pleasure, I beg to reamin,

Yours sincerely,

"J.E. Kennedy"
John E. Kennedy.

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

Date: March 22, 1949.

E. LaCasse
Sgt.

C.R. WARD
Real Estate
Insurance
etc.

P.O. Box 619,
Cranbrook, B. C.

April 4th. 1946.

EXHIBIT No. 1259 - 27
DATE Nov 17 1948
FILED BY K.A. Christie

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:- Re. Parcel 558, Lot 16, Block 36, Map 669.

I have had the matter of the purchase of this parcel up with Messrs. Cameron & Sang, who hold a mortgage on the property, and they have authorized me to write you offering to take the parcel at the mininum price of $600. subject to credit being allowed them of the amount of the mortgage $350. and accumulated interest of approximately $50., the exact amount to be determined if you care to entertain the proposal. If interested please advise the exact balance which would be owing under such an arrangement, and I will have a cheque sent you for the amount, which would be subject to your regular commission allowance of $30. or 5% in accordance with your Circular dated March 15th, 1946.

Yours very truly.

"C.R. Ward"

Appr. 26/7/44 (Kennedy) @ $600.-

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

Date: March 22, 1949.

E. LeBas
A.J.

1259 - 27

EXHIBIT No.

DATE Nov 17 1948

FILED BY K.A. Christie

R.P.5

WHEELER MOTORS

General Motors Sales & Service
Red Indian Texaco Products

Cranbrook, B. C. Sept.2/44

559

Mr. F. G. Shears,
Director,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir: Re; Catalogue No. 559

109 Durick Ave. Cranbrook

Lot E1/2 11, Block 92.

Your letter further to above received and contents noted. I am agreeable to purchasing this property at the price of $650.00 and upon advice from you will remit balance in certified funds ($595.)

Should my bid be accepted assume that clear title to property with taxes paid etc. will be turned over to me in due course.

Thanking you for your kind attention in this matter,

Yours very truly,

"H.E. Wheeler"

(Deposit 55.00 only)
accept

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

Date: March 22, 1949.

E. LeCasse J.P.

1259 - 27

JOHN E. KENNEDY
East Kootenay Real Estate
and Insurance

EXHIBIT No.
DATE Nov 17 1948
FILED BY K.A. Christie

Valuation $700.00

Cranbrook, B.C. February 27th. 1945.

R.P. 7

E. G. Shears, Esq.,
Director,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:- Re: Your File No.13698-Cat.No.560,201 Clark Ave.
Cranbrook, B.C. Lot 19, Block 35, Plan 669.

I have your letter of 21st. inst. in the above connection and note your remarks and in reply to advise I have another client who is willing to pay the $700.00 for the above property providing you will consent to the applicant moving in not later than March 15th. next if you will consent to this I will see the marked cheque in your favor will be delivered to me before they occupy the premises.

I went down yesterday to show the premises to the purchaser and someone since my last visit (Just a few days ago) had broken in the back door started to roll up one of the linoluem rugs but must of been distrubed, the rug is not worth more than a single dollar.

If it is necessary that an application form be submitted kindly favor me with a few of them, action is the unknown quantity to put this deal over as I dont think you will ever get this offer again.

Trusting to hear from you "tout de suite" I beg to remain,

Yours truly,

"J.E. Kennedy"

John E. Kennedy"

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

Date: March 22, 1949.

E. LaCasse
D.J.

R.P.5

EXCERPT FROM JACK M. FALKINS' LETTER OF JUNE 6 - 44.

628

1259 - 27

EXHIBIT No.

Nov 17 1948

DATE

FILED BY K.A. Christie

File 13698

John Singh Bid $200.00

Catalogue No. 628 - Block 70, Sec. 30. $20.00

Combined cheque 121.50

Found on 13696

16-1-48

"D"

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

Date: March 22, 1949.

E. LeBasse

D. H.

1259 - 27

EXHIBIT No.

DATE Nov 17 1948

FILED BY K. A. Christie

JACK M. FALKINS

Cranbrook, B. C.

R.P. 5

File No. 13698

August 14th, 1944.

629

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 629
City of Cranbrook
Lumberton Road.

In reply to your letter of July 31st, I have received a new offer from Mr. K. L. Isman to purchase this property at a price of $600.00. Will you please advise me by return of mail whether or not you will accept this offer?

accept FGS

As you are aware, this property is vacant and Mr. Isman has moved into this house and is anxious to know as quickly as possible if you will accept this offer.

Yours sincerely,

"Jack M. Falkins"

Jack M. Falkins,
np

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

Date: March 22, 1949.

E. LaCasse
J.Y.

R.P 5

EXHIBIT No. 1259 - 27

DATE Nov 17 1948

FILED BY K.A. Christie

557

EXCERPT FROM JACK M. FALKINS' LETTER OF JUNE 6 - 44.

Jule 13696

Joe Gautier — Bid $25.00

Catalogue No. 557 -

108 Clark Avenue — $2.50

combined cheque 127.50

Returned

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

Date: March 22, 1949.

E. LaBasse

N.Y.

R.P. 6

EXHIBIT No. 1259 - 27
DATE Nov 17 1948
FILED BY K.A. Christie

JACK M. FALKINS

Insurance
Cranbrook, British Columbia.

April 24th, 1946.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

Dear Sirs:

Re: Parcel No. 558 - 204 Clarke Avenue,
Cranbrook; Lot 16, Blk. 36, Map 669.
File No. 13698.

I would advise that I have a client who is interested in purchasing the above property for $400.00 cash. I note from your catalogue that the minimum price is $600.00 but I would appreciate it if you would kindly give this offer your favourable consideration as the dwelling in question is in a very bad state of repair and will take a considerable amount of money to renovate same.

Trusting that I may hear from you at your early convenience, I am,

Yours sincerely,

"Jack M. Falkins"

Jack M. Falkins,
np

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

Date: March 22, 1949.

E. LeBasse
A.J.

EXHIBIT No. 1259 - 27
DATE. Nov 17 1948
FILED BY
K. A. Christie

EXTRACT FROM JACK M. ~~FLAKINS~~ AL LETTER OF JUNE 6 - 44.

558

File 13698

Joe Gautier
Catalogue No. 558 - Bid $200.00
204 Clark Avenue. $20.00.

Combined cheque 127.50
Returned

I certify the above is a true extract of the original.

Date: March 22, 1949.

E. LeBasse
A. J.

1259 - 27

EXHIBIT No. R.P.4

DATE Nov 17 1948

FILED BY K.A. Christie

WHEELER MOTORS

General Motors Sales & Service

Cranbrook, B. C.

August 8th. 1944

Mr. F.G. Shears
506 Royal Bank of Canada Bld'g.,
Vancouver, B. C.

Cat 5-59

Dear Sir: Re: Property - East 1/2 lot 11, Block 92, Plan 669 - Cranbrook adjourning Wheeler Motors Building and Victoria Hotel.

It is my desire to place bid on this property which I understand is now up for bid and I hereby ~~enclose~~ bid Five hundred and fifty dollars ($550.) for this property and enclose certified cheque in amount of 10% ($55.)

May state that the building is of non use to us or any one else and is only fire hazard which we would like to dispose of. The half lot is of course not worth $550. and is assessed at $230. by City. The building is one of oldest in Cranbrook and has had no tenant for many years. Presumably we would have to pay $150. to $200. to get building wrecked and hauled away, appreciate that you are not particularily interested in this and merely mention it as you may not be familiar with this property.

Yours very truly,

"H.E. Wheeler"

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

Date: March 22, 1949.

E. LaGasse
G.Y.

EXHIBIT No. 1259 - 27 629

DATE Nov 17 1948

FILED BY K.A. Christie

R.P.4

EXCERPT FROM JACK M. FALKINS' LETTER OF JUNE 6 - 44.

K.L. Isman — Bid $400.00

Catalogue No. 629 - $40.00

Lots 1 - 11, Block 72, Sec. 30.

HOWARD SMITH
GENOA BOND

combined cheque
Returned 127.50

I certify the above is a true extract of the original

Date: March 22, 1949.

E. LaCasse J.P.

1259 - 28

EXHIBIT No.

DATE Nov 17 1948

FILED BY K.A. Christie

DEZALL'S GARAGE CO., LTD.

Cranbrook, B. C.

July 24th. 1943.

Office of the Custodian,
506 - Royal Bank Bldg.
Vancouver, B. C.

Dear Sir: re: 1929 Ford - Gengo Fujita
1929 Nash - Maikawa

Encolsed are three applications for the Japanese cars as above. They are:

13698 - 1929 Nash - Basich $110.00

1929 Ford A - Delmer 80.00

10970 —— 1929 Ford - Stowe 75.00

These cars have been well advertised and we feel that there will be no further inquiries about them. As per your letter requesting our recommedation concerning any bids, we would suggest that you accept the Nash application, for you could not expect to receive another as great. Since there is neither a spare tire or rim for the Ford we feel that the two Ford bids are not too far wrong. In it's case perhaps Mr. Delmar should be considered for he is a farmer and could make much better use of the car than the other gentleman.

If you decide to accept any of these offers we will be pleasedto look after any of the clearing papers and transfers for you.

Yours very tryly,

DEZALL'S GARAGE CO. LTD.

per "R.K. Dezall"

Enc.

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

Date: March 22, 1949. E. LaCasse N.P.

1259 - 28

EXHIBIT No.

DATE Nov 17 1948

FILED BY K.A. Christie

June 10, 1943.

The Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

Dear Sirs:

re: Minamatsu Kiyojiro Maikawa, Your File #13698
& 1929 Nash Sedan.

We acknowledge receipt of your letter of June 8th. and have been up to Dezall's Garage to enquire about the car.

The have shown the car and tried to sell but the only offer is $65.00.

As you know the car is a 1929 model. It has not had any new tires and the Nash eats up a great amount of gas, and, in these days of rationing, the distance a car can travel on a gallon of gas make a great difference to its chances of a sale.

If you are willing to accept $65.00 for the car please let us know.

Yours very truly,

Beale & Elwell

per "Mary Paget"

MP/AM

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

Date: March 23, 1949.

E. LaBarge
Y.J.

1259 - 28

EXHIBIT No.

Nov 17 1948

DATE

FILED BY K.A. Christie

DEZALL'S GARAGE CO., LTD.

Cranbrook, B. C.

April 14th, 1943.

F. Matheson
Specified Articles Department
Office of the Custodian
Vancouver, B. C.

Dear Sir:

Re: File 5114
1929 Nash Sedan

We have not had an enquiry about this car since it has been here, nor have we been able to sell it for you. We doubt very much whether it will sell in this district - at least not in the near future.

Yours very truly

DEZALL'S GARAGE CO. LTD.

"R.R. Dezall"

R. K. Dezall

RKD:C

Kiichiro Maigawa
JR. 13020 $150.00

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

Date: March 23, 1949.

E. LaCasse
S.J.

1259 - 28

EXHIBIT No.

DATE Nov 17 1948

FILED BY K.A. Christie

JOHN E. KENNEDY

East Kootenay Real Estate
and Insurance

Cranbrook, B. C. February 22nd. 1945.

R. F. Green, Esq.,
Protection Dept.
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir,/ Re: Your File No.13698 - Kiyojiro Minamtso Maigawa

I have for acknowledgement your letter of 16th. inst. in connection with the above matter and I beg to report as follows:

204 Clark Avenue. I examined the above premises and I find nothing of the original list received from Mr. Johnson except: Two barber chairs, two cooking ranges' (the smaller one of no value except scrap, one small kitchen cabinet fastened to walland one kitchen sink (built in) the balance of the chattles have disappeared. The lock had been pulled and some one nailed a few boards ober the door.

201 Clark Avenue. On these premises I found the articles checked with the list the bed however, is only a small iron cot without mattress one could not get ten dollars for the works, the small cook stove is the only article that would sell, there are signs that some person has been in the house as the back door had been forced and a small nail inserted as a bolt the prowler making his exit thru front door and snapping the yale lock after him.

108 Clark Avenue. Was compelled to break the lock on this garage but found after entering there was alarge sized hole broken thru at the back where the kids have ramsacked the premises. I found nothing of any value, the cooking range is only fit for scrap the grates are all burned out, the show case is an wall case home made and would bring nothing there is a small laundry stove that seems to be in fair shape value about $3.00, there are two or three old doors of no value and a Ford truck of the 1918 vintage it has been a touring car made into a light delivery the last licence was 1931.

109 Durick Avenue. It was necessary to force three doors to check contents I cut the padlock on front door and replaced it with one of my own. The contents checked out O.K. except I could only find one box of silerware, at least I presumed from the weight it was something of that nature, although I did not open it up. I found a lot of paper bags but they were not in a box there is a pile of boxes which looked to me like junk and I did disturb them. As to the value of the above stuff I am afraid you would not make expenses offering the stuff at auction even the Kelvinator Freezer with motor is of an old type and would not bring much the balance of the chattels are old and would not bring very much of a price.

I have endeavored to give you honest report of the contents of the four premises which I feel will be very disapointing as regards to the values hoever I forewarned Mr. Johnson in my letter to him what might be expected. I would like to your or one of your men examine the buildings and contents to verify my report.

Thanking you and awaiting your further pleasure I beg to remain,

Yours truly,

"J.E. Kennedy"

John E. Kennedy

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

Date: March 23, 1949.

E. LeBlanc D.G.

EXHIBIT No. 1259 - 28
DATE Nov 17 1948
FILED BY K.A. Christie

JOHN E. KENNEDY
East Kootenay Real Estate
and Insurance

Cranbrook, B. C. February 9th 1945.

W.J. Johnston, Esq.,
Administration Department,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir,- Re: Your File 13698-109 Durick Avenue
E ½ - 11 92, Cranbrook, B. C.

I have for acknowledgement you letter of 7th. inst. in connection with the above matter and in reply to say there is no Auctioneer in the district of East Kootenay that I know of the closest is Sherrif Harper at Nelson, B. C.

There is no auction room in town and the Second Hand store is so crowded one could not get in half the stuff listed into it. There is an empty building that can be rented for about $25.00 for a period of three weeks if that would suit.

The present is about as good a time as any for such a sale as most people have money on the other hand it is my opinion the chattels would not bring very good prices as it is all practically very poor grade of stuff, I am speaking from experience as I have seen most of the chattles from time to time in the last fifteen or twenty years and they are of a very poor quality.

The first thing is to get the keys of the buildings and make a check of the contents it will be a miricle if some of them has not been broken into and articles removed for this is the fate of unoccupied property as a rule.

I called on Mr. Wheeler today and he advised me he had no objection of the contents of the above building sold on the premises. If you will favor me with the keys I will make a check up and if keys are lost or mislaid give me authority to enter. I shall be pleased to do What I can to help out, I beg to remain,

Yours truly,

"J.E. Kennedy"

John E. Kennedy"

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

Date: March 23, 1949.

E. LaBasse S.J.

1259 - 28

EXHIBIT No.

DATE Nov 17 1948

FILED BY K.A. Christie

204 Clark Avenue- Articles in use by tenant.

1 kitchen stove
1 heater
Clothes cupboard with glass doors
writing desk
1 sink
3 kitchen cabinets (cupboard)
deer head
3 linoleums.

One room padlocked for Maigawa.

"Mrs. M.D. Matthews
Tenant.

Cranbrook, B. C., January 18th, 1943.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

Dear Sirs:- Your File No. 13698:
Maigawa (Kiyojiro) Minamatsu.

We acknowledge receipt of letter from Mr. H.F. Green, of the 9th inst., giving list of articles not signed for at 204 Clark Avenue. The one kitchen cabinet mentioned was not in use, and is not in use by the present tenant; this was put in a small room at the back. The other articles mentioned were not seen by Mrs Marks when she took possession, but there is one room with a strong padlock on it and no doubt they are in there. The word "Cabinets" as applied is just an elaborate name for some sets of home made kitchen shelves, some of which stood on apple boxes. The clothes cupboard with glass doors is also a home made article.

Regarding the articles left at 108 Clark Avenue and 109 Durich Avenue, Maigawa locked these places, and took the keys with him, as he did for the padlock at 204 Clark. His possessions should be as safe in these places as any unless they were to be properly packed and placed in reliable storage house, which would mean considerable expense.

Mrs. Mark reported that Maigawa had asked them to take care of the deer head and Mrs. Matthews advises that the head was not in the house when she took possession.

Yours very truly,

Beale & Elwell

per "Marjorie F. Beale"

MLP.
Enc.
We enclose receipt from Mrs. Matthews for articles in use.

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

Date: March 23, 1949.

E. LaCasse
9.9.

1259 - 28

EXHIBIT No.

Nov 17 1948

DATE

FILED BY K.A. Christie

13698

January 9th, 1943.

Messrs. Beale & Elwell,
Cranbrook, B. C.

Dear Sirs:-

Re: MAIGAWA, (Kiyojiro) Minamatsu

Many thanks for your report of December 18th which seems to cover everything very satisfactorily with the possible exception of some differences between the inventory of personal property declared as being left at 204 Clark Avenue and that signed for by the out-going tenant. It may easily be that these things were sold before evacuation but we think a check should be made to see if they are still on the premises. If not, we will write the Japanese.

For your convenience the items are as follows:

1 Kitchen cabinet (4 declared, only 3 signed for
1 Sofa
1 Wash stand
1 Bath tub
2 Barber chairs
5 Chairs
2 Kitchen tables
1 Table

} letter 18/1/43 probably locked in small room

The inventory for 201 Clark Avenue agrees with that declared.

We see that the garage at 108 Clark Avenue is full of things additional of those declared but if they may safely be left there, no further steps need be taken.

Finally, we see that the premises at 109 Durick Avenue are very run-down and are unlikely to be rented. A fairly large inventory is declared for these premises and here again, if the furniture and effects may remain where they are with reasonable safety, no further steps need by taken.

Yours truly,

H.F. Green
Protection Department.

HFG:if

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: March 23, 1949.

1259 - 28

EXHIBIT No.

DATE Nov 17 1948

FILED BY K.A. Christie

July 17th, 1943.

Dear Sir:

I will offer one hundred and ten dollars ($110.00) cash for the 1929 Nash Sedan belonging to the Japanese and on display at Dezall's Garage Co. , Cranbrook.
Please advise.

Yours truly

"N. Bosich"

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

Date: March 23, 1949.

E. LaBasse
D. J.

1259 - 28

BEALE AND ELWELL

EXHIBIT No. Nov 17 1948
DATE
FILED BY K.A. Christie

Cranbrook, B.C., June 18th, 1943.

The Department of the Secretary of State,
Japanese Evacuation Section,
Vancouver, B. C.

Dear Sirs:- Your File No. 13698

Re: Minamatsu Kiyohiro Maikawa and
1929 Nash Sedan.

We acknowledge receipt of your letter of June 14th asking to have an appraisal made of the above car and to advertise same for sale.

We believed that Mr. Wheeler of Wheeler Motors was the best person to make the appraisal and he has given a valuation of $50.00 as it stands.

Our local paper only comes out once a week so that we cannot advertise until next week as we were not able to get the appraisal in and did not receive your letter in time put the ad this week.

Yours very truly,

Beale & Elwell

per "M.F. Beale"
per Mary Paget"

MLP.
Enc.

We enclose account for $4.00 for the appraisal fee.

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

Date: March 23, 1949.

E. LaCasse
J.J.

Division File No. 42E-269-2-1-71

1259 - 28

EXHIBIT No.
DATE
FILED BY

Nov 17 1948

ROYAL CANADIAN MOUNTED POLICE

| Division | Sub-division | Detachment | K.A. Christie |
|---|---|---|---|
| "E" | | Cranbrook | |
| Province B.C. | | Date: April 23rd-1942. | |

File References Re: Toyokuma SAKTA-Cranbrook, B. C.

1. With reference to the above, and further to Memo. from Inspr.J.FRIPPS,1/C. C.I.B. under date of Vancouver, B. C. 17-4-42, I beg to report as follows.

Headquarters

2. The car and Radios, Cameras, etc. seized from Kiyojiro MAIGAWA, at Cranbrook, B. C. by the B. C. Police, and which are at present in the possession of that force at this point are hereby described as follows.

Sub-division

Owners Name.....Kiyojiro MAIGAWA:
Address.....Formerly of 148 Vanhorn St., Vancouver, B. C.
Now of Cranbrook, B. C.
1929 Nash Sedan..Year 1929, Model 420.
Radio...Nil. Lighter...Nil. Heater-Nil.

Detachment

Speedometer Reading.....30-494.
Upholstery...Fair condition.

Cranbrook.

Spare Tires.....Two....Condition only fair.
Engine No. 202809.....Setial No.R.202927.
Outstanding Leins.....Nil.

RADIOS:

One Gen. Electric 8 tube Radio, Serial No.159
One R.C.A.Victor Radio, 8 tubes, Serial No.168.
One Rodgers Radio, 4 tubes, Serial No. 4421-1335.

Cranbrook
1-4-42.

CAMERAS.

One Kodak camera, Bellows Type, # 48218.
One " " " " # 48548.
One " " Box Type, #120.
One Univex Camera, Model A.
One Brownie Camera Box Type # 127.

A.R.V. No.

3. The general condition of this car taking every thing into consideration appears to be poor, please see separate report regarding storage rates for cars and trucks.

No expense incurred.
Still under Investigation.

SGD. Const.
H.J. Giles, Regt.No.8364.
i/c Cranbrook Detachment.

Diary Date

Set For

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

Date: March 23, 1949.

E. LaBasse
A.J.

1259 - 28

EXHIBIT No.

DATE Nov 17 1948

FILED BY K.A. Christie

JOHN E. KENNEDY
East Kootenay Real Estate

Cranbrook, B. C. April 2nd. 1945.

H.F. Green, Esq.,
Protection Department,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir,- Re: Minamtsu Kiyojiro Maigawa.

All things come to him who wait: I am sorry to keep you waiting for a reply to your letter of 8th. ultimo but to say was beyond my control. This being a holiday and his store closed Mr. Thompson consented to go thru the chattles with me today so Iam enclosing you a list with each item priced as per your request.

I might mention the purchaser of the building is anxious to get tearing it down and I shall be glad if you could handle this matter expediently as possible, being to hold this stuff in the building is saving rent.

I think I told you in a previous letter that Mr. Thompson purchased all the furniture of any value before Maigawa pulled out, you will probably disappointed at the prices offered but this is the best I could do.

Thanking you I beg to remain,

Yours truly,

"J.E. Kennedy"

John E. Kennedy

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

Date: March 23, 1949.

E. LeBosse
S.J.

Thompson's Second Hand Store quotations on Jap Furniture Etc.

109 Durick Avenue, Cranbrook, B. C.

| | |
|---|---|
| 6 Metal Chairs | 6.00 – |
| 3 do tables | 6.00 – |
| 1 Centre table | 1.50 F |
| 1 Ice box | 4.00 – |
| 1 Show case broken | 3.00 – |
| 1 Counter show case (small) | 5.00 – |
| do od large | 10.00 – |
| 6 Glass holders | .50 C+C |
| 14 Tea Spoons | .50 C+C |
| 12 Long Ice Cream Spoons | .50 C+C |
| 16 Assorted glasses | 1.25 C+C |
| 7 Glass saucers (green) | .35 C+C |
| 10 Fruit dishes (glass) | 1.00 C+C |
| 9 White glasses (Ice Cream) | .90 C+C |
| 12 Glass holders | 1.00 C+C |
| 24 Glass jars | 2.00 C+C |
| 1 Wooden counter | 4.00 C+C |
| | 47.50. |

| | |
|---|---|
| 1 Kelvinator Ice Cream Cabinet | 25.00 – |
| 1 Wall cupboard | 1.50 F |
| 1 Roll paper and stand | 2.50 M |
| 1 2lb. candy scale | 15.00 – |
| 1 3lb. Toledo Candy Scale | 35.00 – |
| 1 9x12 Linoleum rug | 5.00 – |
| 1 Bar Room Chair | 1.50 F |
| 1 Home made table | 1.00 F |
| 1 Baby sulky | 1.00 F |
| 1 Old hand washing machine | 1.00 F |
| 5 Dressers | 25.00 – |
| 1 Rocking chair | 1.50 F |
| 5 Odd chairs | 3.50 – |
| 2 Centre tables | 3.00 F |
| 1 Gramophone table broken | 3.00 – Stolen |
| 4 Wash stands | 4.50 F Stolen |
| 1 Game of chance | 5.00 – Stolen |
| Kitchen Junk | 5.00 M |
| | 139.00 |

## 204 Clark Avenue

| | | |
|---|---|---|
| 3 Cupboards | 5.00 – | |
| 2 Old barber chairs | 8.00 – | |
| 1 Cook stove | 12.00 – | |
| 1 Dresser Drawers | 1.50 – | |
| 1 Wall Cupboard | 1.50 – | |
| 1 Kitchen cabinet (home made) | 2.00 – | 30.00 |

## 108 Clark Avenue

| | | |
|---|---|---|
| 1 Laundry stove | 2.00 – | |
| 2 Ford truck (1917) | 10.00 – | |
| 2 Cross cut saws (broken teeth) | 2.00 M | |
| 2 Doors | 2.50 F | |
| 1 Cupboard | 5.00 – | |
| Balance of junk in shed | 2.00 M | 23.50 |

## 201 Clark Avenue

| | | |
|---|---|---|
| 1 Kitchen stove | 8.00 – | |
| 1 Cupboard | 1.00 – | |
| 2 Pieces of Linoleum | 7.00 – | |
| 1 Bed ends and spring | 4.00 – | |
| 1 Kitchen cabinet | 6.00 – | |
| 1 Dresser and stand | 5.00 – | 31.00 |

## Summary

| | |
|---|---|
| 109 Durick avenue | 47.50 |
| do | 139.00 |
| 204 Clark Avenue | 30.00 |
| 108 Clark Avenue | 23.50 |
| 201 Clark Avenue | 31.00 |
| | $ 271.00 |
| | 8.00 |
| | $ 263.00 |

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

Date: March 23, 1949.

E. LaBasse J.J.

1259 - 28

EXHIBIT No. Nov 17, 1948.

DATE.....

FILED BY K.A. Christie

W.F. DORAN

Cranbrook, B. C., May 15th. 1945.

J.E.K. Kennedy, Esq.,
City.

Dear Sir:-

Referring to the checking and valuating of the chattels in the Jap buildings at 109 Durick Avenue, 108,201 and 204 Clark Avenue, as you are aware I wnet over the different articles very carefully and the very highest valuation I could place on the contents of all the buildings was $175.00.

I might point out all of the chattels, with few exceptions are mere junk and a lot of which will bring practically nothing. Incindentally I might say I have purchased thousands of second hand articles in my business career and it is my opinion and belief the chattles under discussion is not worth any more than I have placed on them.

Yours truly,

"W.F. Doran"

William F. Doran.

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

Date: March 23, 1949.

E. LeBasse A.J.

EXHIBIT No. 1259 - 28

DATE Nov 17 1948

FILED BY K.A. Christie

JOHN E. KENNEDY
East Kootenay Real Estate

Cranbrook, B.C. May 2nd, 1945.

H.F. Green, Esq.,
Protection Dept.,
506 Royal Bank Building,
Vancouver, B. C.

YOUR FILE 13698

Dear Sir:- Re: Minamtsu Kiyojiro Maigawa - 109 Durick Avenue, Cranbrook.

I have for acknowledgement your letter of 18th. inst. in connection with the Jap chattles in four of the buildings and first I regret the delay in replying as I have been laid up for several days and lastly had difficulty in locating a person who is familiar with the price of the junk we are to dispose of.

Mr. Wm. F. Doran a merchant of this City for nearly forty year and who was proprietor of a Second Hand business here for eighteen years consented to check it up and after going over the chattles very carefully advised he would not give any more than $175.00 for the whole lot and thinks Thompson will never get his money out of them.

I would like to point out that Mr. Wheeler is hollering for the building as he wishes to start tearing it down immediately in order to expand his garage, if we have to move this stuff it will only add more expense. I told Mr. Doran you would allow him $5.00 for his trouble. If you want a signed statement from him I will be glad to get him to type one.

Yours truly,

"J. E. Kennedy"

John. E. Kennedy.

P.S. I wish you could come up and size up the layout yourself.

J.E.K.

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

Date: March 23, 1949.

E. L. Case
G.M.

1259 - 28

EXHIBIT NO.

DATE Nov 17 1948

FILED BY K.A. Christie

MEMORANDUM

April 5th, 1945.

File this 13698

To: Mr. Shears

From: Mr. Green

Re: Chattels at Cranbrook

The only records of any chattels at Cranbrook * are of those in the various properties belonging to Minamtsu Kiyojiro Maigawa. They are situated on four of his properties being Catalogue Nos. 557 to 560 inclusive.

These properties are now in course of sale and we are faced with the question of disposal of the contents. Mr. Johnston and the writer have discussed this matter and communicated with our agent, Mr. Kennedy. He tells us that the mearest auctioneer is at Nelson, 150 miles away.

Reference to the Nelson auctioneer reveals that he would have to make a special trip to Cranbrook. Mr. Kennedy assured us that this was not whorthwile.

Under these circumstances, the only course of action seems to be to have the only second-hand dealer in Cranbrook make an offer for these properties. This he has now done with the following results.

| | | |
|---|---|---|
| Catalogue | #557, 108 Clark Ave. | $23.50 |
| " | #558, 204 Clark Ave. | 30.00 |
| " | #559, 109 Durick Ave. | 186.50 |
| " | #560, 201 Clark Ave. | 31.00 |
| | Total: | $ 271.00 |

Particulars of his offer are attached together with letter from Mr. Kennedy stating that this Japanese sold all furniture of any value before evacuation.

Now it is a fact that an auctioneer might fetch $350.00 or perhaps a little more if an auction were held since the second-hand dealer must make an offer that would allow a profit on subsequent resale. We cannot, however, guarantee such a price and even if it were secured, we would have to pay the auctioneer's commission in the amount of 10%, namely $35.00 and perhaps another $25.00 or $30.00 in travelling, advertising,

* apart from the equipment in the Van Horne Grocery block C which will probably be sold with the real property.

and moving expenses. Under all these circumstances, Mr. Johnston and I feel that the matter should be put before the Rural Advisory Committee for their decision with a recommendation that sale to the second-hand dealer at $271.00 would most probably be the wisest course.

HFG:IF

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

Date: March 23, 1949.

E. LeCass
D.G.