

Name of Claimant **MAIKAWA, Kiyoko**

Case **1288**

Custodian File **10241**

<u>REAL PROPERTY</u>										
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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
2550.00	127.50 12.50									140.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
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	
<u>MISCELLANEOUS CHATELS</u>										
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			
<b>TOTAL RECOMMENDATION</b>									<b>140.00</b>	





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CASE NO. 1288

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
November 24, 1948.

IN THE MATTER OF THE CLAIM OF

KIYOKO MAIKAWA

PROCEEDINGS AT HEARING

Original





1 IN THE MATTER OF THE "INQUIRIES ACT"  
2 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

3  
4 JAPANESE PROPERTY CLAIMS COMMISSION

5  
6 B E F O R E

7 HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER

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9  
10 Toronto, Ontario,  
11 November 24, 1948.

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13  
14 IN THE MATTER OF THE CLAIM OF

15 KIYOKO MAIKAWA

16  
17 PROCEEDINGS AT HEARING:

18  
19 APPEARANCES:

20 K. A. CHRISTIE, ESQ., K.C., appearing for the  
21 Dominion Govern-  
22 ment.

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

25 \_\_\_\_\_  
26 A. SMITH, ESQ., Secretary

27 D. J. HANDFORD, ESQ., Official Inter-  
28 preter

29 J. B. MCGREGOR, ESQ., Official Reporter  
30





K. Maikawa,  
In chf.

1  
2           (MRS) KIYOKO MAIKAWA, the claimant herein,  
3           having been first duly  
4           sworn, testified as follows:

5           DIRECT EXAMINATION BY MR. BEST:

6           Q. Is that your signature?

7           A. Yes.

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

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

11          A. Yes.

12          (REAL ESTATE OTHER THAN FARMLAND CLAIM  
13          FORM MARKED EXHIBIT NO. 1)

14          Q. I understand that before the evacuation  
15          you lived at 2267 Napier Street in Vancouver?

16          A. That is right.

17          Q. It is as a result of the sale of that prop-  
18          erty by the Custodian that you are claiming before  
19          this Commission today?

20          A. That is right.

21          Q. I notice you purchased the property in 1935  
22          and it was purchased in your name at that time was it?

23          A. Yes it was.

24          Q. By your husband and yourself?

25          A. Yes.

26          Q. Just on that point, you have a note on your  
27          claim here that while you only paid \$1500. for it,  
28          it was worth more than that at the time because the  
29          owner wanted a very quick cash sale. Did you know the  
30          owner by the way?

          A. No, the owner was in the States and we were  
          to  
          renting from him and he had to go/the States and therefore





K. Maikawa,  
In chf.

1  
2 he wanted to sell it and that is why we got it so  
3 very cheap.

4 Q. Apparently at the time you bought it in 1935  
5 there was a certain amount of scrub bush on the lot?

6 A. Yes, the back yard was bush.

7 Q. And I suppose it was your husband who  
8 cleared that bush out?

9 A. No, we had a gardener do it.

10 Q. And he cleared it and planted a lawn  
11 and put these fruit trees in, did he?

12 A. That is right.

13 Q. The following year apparently this garage  
14 was built at a cost of \$225. Did your husband do that?

15 A. No, it was some contractor.

16 Q. I take it he isn't a particularly handy man?

17 A. He is but he was a business man and  
18 didn't have the time.

19 Q. You had someone do this verandah job, put  
20 on a new verandah and steps the following year?

21 A. Yes.

22 Q. Now, this item about the house being  
23 rented at \$35. a month by the claimant; was that an  
24 arrangement you made just prior to the evacuation,  
25 with someone else? At the time you were evacuated  
26 did you rent it for \$35. a month to someone else?

27 A. Yes.

28 Q. That rent was to continue for the duration  
29 of the war, was it?

30 A. I did have the lease, I have forgotten





K. Maikawa,  
In chf.

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whether it was for a year or two years.

Q. In any event you and your husband rented it, the Custodian didn't?

A. We rented it.

Q. Now, this mention of an offer of \$3500. for the house in 1942; can you tell us who made that offer?  
A. No, I can't, but we had many people coming to the door nearly every day offering to buy the house and that was the best offer because it was a cash offer.

Q. When you say you had people coming to the door every day, what do you mean?

A. Everyone in Vancouver knew all the Japanese had to leave and we were the only Japanese in the district and everybody descended on us and wanted to know if we would rent or sell.

Q. What did your husband do about the offer?

A. We didn't care how much was offered, we were not going to sell because we thought we could always come back to the house as long as we had it. We were not going to sell it at any price.

MR. CHRISTIE: I tender as Exhibit 2 the appraisal of Johnson, Reeve & Watson, dated the 19th of July, 1943, and the appraised value is \$2400.

MR. BEST: Incidentally just what time did you leave, what month of 1942?

A. In May.

Q. Do you know how old the house was when you purchased it in 1936?  
A. No, I don't.





K. Maikawa,  
In chf.

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Q. Mr. Reeve estimates the age of the house in 1943 as 20 years, what would you think about that?

A. I think so. I think that would be about right.

Q. Do you recall whether you paid about \$64. per year taxes, would that be approximately the amount?

A. I think that was about what it was.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 30th of May, 1942; whose signature is that?

A. That is mine.

(J.P. FORM MARKED EXHIBIT NO. 3)

Q. Who paid for these different improvements, you or your husband?

A. My husband.

Q. And have you any bills or receipts or records here to show that these are the correct amounts paid for these various items?

A. No, we never kept them.

Q. Who put on this verandah and steps in 1938?

A. We had a carpenter do it.

Q. And how do you remember what was paid for it?

A. Oh, I generally remember how much was paid for things like that.

Q. You are sure that is the correct amount?

A. Oh yes.

Q. What kind of garage was this that was built in 1937?

A. I don't know what you mean.

Q. What material was it made off?





K. Maikawa,  
cr. ex.

1  
2 A. It had a cement floor and it was made of  
3 wood and had a shingle roof.

4 Q. That was built by a carpenter?

5 A. Contractor.

6 Q. And you remember \$225. was the amount?

7 A. My husband said it was.

8 Q. You are telling this Commission that  
9 your information was received from your husband?

10 A. On the garage, yes.

11 Q. What was the condition of the plumbing  
12 in this house?

13 A. I am afraid I don't know much about the  
14 plumbing, but everything worked all right.

15 Q. What was the condition of the paint of the  
16 house?

17 A. The outside paint, well it was a  
18 stucco house and we have very little paint. We used  
19 to paint the frames and that every year.

20 Q. Did you have a gardener do this planting  
21 of the trees?

A. Yes, I did.

22 Q. Who paid for that?

23 A. My husband.

24 Q. And you remember that \$350. was the correct  
25 amount for that?

A. Oh yes.

26 Q. That is all, thank you.

27 Q. I tender as Exhibit 4, a number of  
28 tenders. I will put them all in as one exhibit.

(TENDERS ABOVE REFERRED TO MARKED EXHIBIT 4)

(TAX STATEMENT FOR 1943, MARKED EXHIBIT  
NO. 5)

(REAL PROPERTY SUMMARY MARKED EXHIBIT 6)

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 7)





(Discussion)

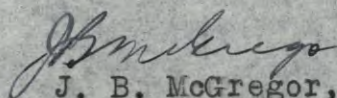
1  
2 Q. With the consent of my learned friend I  
3 am filing as Exhibit 8, which has not been identified,  
4 a photograph of the property taken on April 29th, 1943.

5 (PHOTOGRAPH OF PROPERTY MARKED EXHIBIT 8)


6 It is submitted, your honour, that this  
7 property was sold at its fair market value.

8 (PROCEEDINGS ADJOURNED SINE DIE)

9  
10 I hereby certify the foregoing to be a true  
11 and accurate transcript of the proceedings  
12 herein.

13   
14 J. B. McGregor,  
15 Official Reporter.

16 I, M. A. Miller, Deputy Commissioner,  
17 appointed to hear a Commission to investigate  
18 claims of Japanese Canadians for property  
19 loss, do certify the foregoing is a true copy  
20 of the evidence heard on the within claim.

21   
22 M. A. Miller,  
23 Deputy Commissioner.  
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DEC - 5 1947

Case No 12 PF

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

*[Signature]*

1024  
Toronto

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

(1) NAME MAIKAWA KIYOKO (RCMP) Reg. No. 10312  
(Print) Surname Given Name

(2) Pre-Evacuation Address 2267 NAPIER ST. VAN BC

(3) Present Address 3673 SAMMON AVE. TORONTO - ONT.

(4) REAL ESTATE

(a) Street Address (if any) 2267 NAPIER ST. VANCOUVER BC  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
LOT # 15  
BLOCK # 34  
DISTRICT LOT # 264 A.

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

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

(e) Fair market value at date of sale (estimate this to the best of your ability):  
(i) Land - - - - - \$ \_\_\_\_\_  
(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) - - - - - \$ \_\_\_\_\_  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 4000.00  
(v) Amount at which Custodian sold property and credited your account - - - \$ 2550.00  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1450.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation \_\_\_\_\_  
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) \_\_\_\_\_  
(c) How stored or packed at time of evacuation \_\_\_\_\_



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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ \_\_\_\_\_

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) - - - - - \$ 1450.00

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

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

TORONTO

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA  
Province of Ontario  
County of York TO WIT:

I, Kiyoko Maitkawa of the City  
of Toronto in the County of York  
named Woman

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 29<sup>th</sup> day of November  
A.D. 1947.

Kiyoko Maitkawa  
R. H. McNeill  
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.



Maikawa Kiyoko  
(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

EXHIBIT No. 12PE-1  
DATE NOV 24 1948  
FILLED BY R. D. Best

10312

Reg. No.

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

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

House  
1½ storey

4

Stucco

Residence

33 x 120

1935

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

\$1500.00

- 1938 - new front verandah and steps - \$130.00
- 1936 - bush on lot converted to lawn  
4 fruit trees planted - \$350.00
- 1937 - garage built - \$225.00
- 1939 - new furnace with sawdust burner  
installed - \$160.00
- 1938 - concrete walk - \$75.00
- 1940 - new lighting fixtures - \$50.00  
- galvanizing of the sawdust bin - \$50.00

\$4000.00

Comments re upkeep of premises:

( Actual value of house much greater.  
Purchase price set at \$1500.00 because  
of cash sale and former owner desiring  
quick sale. Claimant feels that the  
value of the house was about \$2500.00  
at purchase)

Comments re Appraiser's report not covered above:

1. House rented at \$35.00 per month by claimant.  
\$35.00 offered by leasee.
2. Offers received by claimant in 1942 for \$3500.00  
for property.
3. House was in good condition when claimant left.  
House did not need decorating at that time.
4. Claimant feels appraisal value as much too low.

Assessment 1943: Land \$365.00  
Improvement 1600.00  
\$1965.00

Summary

Estimated Value \$4000.00  
Sold by Custodian 2550.00  
Amount of Claim \$1450.00

Kiyoko Maikawa  
Signature



JOHNSON, REEVE and WATSON

Estate Agents

Bank of Nova Scotia Building  
602 West Hastings Street  
VANCOUVER, B.C.

19th July, 1943.

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

File No. 10241

Dear Sir:

Catalogue No. 155  
Lot 15 Block 34 D.L. 264 A  
2267 Napier Street.

We have inspected this property and beg to report as follows:-

<u>Location</u>	Popular and convenient east end suburban district.
<u>Land</u>	33' x 120' fenced at rear. not much gardening. concrete walks.
<u>Building</u>	(1) 1½ storey frame house 26' x 30' plus 1 storey 5' x 6', concrete foundation. Succo walls. Shingle roof. 1st floor, 4 rooms. nook and bathroom. no entrance hall. 2nd floor, unfinished. Fireplace and oak floor in living room. Basement, concrete floor, tubs, hot air furnace, sawdust burner. Sawdust room lined galvanized iron.
<u>Condition</u>	about 20 years old. Plumbing getting old and basin renewed. Some decorating needed. Exterior in good condition. (2) Garage 12' x 20' concrete floor. siding walls. Shingle roof. Good condition.
<u>Rent</u>	\$35. (high)
<u>City</u>	
<u>Assessment</u>	\$1,965 (Land \$365 Buildings \$1,600)
<u>Taxes</u>	\$64
<u>Appraisal</u>	We are of the opinion that the market value of this property is \$2,400.

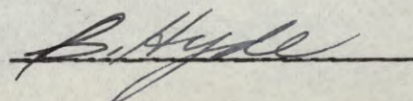
Yours faithfully,

JOHNSON, REEVE & WATSON

per "D. W. Reeve"

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

April 22, 1949.





REAL ESTATE

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

EXHIBIT No. 1288 - 3

DATE: Nov. 24/48

FILED BY: K.A. Christie

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

## PERSONAL INFORMATION

NAME: MATKAWA, Kiyoko (Mrs. Kazuyoshi)

HOME ADDRESS: 2267 Napier St., Vancouver, B.C.

REGISTRATION NUMBER 10312 SEX: Female AGE: 27

OCCUPATION: Housewife

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: MATKAWA Kazuyoshi

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Joanne (F)

ADDRESS OF CHILDREN: Same as above

AGE OF CHILDREN: 6 years

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

1. LOCATION AND DESCRIPTION: Lot Fifteen (15), in Block Thirty-four (34)  
in the Subdivision of District Lot Two Hundred and Sixty-four A (264A) Group  
One (1) New Westminster District

2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room Bungalow and  
one-car garage

3. INSURANCE (Give particulars; state where policies are) Northwestern Mutual Fire Ass'n.  
535 W. Georgia St. - Policy for \$1500.00 "in owner's possession"

4. TAXES (Amount and where payable) \$69.25 annually - payable to Tax Collector, City  
Hall, Vancouver: Taxes paid for 1942.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Victor Wm. Dalziel of  
2426 Yale St., Vancouver, B.C. (City Policeman) Copy of lease attached hereto.



- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's Possession
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
- 9. IF FARM LAND STATE CROPS SOWN: None

- 4. INSURANCE CARRIED Northwestern Mutual F  
copy attached. Polic
- 5. MORTGAGES, LIENS  
OTHERS:.....

**STATEMENT OF REAL PROPERTY OCCUPIED**

- 1. LOCATION AND DESCRIPTION: None
- 2. LANDLORD'S NAME AND ADDRESS: None
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
- 4. STATE WHEREABOUTS OF LEASE: None
- 5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
- 6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

- 6. MONEYS OWING TO Y.....
- 7. BONDS, DEBENTURES  
1 - \$100.00 Victory B
- 8. BANK ACCOUNTS:.....
- 9. LIFE INSURANCE:.....
- 10. INTEREST IN ANY EST.....
- 11. SAFETY DEPOSIT BO.....

**STATEMENT OF PERSONAL PROPERTY OWNED:**

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
As per list on copy of lease hereto attached.
- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

- LIABILITIES:**
- 1. PERSONAL DEBTS:.....
  - 2. TRADE DEBTS:.....

**I, the undersigned, hereby certify that the above description is true and correct, except as set out above, except as to other securities, if any.**

I certify that the above description is true and correct in every description in any profit and indirect.

Dated this 30th day of \_\_\_\_\_

"J. Ramsay"  
Witness

FOR DEPARTMENTAL USE



4. INSURANCE CARRIED ON ABOVE PROPERTY:.....  
Northwestern Mutual Fire Ass'n. Policy \$500.00 on furniture as listed in Lease -  
copy attached. Policy in owner's poss.

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom).....  
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
1 - \$100.00 Victory Bond: 1 - \$50.00 Victory Bond - in owner's possession

8. BANK ACCOUNTS:..... None

9. LIFE INSURANCE:..... None

10. INTEREST IN ANY ESTATES OR TRUSTS:..... None

11. SAFETY DEPOSIT BOX:..... None

**LIABILITIES:**

1. PERSONAL DEBTS:..... None

2. TRADE DEBTS:..... None

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

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

Dated this 30th day of May 1949.

(Signature) "K. Maikawa"

"J. Ramsay"

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

April 22, 1949.

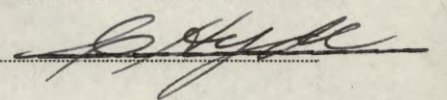




EXHIBIT No. \_\_\_\_\_  
DATE Nov. 24/48  
FILED BY K.A.Christie

B R A G G ' S

2434 East Hastings St.,  
VANCOUVER, B.C.

July 17/43.

The Custodian,  
506 Royal Bank Building,  
675 West Hastings St.,  
Vancouver, B.C.

"Cat 155"

Gentlemen:

I beg to submit an offer of \$2,200.00 Two  
Thousand, two hundred 00/100 dollars for the Custodian  
property known as 2267 Napier St., 15-34-264A File No.  
10241 Catalogue no. 155. Enclose please find certified  
check value \$220. being 10% as called for.

Yours truly,

"J. A. Bragg"



McCARRON & HAWBOLT

Real Estate and Insurance

350 West Pender Street  
VANCOUVER, B.C.

July 19th 1943.

Office of The Custodian,  
506 Royal Bank Bldg.,  
675 West Hastings St.,  
Vancouver, B.C.

Dear Sirs:

Re- Catalogue Parcel # 155.

-----  
Macaulay, Nicolls, Maitland & Co. Agents.  
-----

On behalf of our client, Tom Kemp,

435 West Pender St., Vancouver, B.C. Welder. We tender  
the following offer on Lot 15, Block 34, D.L. 264A being  
2267 Napier St., Vancouver, B. C.

TWO THOUSAND THREE HUNDRED (\$2,300.00) CASH.

Enclosed is certified cheque in the amount  
of TWO HUNDRED THIRTY (\$230.00) as required.

Yours truly,

McCarron & Hawbolt

Per

"J. F. McCarron"



895 East Sixty Fourth Ave.

EXHIBIT No. 1288 - 4  
DATE Nov. 24/48  
FILED BY K.A.Christie

Vancouver, B.C.

July 15th 1943

The Custodian

506 Royal Bank Bldg.

City.

Dear Sir:

Enclosed please find  
certified cheque for One Hundred and Ninety Dollars  
\$ 190.00 being (Tender for Real Estate)  
Catalogue Parcel ## NO 155. File No. 10241.  
Full purchase price \$1900.00.

Yours truly

Chas T. Marsh



GENOA BOND

1288 - 4  
EXHIBIT No. \_\_\_\_\_  
DATE Nov. 24/48  
FILED BY KA.Christie

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Insurance, Financial and Estate Agents

435 Howe Street

VANCOUVER, B.C.

July 13th, 1943.

The Custodian of Enemy Property,  
Japanese Evacuation Section,  
675 West Hastings St.,  
Vancouver, .B.C.

Dear Sirs: re Catalogue Parcel No. 155.  
Lot 15, Block 34, Dist.Lot 264A  
2267 Napier Street

On behalf of our client Mr. Frank Panvini, we hereby submit an all cash offer to purchase Lot 15, Block 34, District Lot 264A for the purchase price of Sixteen Hundred and Twenty-five (\$1625.00) Dollars gross on completion of title.

Deposit of \$162.50 is enclosed herewith, being Mr. Panvini's certified cheque. Our commission is 5% of the purchase price.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per "R.B.Cameron"

RBC:Mc



EXHIBIT No. \_\_\_\_\_  
DATE Nov. 24/48  
FILED BY K.A.Christie

H. A. ROBERTS LTD.

Vancouver, B.C.

1943

July 9

The Custodian,  
506 Royal Bank Bldg.,  
675 W. Hastings St.,  
Vancouver, B.C.

Dear Sir:

Re: 10241

On behalf of a client  
we herewith tender the sum of \$685.00 for  
catalogue #155 - 2267 Napier St. + Lot 15 -  
Block 34 - District Lot 264A.

We enclose herewith  
certified cheque for \$68.50, being 10% of the  
above tender.

Yours truly,

H. A. ROBERTS LIMITED.

"W. B. Rowllings"

Sales Manager.

W. B. Rowllings /W

Encl.



EXHIBIT No. \_\_\_\_\_  
DATE..... Nov. 24/48  
FILED BY K.A.Christie

KER & KER  
Limited

475 Howe Street  
VANCOUVER, B.C.

July 19, 1943.

"Tender for Real Estate"  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B.C.

Dear Sirs:-

Re: 2265 Napier Street - Catalogue #155  
Lot 15, Block 34, D.L. 264A.

Enclosed herewith you will please find Certified Cheque of Mr. Ross made payable to the "Custodian" in the amount of \$202.50, which is 10% of the amount Mr. Ross is offering to the "Custodian" for the above property, the tender being \$2025.00.

It is understood that the tender is subject to existing tenancies. It is further understood that the date of adjustments covering taxes, water and insurance will be as at the date of sale or in due date of rent in the immediate future.

Messrs. Macaulay, Nicolls, Maitland & Co. Ltd., are agents for this property and we will look to them for our portion of the commission.

Commending the above matter to your kind attention, we remain,

Very truly yours,

KER & KER LTD.

Per- "Alan N. Ker"

ANK:ER



1288 - 4  
EXHIBIT No. ....  
DATE... Nov. 24/48  
FILED BY  
K.A.Christie

McCARRON & HAWBOLT

Real Estate and Insurance

350 West Pender Street  
VANCOUVER, B.C.

Aug. 5th. 1943.

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

Dear Sirs:

Re: Catalogue # 155.  
-----

Your letter of Aug. 2nd. refusing \$2300.00  
for 2267 Napier St. on behalf of our client Mr. Tom Kemp  
received.

Your suggestion that we send in a revised  
offer has prompted this letter. We offer herewith a price  
of \$2450.00. Check will be available immediately we are  
advised of acceptance.

Yours truly,

McCarron & Hawbolt,

Per.

"J. F. McCarron"

J.F.M.



KER & KER  
Limited

475 Howe Street  
VANCOUVER, B.C.

August 9th 1943.

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

"Cat 155"

Dear Sirs:-

Re: Catalogue #155 - File #10241

In further reply to your letter to us of August 2nd 1943 in connection with the above property, we have discussed this matter further with Mr. Ross who is now prepared to make a maximum offer for the property of \$2550.00 cash.

It is understood that this offer is also subject to existing tenancies. It is also understood that the date of adjustments covering taxes, water, insurance, etc. will be as at the date of sale or any due date of rent in the immediate future.

We will be pleased to return to your office the original Certified cheque of Mr. Ross which we are holding at the present time in the amount of \$202.50 made payable to The Custodian, which could be utilized as a deposit.

Kindly advise us at once if you wish us to forward you this cheque.

In view of the fact that Mr. Ross has substantially increased his offer from the original figure submitted by him, we trust that this will be accepted by your Department and that you will be prepared to recommend its acceptance by Ottawa, and that the sale will be confirmed to us in the immediate future.

Yours very truly,

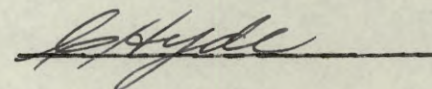
KER & KER LTD.

Per. "Alan N. Ker"

ANK.DR

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

April 22, 1949.





# 1943

**IMPORTANT**

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

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

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

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

12AA-5  
JUL-6-43 02950 L (2) - 64.22

EXHIBIT No. \_\_\_\_\_

DATE NOV 24 1940 10241

PAID FILLED BY R. D. Brindley

Notice Mailed

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

**DETAILS OF GENERAL LEVY**

Rate on \$	Taxes Levied
19.732 Mills General Purposes	\$ 4,170,227.41
15.219 " Interest and Instalments	3,216,282.81
17.129 " Schools	3,619,975.68
52.080 " Gross	\$11,006,485.90

## CITY OF VANCOUVER

### TAX STATEMENT, 1943

City Hall 453 West 12th Avenue

**ASSESSMENT FOR TAXATION, 1943**

Land	\$111,204,915
Improvements	100,133,140
<b>Total Value for Taxation</b>	<b>\$211,338,055</b>

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

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/C'S IN ARREARS				LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/C'S. 1943	CURRENT GENERAL TAXES 1943	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY	Nett amount if paid on or before JULY 3rd, 1943
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED							
		CAPITAL SUM	INSTALMENTS DUE	1940 & PRIOR	1941	1942						
1600	365	1165					5 98	60 67Δ	66 65*	2 43	64 22Δ	
PAYMENT ON A/C APPLIED												119.89

**REBATE ON CURRENT GENERAL TAXES:**

- 4% if paid on or before 3rd July, 1943.
- 3% if paid on or before 3rd August, 1943.
- 2% if paid on or before 3rd September, 1943.
- 1% if paid on or before 4th October, 1943.

**POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.**

**SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.**

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

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

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

(Kujoko?)  
Kujoko Maikawa,  
% The Custodian of Enemy Property.  
C4696

C4696 LOT. 15  
BLK. 34 2267 Napier St.  
D.L. 264A

ROLL No. Description of Property

**NOTE.—Is your property correctly described?**



REAL PROPERTY SUMMARY

EXHIBIT No. Nov. 24/48  
 DATE.....  
 FILED BY K.A.Christie

JAPANESE NAME: Kiyoko (Mrs.Kazuyoshi) MAIKAWA  
 Reg. No. 10312 File No. 10241

CATALOGUE NO: 155

PROPERTY ADDRESS: 2267 Napier Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 15, Block 34, District Lot 264A, Group 1, New Westminster District, Plans 1134, and 1771.

TITLE: Registered in the name of Kiyoko MAIKAWA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.  
 Vesting Order filed No. 35134, dated November 3rd, 1942.

ASSESSED VALUES: Land \$ 365.00  
 Improvements 1600.00 - \$1965.00 Taxes - \$66.65

CLASSIFICATION: This is a 1½ storey six room house 26' x 30' plus one storey 5' x 6', built on a 33' x 120' Lot. Concrete basement - hot air furnace - sawdust burner.

We quote from Valuator's report of 19th July 1943,  
 "Condition about 20 years old. Plumbing getting old and basin renewed. Some decorating needed. Exterior in good condition. Garage 12' x 20' concrete floor. Siding walls. Shingle roof. Good condition."

"We are of the opinion that the market value of this property is \$2,400.00."

"D. W. REEVE"

HISTORY OF  
 ADMINISTRATION:

Kiyoko MAIKAWA appointed Messrs. Macaulay, Nicolls, Maitland and Company Limited as her rental agents (confirmed by the Custodian) who rented this property on lease for a period of 18 months from June 1st, 1942, to V.W.Dalziel, consideration \$35.00 per month, payable in advance.

Rents collected \$595.00 against which were the following charges:

Water Rates	\$21.00
Sundry repairs to furnace, toilet & basin	46.10
Insurance	11.39
B.C.Telephone	11.37
Commission	<u>29.75</u>

\$119.61

SOLD: To: Alexander Irvin Ross for \$2550.00 as at September 28th, 1943.  
 Approval of Advisory Committee as at September 18th, 1943.

Funds released to the credit of Kiyoko MAIKAWA as at 2nd December 1943 against which were the following charges:



Real Estate Commission \$127.50, Valuation \$5.00, Advertising \$4.00, Registration Fees \$3.40 = \$139.90 leaving a net credit of \$2410.10 from said transaction.

Adjustments as at September 28th, 1943, to the amount of \$5.05 Unexpired Fire Insurance Premium, \$16.54 Purchaser's share of 1943 Taxes, and \$3.57 Purchaser's share of Water Rates = \$25.16 were placed to the credit of Kiyoko MATKAWA.

The following Fire Insurance Policy:

Home Insurance Company, Policy No. 3470 - \$2,000.00 covering (\$1200.00 on dwelling at 2267 Naouer Street and \$800.00 covering Household Effects).

The \$1200.00 coverage on the dwelling was transferred to Alexander Irvin Ross on the 29th November 1943 and the \$800.00 covering on the Household Effects was cancelled on the 28th September 1944.

OLD CERTIFICATE OF TITLE:

No. 12471-L

Was deposited in the Land Registry Office, Vancouver, B.C. on the 15th December 1943.

Certificate of Title No. 94382-L in the name of Alexander Irvin Ross was left on deposit in the Land Registry Office, Vancouver, B. C. on the 10th December 1943.

There is a letter on file from Kiyoko MATKAWA dated January 6th, 1944, thanking this office for the way her affairs had been handled.

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

April 18th, 1947.

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

DAC:ic

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

April 22, 1949.

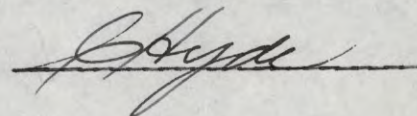




EXHIBIT No. \_\_\_\_\_  
 DATE Nov. 24/48  
 FILED BY K.A.Christie

## CERTIFICATE OF ENCUMBRANCE

Land Registry Office

VANCOUVER, B. C.

No. \_\_\_\_\_ minutes 3 P.M. o'clock 4th day of November 1942

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

City of Vancouver,  
 Lot 15,  
 Block 34,  
 District Lot 264 A,  
 Group 1, New Westminster District,  
 Plans 1134 and 1771.

*Cat. 155*

viz:

Registered Owner: Kiyoko Maikawa  
 Vested in the Custodian filing 35134.

Volume 814, Folio 12471 L. Indef.

Registered Charges: None

Applications for Registration None

Received <sup>ing</sup> Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To:-Custodian's Office

"W. C. Brown"

Registrar

"C.M.M."

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy,  
 April 21/49 *[Signature]*



EXHIBIT No. 1288-A  
DATE NOV 24 1948  
FILLED BY R A Bristle

MAIKAWA, Kiyoko  
2267 Napier St., Vancouver, B. C.  
Evac. File No. 10241



Picture Taken April 29, 1943.

*Milson*