

10241

REAL ESTATE

EXHIBIT No. 12PP-8

DATE NOV 24 1948

FILE No. 10241

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: MAIKAWA, Kiyoko (Mrs. Kazuyoshi)

HOME ADDRESS: 2267 Maple 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: MAIKAWA Kazuyoshi 2362 10313

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 1948.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Victor E. 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*

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*

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

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

REMARKS:

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 1942.

(Signature) K. Maikawa

[Signature]
Witness

FOR DEPARTMENTAL USE _____

20

INFORMATION FROM R.C.M.P.

DATE Oct. 2/43

Our File No. 10241

Full Name MAIKAWA, Kiyoko (Mrs. Kazuyoshi)
(Surname in Block Letters)

Registration No. 10312

Male - Female
(Check)

Age Sept. 10, 1914

Former Address 2267 Napier St., Vancouver, B. C.

Date Evacuated May 29/42

Naturalized - Canadian-Born - National
(Check)

Present Address 362 Samson Ave., Toronto, Ont.

Married - Single
(Check)

Name of Wife _____

Name of Husband Kazuyoshi #10313

Name of Mother (KIMURA) Yoshino (Dec'd) nee Name of Father NOZAKI, Isaburo #01718

Names of Children under 16 MAIKAWA, Joanne Sadako (F) July 16/35

Requested by GM

Registered with Custodian
(Yes or No)

Additional Information Housewife. Owner of house at above address.

Refuse

Catalogue No. 155

File No. 10241

Name. MATKAWA, Kiyoko (Mrs. Kazuyoshi)

Civic Address. 2267 Napier Street, Vancouver, B. C.

Legal Description. Lot 15, Block 34, District Lot 264 A,
Group 1, New Westminster District, Plan 1134
and 1771.

Classification. Dwelling.

SOLD

This property has been sold to Alexander Irvin Ross, Electrical
Welder, of Vancouver. See Mr. Shear's letter of
September 28, 1943.

1943	
Nov. 30th	Memo re Chattels
1944	
Jan. 13th	Memo re Claims (Nil)

REAL PROPERTY SUMMARY

EXHIBIT No. 1256

DATE NOV 24 1943

FILLED BY

Reg. No. 10241

JAPANESE NAME:

Kiyoko (Mrs. Kazuyoshi) MAIKAWA

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.

ASSESSED VALUES:

Vesting Order filed No. 35134, dated November 3rd, 1942.

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 MAIKAWA.

The following Fire Insurance Policies

Home Insurance Company, Policy No. 3470 - \$2,000.00 covering (\$1200.00 on dwelling at 2267 Napier 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 MAIKAWA 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.

DAC:ic

This Indenture

made in duplicate the TWENTY-NINTH day of MAY in the year of our Lord one thousand nine hundred and FORTY-TWO

In Pursuance of the "Short Form of Leases Act"

Between

KIYOKO MAIKAWA, Married Woman, of 2267 Napier Street, in the City of Vancouver, in the Province of British Columbia

hereinafter called the "Lessor" of the FIRST PART; and

VICTOR WILLIAM DALZIEL, of 2426 Yale Street, in the City of Vancouver, in the Province of British Columbia

hereinafter called the "Lessee" of the SECOND PART;

WITNESSETH, that in consideration of the rents, covenants and conditions hereinafter respectively reserved and contained, the Lessor doth demise and lease unto the Lessee ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and known and described as 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, according to a registered map or plan of the said subdivision deposited in the Land Registry Office, City of Vancouver, Province aforesaid, and numbered _____, and more particularly known as 2267 Napier Street, Vancouver, B.C.

TOGETHER with goods and chattels as follows:

Player Piano, Bench and rolls, and	Refrigerator
Rug,	Gas Range
Three Piece Chesterfield Suite,	Double Bed, spring and mattress
Fire screen and dogs,	Linoleum
Mirror,	Garden hose.
Tri-light lamp	
Mantel Clock	

* Removed - see Letter S-6-43

From the FIRST day of JUNE
one thousand nine hundred and FORTY-TWO

for the term of EIGHTEEN (18) MONTHS next ensuing

YIELDING AND PAYING therefor to the Lessor
the clear rental or sum of SIX HUNDRED AND THIRTY (\$630.00) - - dollars of lawful
money of Canada, payable on the following days and times, that is to say:

In eighteen (18) equal, consecutive, monthly instalments of Thirty-
five (\$35.00) Dollars each, payable on the first day of each and
every month in advance without deductions whatsoever at the office
of the Lessor's agent, Macaulay, Nicolls, Maitland & Company Limited,
435 Howe Street, Vancouver, B.C. or as otherwise in writing directed.

AND the Lessee COVENANTS with the Lessor to pay rent, and to pay ~~taxes~~ electric light, gas
and telephone charges; and to repair (reasonable wear and tear, and damage by fire and tempest
excepted).

AND that the Lessor may enter and view state of repair; AND that the Lessee will repair according
to notice (reasonable wear and tear, and damage by fire and tempest excepted).
AND will not assign or sub-let without leave; AND will not carry on any business that shall
be deemed a nuisance on the said premises;
AND that he will leave the premises in good repair (reasonable wear and tear, and damage by fire
and tempest excepted).

AND that he will maintain the grounds in their present condition.

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in
attachment by any creditor of the Lessee or if the Lessee shall make any assignment for the benefit
of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in
force for bankrupt or insolvent debtors, THE then current rent shall immediately become due and
payable and the said term shall immediately become forfeited and void.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof
shall at any time during the term granted be burned down, or damaged by fire, so as to render
the same unfit for the purpose of the Lessee and then so often as the same shall happen the rent
hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury
sustained and all remedies for recovering the same shall be suspended and abated until the said
premises shall at the option of the Lessor have been rebuilt or made fit for the purpose of the
Lessee

AND ALSO that if the Lessee shall hold over and the Lessor shall accept rent after the expiration of the said term, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month;

AND ALSO that any additional covenants, conditions or agreements set forth in writing and attached hereto whether at the commencement of the said term or at any subsequent time and signed or initialled by the parties hereto shall be read and construed together with and as part of this lease, provided always that when the same shall be at variance with any printed clause in this lease, such additional covenants, conditions and agreements shall be deemed to supersede such printed clause;

PROVISO for re-entry by the Lessor on non-payment of Rent, whether lawfully demanded or not; or on non-performance of Covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

THE LESSOR COVENANTS with the LESSEE for quiet enjoyment.

Wherever the singular or the masculine are used in this document, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto, where the context or the parties so require.

IN WITNESS WHEREOF, the said parties have hereunto set their Hands and Seals.

SIGNED, SEALED AND DELIVERED

In the presence of

(signed) W.V. Belcher as to
both signatures

(signed) K. Maikawa

Seal

(signed) W.V. Dalziel

Seal

Date MAY 29th 1942

KIYOKO MAIKAWA

—TO—

VICTOR WILLIAM DALZIEL

House Treasr

THE WILSON STATIONERY CO. LTD., VANCOUVER, B. C.

435 Howe St.,
Vancouver, B.C.,
June 5, 1942.

Attention Mr. C.L. Drewry

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

Dear Sirs:-

re MAIKAWA, Kiyoko (Mrs.)

1. Legal Description: Lot 15, Block 34, D.L. 264A, having a frontage of 33 ft. by a depth of 120 ft. to a 20 ft. lane, between Garden and Templeton Drives, being 2267 Napier Street.

This property is situated in a fair residential district.

2. This is a 4-room, stucco bungalow with finished attic, cement basement, hot air furnace - in good condition.

3. Mrs. Maikawa has left some of her furniture for the use of the tenant, a list of which is incorporated in the lease. The balance of her furnishings and personal belongings has been stored in the attic, which is locked up.

4. Mrs. Maikawa has promised to deliver to us the insurance policy now in force.

5. The property is reported to be clear title.

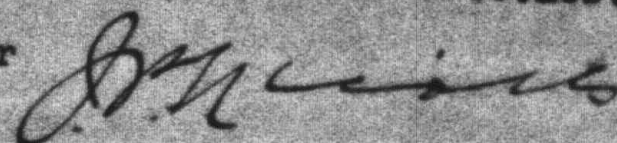
6. We have been asked by Mrs. Maikawa to look after her property during her absence from the City, which we agreed to, subject to the Custodian's confirmation. The house is rented on lease for 18 months from June 1st at \$35.00 per month to V.W. Dalziel. Mr. Dalziel has paid June rent direct to the owner, and has been instructed to pay his rent in future to us. A copy of the lease is enclosed for your file.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Encl.

Per



160
COPY
June 10th 1942.

File Number 10841

Registration Number 10818

MAKAWA, KUJOKO (Mrs. KAZUYOSHI)

2267 Napier Street, Vancouver, B.C.

LOCATION AND NATURE OF PROPERTY:

2267 Napier Street, Vancouver, B.C.
Lot 18, Block 34, District Lot 2644,
Group 1, New Westminster District.

OWNERSHIP:

MAKAWA, KUJOKO

BUILDING:

A modern four room bungalow situated on the north side of Napier Street between Templeton and Garden Drives. Concrete walk to centre entrance which opens into living-room with hardwood floor, approximately 14 x 14, with fireplace. Off living-room there is large modern kitchen with breakfast nook. In the other half of the house there are two bedrooms and standard bathroom. Stairway to full concrete basement with hot air heating plant, mudst burner, automatic gas heater, laundry tubs, etc. The exterior of the dwelling is stucco and is in excellent condition. The interior is nicely decorated. At the rear of the property there is a single frame garage with concrete floor.

LAND:

The size of the lot is 33 x 122
(The grounds are well kept)

TAXES:

No arrears.
1942 taxes (Paid) Gross \$66.65, rebate \$2.43, nett \$64.22/

ASSESSMENT:

Assessment of Land	\$ 365.00
Assessment of Building	1600.00
Total Assessed Value	<u>\$1965.00</u>

INSURANCE:

As the owner has already been evicted it was impossible to obtain any further particulars concerning Insurance, other than those shown on the J.P. Form. We note from the Form that there is a Northwestern Mutual Fire Insurance Policy in the amount of \$1500 in the owner's name. There is no expiry date shown. We also note that there is a Northwestern Mutual Fire Insurance Policy in the amount of \$500 on the furniture which is listed in the Lease, and which is at the present time being utilized by the tenant. There is no expiry date shown for this Policy. The Form states that both of these policies are in the owner's possession.

May we suggest that it would be advisable to obtain these policies or the expiry dates so that they may be recorded and the property properly protected. This firm would then be in a position to renew them as they expired. If there was any loss it would be necessary to have these policies on hand so that the evictee would obtain the proper adjustment. We trust that these policies may be procured.

FINANCIAL POSITION:

As the owner had already been evacuated we were unable to check the financial position of this property, or the personal financial position of the owner.

FURNITURE:

We checked the Inventory of furniture as shown on the copy of the Lease which was attached to your Department's Form and found all articles as shown thereon to be on the premises and in good condition.

REMARKS:

The owner apparently made arrangements to rent these premises to the present tenant, namely, Mr. Victor William Dalsiel for a period of 18 months from June 1st to December 31st 1943, at a rental of \$35.00 per month, including furniture. Mrs. Dalsiel advised the writer that the rent for the month of June had been paid. Mrs. Dalsiel also drew to the writer's attention that there are one or two items such as wash basin, toilet seat, etc. which should be repaired or they would be further damaged. We told her that this matter would be taken up by our Rental Department.

RECOMMENDATIONS:

We recommend that the above tenancy be allowed to stand and in view of our having been appointed Custodians of the above property we are writing the tenants informing them of our appointment and instructing them to forward their rents to this office, at which time we will in turn forward same to the Office of the Custodian. We trust that this meets with your approval.

THE RENTAL VALUE:

In our opinion the rental value of the above property would be \$35.00 per month without the furniture. Including the furniture a fair rental value would be \$40.00.

THE SALE VALUE:

The sale value of the property in its proper condition would be \$2400 gross.

This property was inspected on June 10th 1942 by the writer.

KER & KER LTD.

Per. 

REAL PROPERTY MEMORANDUM.

File No. 10241

Name. Kiyoko MAIKAWA

Catalogue No. 155

Re: 2267 Napier Street,
Dwelling.
15/34/264A.

TITLES AND ENCUMBRANCES.

A. Title No. 12471 L

Property. Lot 15, Blk. 34, D.L. 264A, G. 1, D.N.W. Plan
1134 & 1171.

Name: Kiyoko MAIKAWA.

Whereabouts. Owners possession (JP Form) written for.

B. Charges.

Registered. None.

Vested: 31354

Unregistered. None evident.

Taxes. \$64.22 1943 paid. No arrears or consolidated.
Water \$7.00 July to Dec. paid.

Insurance. \$2000. Home. #3470 Exp. July 7, 1945.

Assessed Value: Land

Improvements.

Valuation by Appraiser. \$2400.00

Amount of Bid. \$2550.00

Approved by Advisory Committee. September 18, 1943

Paid as shown in attached letter. \$1050. Balance being arranged by mortgage.

Name of transferee as attached letter. ✓

ADMINISTRATION.

Tenancy: Lease. expires 30/11/43 at \$35.00 per month.

Chattels. Yes. Inventory with lease, some removed. But see B. C. Security letter of 26 April 1943 "Not declared". Also Maikawa's letter of 9 April, referring to chattels in house. Some chattels with lease, others not. See agent's report (Macaulay Nichols & Co.) See letter Sept. 23, owner wants to sell privately.

File No. 10241
Catalogue No. 155

December 13th, 1943.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Kiyoko MAIKAWA
Lot 15, Blk. 34,
D.L. 2644, Op. 1,
S.W.D., Plans 1134
and 1771.

With reference to the above property which was recorded in the Vancouver Land Registry Office, December 2nd, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 94381-L dated December 2nd, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 94382-L dated December 2nd, 1943, registering the property in the name of Alexander Irwin Ross (Deed).
3. Duplicate of Transmission dated October 15th, 1943.
4. Duplicate of Deed dated October 15th, 1943 - Secretary of State to Alexander Irwin Ross.
5. Post card acknowledgment dated December 10th, 1943, from Vancouver Land Registry Office No. 94382-L. Certificate of Title is being held in the Land Registry Office. Mortgage Registered Number 40337-M.

D. A. Cramer

DAC:JS
Encls.

COPY

JOHNSON, REEVE and WATSON

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

as follows:-

We have inspected this property and beg to report

<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. Stucco walls. Shingle roof, 1st floor, unfinished. Fireplace and oak floor in living room. Basement, concrete floor, tubs, hot air furnace, sawdust burner. Sawdust room lined galvanised iron.
<u>Condition</u>	about 20 years old. Plumbing getting old and basin renewed. Some decorating needed. Exterior in good condition.
<u>Rent</u>	(2) Garage 12' x 20' concrete floor, siding walls, Shingle roof. Good condition.
<u>City</u>	\$35. (high)
<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 (signed). D.W. Reeve

STATEMENT RE SALE OF:

Name: MAIKAWA, Kiyoko

Catalogue No: 155

File No: 10241

Street Address: 2267 Napier Street,

Reg. No. 10312

Legal Description: 15/34/264A

Date of Sale and Adjustments September 28, 1943

Sale Price \$ 2550.00Real Estate Agents Commission \$ 127.50Charge for Valuation 5.00Charge for Advertising 4.00Land Registry Office Transmission Fee 3.40~~x Encumbrances~~~~Unpaid Taxes~~~~Mortgage~~~~Amount of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance 505Taxes 1654Water 357

139.90

2575.16

Net Proceeds credited to your account

2435.26

April 18th, 1947

Date:

Mr. Geo. Peters

Compiled by:

10341

September 28th, 1943

Mrs. Kiyoko HAIKAWA,
Reg. No. 10312,
Blind Bay, B. C.

Dear Madam:

As requested in your letter of September 23rd, enclosed find our cheque for \$25.00 from your account with us.

We wish to inform you that your property has been sold in accordance with a valuation made by an accredited appraiser and that when the sale is completed you will be given full particulars, and the amount of net proceeds will be placed to your credit in this office and made available for your use.

In regard to your furniture, this was rented with your house and under the existing rental control regulations it cannot be disturbed until the new owner takes possession of the house. If the present tenant, Mr. Dalziel, is interested in purchasing this furniture and you can come to a mutual understanding, there is no reason why the Custodian should object to the sale.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Enc.

File No. 10241
Reg. No. 10312

KIROKO MATARA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
August 12	V. W. Dalster - Long distance telephone call & Province newspaper	\$ 11.37		
September 11	Fire Insurance premium	11.39		
	Water rates	7.00		
	Clean chimney - sawdust burner repairs	26.60		
	Rents collected		210.00	
December 12	Agent's commission	10.50		
	Cheques to you \$25.00, \$20.00, \$40.00	85.00		
January 27	Land Registry Office - Certificate of Encumbrance	1.00		
April 12	Water rates	14.00		
June 29	Taxes	64.22		
August 12	Repairs	19.50		
	Rents collected		280.00	
	Agent's commission	14.00		
September 28	Balance rents to date, net		31.04	
	Credit re Sale of Property		2,435.26	
November 30	Sale of Piano & Bench		95.00	
December 8	Cheques to you 1 @ \$60.00, 2 @ \$20.00, 5 @ \$25.00 1 @ \$95.00	320.00		
February 10	Cheque to you	2,363.65		
May 16	Sale of Fire screen		10.00	
May 22	Sale of Refrigerator	185.00		
May 29	Cheque to you	103.07		
June 7	Cheque to you			
		<u>\$3,236.30</u>	<u>\$3,236.30</u>	

BTL

Accounting Department
April 16th, 1927

August 5th, 1943

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Revised Tenders on Properties.

We have received your two letters of the 3rd instant in which you submit revised offers on behalf of your clients. We notice that in each case you now offer the exact figure mentioned to you in our letter as being the minimum amount which could be given consideration.

We are writing this in case there is any misapprehension on your part as to our policy in regard to the consideration of revised bids.

If, in response to our advertisement, we had received only one bid on a particular property and that bid was rejected, it is quite likely that a revised offer would be accepted at the minimum figure mentioned. The same would apply if several tenders were received which were all rejected and only one of the tenderers was interested in making a revised offer.

What we wish you to understand, however, is that if several tenders were received, none of which were acceptable, each tenderer is given the opportunity of revising his bid, and the minimum sum which could be considered is stated. It is quite possible that a number of revised bids might be received and we would then have no alternative but to accept the highest revised tender.

This is the situation in regard to Property Catalogue No. 155 in which you are interested. We would not want you to be misled into thinking that because we advise you that no amount less than \$2,400.00 could be considered that therefore

Re: at time of writing only 2 tenders received. We have no idea of other interested parties.

Ker & Ker Ltd.,

August 5th, 1943

an offer of such an amount would necessarily be accepted. This might or might not be acceptable according to whether other tenderers were interested in bringing their original offers up to or above the stated minimum.

It is our wish to deal in an equitable manner with all parties who tender. At the same time we are frank to admit that once the price we mentioned is reached, it is not our wish to play one tenderer against another in any endeavour to secure more than the property is actually worth, but in order to give each tenderer another opportunity, calling for fresh bids and stating our minimum appears to be the only way we can handle this matter.

We trust that you will appreciate that we are writing this in a co-operative manner and in an endeavour to clarify our position.

Yours truly,

F. G. Shears
Director

FGS/CH

HARDWARE STORE:
2443 E. HASTINGS ST.
PHONE: HAST. 4600

HASTINGS 2900

RECONDITIONED
STOVES
RADIOS
FURNITURE
WASHERS

BRAGG'S

- STOVES
- HARDWARE
- FURNITURE
- RADIOS

EXHIBIT NO. 1288-4

DATE NOV 24 1943

FILLED BY

R. A. Bragg

2434 EAST HASTINGS ST.

VANCOUVER, B. C.

July 17/43.



RCA VICTOR
PHILCO

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

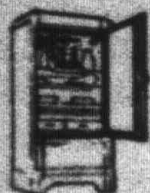
cat 155

Gentlemen;

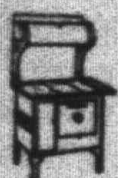
I beg to submit an offer of \$2,200.00 Two
Thousand, two hundred 00/100 dollars for the Custodian
property known as 2267 Napier St., 15-34-264A File No.
10241 Catalogue no. 155. Enclose please find certified
check value \$220. being 10% as called for.

Yours truly,

J. A. Bragg



GENERAL MOTORS
FRIGIDAIRE



FAWCETT & MCCLARY
MAJOR SAWDUST
BURNERS



GENERAL ELECTRIC



SILENT GLOW
& AIRFLOW
OIL BURNERS

EXHIBIT No. 12 FF-4
DATE NOV 24 1944
FILLED BY KA B. M. L.

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

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
NOV 24 1943

DATE

FILLED BY

R. A. B. Hirst
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 ~~44~~ NO 155. ✓ File No 10241.

Full purchase price \$1900. 00 :

Yours truly

Chas. T. Marsh

A. F. NICOLLS
J. D. MAITLAND

B. C. GRANT
T. W. WARKMAN

A. W. ROGERS
D. S. MARSELL

H. KERR
G. I. APROBENTS

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

EXHIBIT No. *12 PP-4*

NOV 24 1943

FILLED BY *K. A. Christie*

425 Howe Street

Vancouver, B.C.

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

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 *Hamers*

RBC:Mc

REAL ESTATE
INSURANCE



MARINE 6421

MORTGAGES
LEASEHOLDS

EXHIBIT No. 10 PF-4

DATE NOV 24 1948

FILLED BY

H.A. Roberts Ltd. R. A. Rowllings

466 HOWE STREET
790 DUNSMUIR STREET
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.

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 2241-2242-2243

KER & KER
LIMITED

475 HOWE STREET
VANCOUVER, B. C.

July 19, 1943.

EXHIBIT No. 12 FF-4
DATE NOV 24 1943 AGENTS
LONDON GUARANTEE &
CO., LTD.

ED BY R. A. B. B. B.
INSURANCE
LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

"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

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

EVACUATION SECTION

Rec'd. AUG 6 1943
File No. 10241
Ans. _____
Referred _____

350 WEST PENDER STREET

VANCOUVER, B. C.

Aug. 5th, 1943.

EXHIBIT No. 1266-4

DATE NOV 24 1943

FILLED BY J. F. McCarron

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.

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER
LIMITED

475 HOWE STREET
VANCOUVER, B. C.

August 9th 1943.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

AGENTS
NORTHERN ASSURANCE
CO., LTD.

AGENTS
METROPOLITAN
LIFE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

EXHIBIT NO. 12A-7

DATE NOV 24 1943

FILLED BY R. A. Bailey

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

Attention Mr. F.G. Shears,
Director

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

10241

LAND REGISTRY OFFICE

Vancouver, B.C.

10. 12. 43

94382

In the name of

A. D. Ross

This registration has been completed. The Certificate of Title remains on file on behalf of all persons interested.

See section 162, "Land Registry Act."

Yours truly,

W. C. BROWN,

Registrar.

Per

B

40337 M

4M-1142-2059

VACUATION SECTION
Recd DEC 16 1943
File No. _____
Referred *Land Maps*
Str.

LAND REGISTRY OFFICE

Vancouver, B.C.

Dec. 15th, 1943.

Your letter of the 14th inst., enclosing the Certificate
of Title No. 12471L.
therein mentioned, duly received.

Yours truly,

per H.M.

W. C. BROWN,
Registrar.

200-743-6279

Vancouver, B. C.,
November 27th, 1943.

ATTENTION MR. P. H. RUSSELL

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

YOUR FILE 10241

Dear Sir:

RE: CATALOGUE 155, 2267 Napier Street,
15/34/264-A

This will be your authority to turn over to my son
Alexander Robertson Ross, all papers that you have in connection
with the sale of the above property, together with cheque in the
amount of \$33.85, being balance due to me in accordance with your
letter of November 22nd, 1943.

Yours truly,

A J Ross

File No. 10241
Catalogue No. 155
2267 Napier Street
15/34/264A

Control of 2267 Napier Street is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled.

I also acknowledge receipt of The Home Insurance Company policy No. 3470 with assignment thereof in quadruplicate, and cheque No. 6494 for \$33.85 representing closing adjustments on sale to me of 2267 Napier Street.

Dated at Vancouver, B. C., this 29 day of November 1943.

Alex R. Ross

10241

August 6, 1942.

Mrs. Kiyoko Maikawa,
Blind Bay,
Salmon Arm, B. C.

Dear Madam:

With reference to your letter of July 28, we would advise that Macaulay, Nicolls, Maitland & Co. Ltd. have as arranged, insured your property at 2267 Napier Street, Vancouver, for \$1500.00, the same amount as previously.

The above agents inform us that they are unable to trace any insurance on your furniture, although on your declaration form it is stated that the furniture is insured for \$500.00 with the Northwestern Mutual Fire Insurance Association, and that you hold the policy.

If your furniture is insured will you kindly give us the number of the policy, amount of premium, etc. and name of company, as some mistake may have been made on your declaration form. If the furniture is not insured, Macaulay, Nicolls, Maitland & Co. suggest that insurance should be taken out for \$1,000.00. The premium would be only \$6.50 for three years.

We would appreciate your early reply to this matter.

Yours truly,

F. G. Shears,
Assistant Manager.

ND:BT

LIABILITY SUMMARY

Kiyoko (Mrs. Kameyoshi) MATSUKAWA Reg. No. 10312 File No. 10241

The above-named Japanese declared on her JP Form signed 30th May 1942 that she had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against her.

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

April 18th, 1947.

D. A. CRAMER
D. A. CRAMER.

DAC:ls

MEMORANDUM

File No.: 10241

April 28th, 1944

To: FILE

From: Mr. Green

Mrs. Kiyoko MAIKAWA
Re: 2267 Napier Street

Some unlisted articles were left in the attic at this address. Those leased with the house are specified in the Agreement of May 29th, 1942, filed in the Real Property section of this file. They are all accounted for as follows.

April 7th, 1943. Mr. Nozaki was given permission by this office at this lady's request to take with him certain clothes and small articles doubtless from the attic but possibly including the mantel clock mentioned in the lease.

April 26th, 1943. Application was made for several items of which it appears from letter of June 5th, 1943, that the following were shipped.

Rug
3-Pc. chesterfield suite
Gas range
Double bed, spring and mattress

On October 18th, 1943 the tenant, Mrs. Dalziel, sent us a list of the remaining articles, other small items having been, with the permission of this office, sent to the owner via Mr. Langlois. These articles are as follows and cover the remaining articles specified in the Agreement except the mantel clock mentioned above.

Player piano, bench and rolls (since
sold to Mrs. Dalziel with consent /
of owner at \$95.00)
Fire screen and dogs ✓ *add to list*
Mirror
Tri-light lamp
Refrigerator
Linoleum
Garden hose

December 23rd, 1943. A reference appears in Ker & Ker's letter about some articles being taken to storage by the

(OVER)

MEMO - TO FILE

-2-

April 28th, 1944

Custodian, but this appears to be incorrect.

On April 23rd, 1944, we received a letter from the owner asking for permission to have friends ship the balance of her effects except the fire screen and dogs to be sold to Mrs. Dalziel to whom this offer has been communicated. As the mantel clock is not mentioned by Mrs. Matkava, it may be assumed to have been accounted for. She adds in her list the living room chandelier and one or two other small items. As the premises were leased furnished, Mrs. Dalziel may not be willing to release these articles until she vacates these premises, but has been requested to do so if possible.

HFG:IF

This is now all cleared up

as per Mrs. Matkava's letter of April 15-44

As per Mrs. Matkava's letter of April 15-44

10241

November 30th, 1943

Mrs. Kiyoko MAIKAWA,
Reg. No. 10312,
Blind Bay, B. C.

Dear Madam:

Referring to your letter of Nov. 27th to Mrs. Dalziel, the tenant of the house at 2267 Napier Street, the Dalziels have agreed to purchase the player piano, rolls and bench for the sum of \$95.00, which amount has been received by us and placed to your credit. Will you kindly confirm the sale of these articles to this office.

Again referring to your letter to Mrs. Dalziel, we would call your attention to our letter of November 26th advising you that in connection with the articles of furniture leased with the house, under the existing rental laws, we are unable to obtain these from the present tenant until the new owner takes possession of the house, which we understand in this case is May 31st, 1944.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

File No. 10241

November 30th, 1943.

Memo for File.

Re: Mrs. Kiyoko MAIKAWA

We had a call from Mr. Dalsiel today who purchased the player piano, rolls and bench for the sum of \$95.00 as agreed to in Mrs. MAIKAWA's letter of November 27th to Mrs. Dalsiel. We have written Mrs. MAIKAWA for confirmation.

The other articles left in the house as inventoried in Mrs. Dalsiel's letter of October 18th will be kept by the Dalsiels until such time as they vacate the house, which we understand will be May 31st, 1944 under the notice served on them by the new owner.

GDM/CH

Emerson

(old note locked attic)

h

10241

June 1st, 1944.

The B. C. Security Commission,
The Dick Building,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:-

Re: Mrs. Kiyoko MAIKAWA--Reg. #10312

Thank you for yours of May 25th. We understood that Mrs. Maikawa had made arrangements with friends for shipment of the balance of her belongings. We note that she has no free freight allowance but can pay any reasonable charges from her credit account which is \$107.07.

Yours truly,

H. F. Green
Protection Department

HFG:IP

10241

May 31st, 1944.

Mrs. Kiyoko MAIKAWA,
Reg. No. 10912,
362 Samson Avenue,
Toronto, Ontario.

Dear Madam:-

As agreed in your letter of May 16th, to Mrs. Chapman, she has purchased your refrigerator for \$175.00. We are sending you herewith our cheque for \$185.00 being this sum plus \$10.00 payment for the fire screen etc., bought by Mrs. Dalsiel. We believe that there are no further transactions that need now be undertaken by this office on your behalf insofar as your personal belongings are concerned and shall so assume unless we hear from you to the contrary.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IP

*Protection Dept does
not require any money
for shipment*

[Signature]

10241

May 15th, 1944.

Mrs. Kiyoko MAIKAWA,
Reg. No. 10312,
20 Crewe Avenue,
Toronto, Ont.

Dear Madam:-

On receipt of yours of April 23rd, we contacted Mrs. Dalziel. She advises that she is now making arrangements with your friend to ship everything required by you. Together with things previously received and those bought by her, we believe this will now satisfactorily cover the matter of your personal belongings in the protected area.

The only exception to this is the electric chandelier which we are sorry to say the new purchaser, Mr. A. Ross, insists is a fixture. There is no doubt that he is legally within his rights. Perhaps, however, it would be worth writing to him and seeing if you can make some arrangements if you attach a sentimental value to this item. Alternatively, perhaps Mrs. Dalziel or your friends would do something on your behalf. We would raise no objection to anything you can arrange in this connection but prefer that there be no further correspondence with this office in this regard.

Yours truly,

H. F. Green
Protection Department

HFG:IP

10241

April 27th, 1944

Mrs. B. E. Dalziel,
2267 Napier Street,
Vancouver, B. C.

Dear Madam:-

Re: Kivoko (Mrs. Kazuyoshi) MAIKAWA

We hear from Mrs. Maikawa that she is willing to sell to you the fireplace screen, dogs, and basket for \$10.00. If this is agreeable to you, please send us a cheque for this sum payable to the Custodian of Enemy Property.

*This is being sent
Mrs. D. advised
12/5/44*

She further writes that she has arranged with you to release the articles left in the house as soon as she needed them. She now has a house and is moving in the near future so would like permission from us to arrange with friends to have shipped to her the following articles.

Chandelier (living room)	} Regarded as fixture Mrs Dalziel is making arrangements with a friend to ship 12-5-44
Round mirror	
Tri-lite lamp	
Refrigerator	
Clothes line	
Rubber door mat	
Linoleum rug	
Garden hose	
Sprinkler	

With regard to the chandelier, this has apparently sentimental value and she is anxious to have it.

We realize that the premises were rented furnished but trust that you will be able to see your way to release these articles in the near future as we understand that you will in any case, shortly be leaving the premises.

When you let us know about this, would you kindly also advise if there are some additional items on the

10241

February 9th, 1944

Mrs. Kiyoko WAIKAWA,
Reg. No. 10312,
Blind Bay, B. C.

Dear Madam:

As requested in your husband's letter
of February 2nd, enclosed please find our cheque
for \$2,363.65, being the proceeds from the sale
of your property at 2267 Napier Street.

This will leave a balance of \$112.07
in your account.

Yours truly,

G. D. Wilson
Administration Department

GDM/OH

Enc.

November 19th, 1942.

Mrs. Kiyoko Maikawa,
Japanese Registration No. 10312,
Blind Bay, B. C.

Dear Madam:

We are in receipt of your letter of November 3rd and enclose cheque for \$40.00, representing portion of October and November rent, and we will see that in future regular monthly payments of \$20.00 per month are sent you as promptly as possible after receipt of rentals from our Agents.

In reply to your query, your property is rented at \$35.00 per month less \$1.75, representing 5% Agent's commission, leaving a net of \$33.25. With our letter of the 14th of September we sent you a statement showing expenses incurred on your property, and would point out that such repairs as had to be done to the furnace are structural repairs and are always for the account of the owner. You will appreciate that such items as water rates, insurance, etc., are for your account, and these have had to be paid from rents received. In addition, it was necessary to have the chimney swept and one or two other minor repairs done which should not recur.

In order to take care of 1943 taxes and incidental expenses that may arise during the coming year, it is necessary for us to retain a portion of the rent received, but as stated, we will in future forward you promptly the \$20.00 per month.

Yours truly,

P. Doucet,
Administration Department.

PD:BT

Enclosure.

MEMORANDUM

File No. 3330
10241

January 14, 1944.

To: Mrs. MacArthur

From: George Peters

Re: NAIKAWA, Tokio #06043
NAIKAWA, Kiyoko #10312

The above two Japanese are in the City at the present time and have an appointment with the writer at 2:00 P.M. today. It is their intention to move to Eastern Canada and they are requesting the full amount of their credit with the Custodian, the amounts being - Tokio - \$2,754.52 and Kiyoko - \$2,475.72. I have examined the files and everything is in order with no claims on file. Mr. Brown of the D. C. Security Commission has no objections to the payment of their funds in full.

Will it be possible to release these funds providing we have confirmation that they have left for their destination in the East?

GP:EB

Handwritten notes:
Kabel rep'd given by
The Heers Jan 14/44.
Meeting with Mr. Callner
to be arranged to
secure further details
of release of funds.
GP
EB

File No. 10241
Reg. No. 10312

Kiyoko MATSUMI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 August 12	V. W. Delster - Long distance telephone call	\$ 11.37		
September 11	Fire Insurance premium	11.39		
	Water rates	7.00		
	Clean chimney - sawdust burner repairs	26.60		
December 12	Rents collected		210.00	
	Agent's commission	10.50		
	Cheques to you \$25.00, \$20.00, \$40.00	85.00		
1943 January 27	Land Registry Office - Certificate of Encumbrance	1.00		
April 12	Water rates	14.00		
June 29	Taxes	64.22		
August 12	Repairs	19.50		
	Rents collected		280.00	
	Agent's commission	14.00		
September 28	Balance rents to date, net		31.04	
November 30	Credit re Sale of Property		2,435.26	
December 8	Sale of Piano & Bench		95.00	
	Cheques to you 1 @ \$60.00, 2 @ \$20.00, 5 @ \$25.00	320.00		
	1 @ \$95.00			
1944 February 10	Cheque to you	2,363.65		
May 16	Sale of Fire screen		10.00	
May 22	Sale of Refrigerator	185.00		
May 29	Cheque to you	103.07		
June 7	Cheque to you			
		<u>\$3,236.30</u>	<u>\$3,236.30</u>	

BILL

Accounting Department
April 16th, 1947

File No.
10241

DEFENSE BRIEF

Kiyoko MAIKAWA, (Mrs. Kasuyoshi)
Reg. No. 10312

Toronto, Ont.
Nov. 24/48
Case #1288

File #10241

Case #1288

*Case #1288
File #10241*

REAL PROPERTY CLAIM - GROSS -

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$4000.00 Total original and Revised Claim	\$2400.00 Cat. #155	\$2550.00 at Tender

Witnesses:

1. D.W. Reeve
Appraiser,
2. F.G. Shears
re appraisal
and
Tenders

Submissions:- Exhibit #2 is appraisal which describes condition of premises - about 20 years old. Claimant agrees that age "about right"-p.5, lines 1-4 inc. of Transcript.

Some relative figures are shown below:-

<u>Claimant's Purchase 1935</u>	<u>Claimant's Improvements 1936-40</u>	<u>Claimant's Claim Value</u>	<u>Assessed value 1943</u>	<u>Appraisal value July 1943</u>	<u>Sale Price Sept/43</u>
\$1500.00	\$1040.00	\$4000.00	\$1965.00	\$2400.00	\$2550.00
<u>Exhibit #1</u>	<u>Exhibit #1</u>	<u>Exhibit #1</u>	<u>Exhibit #5</u>	<u>Exhibit #2</u>	

Taxes 1943- \$66.65

While the Claimant states on Exhibit #1 that she "feels appraisal value as much too low" yet it was considerably more than assessed value. The Custodian received more than the appraised value. The relative figures are all against the value now claimed for this property by Kiyoko MAIKAWA.

BRD/DD.

February 18, 1949.

File No.
10241
Kiyoko MAIKAWA,
Reg. No. 10312

- 2 -

Case #1288

Summary of
Defense
Witnesses

Where
Required

Summary of
Documents
to be filed

Witnesses
Proving
same

D.W. Reeve

Appraiser
Realty

F.G. Shears

re appraisal
and
Tenders
Cat. #155

BRD/DD.

February 18, 1949

bat. 155

DEC - 5 1947

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

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

10741

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 STREET VANCOUVER BC

(3) Present Address 367 SAMMON AVE TORONTO-6-ONT

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)
LOT NO- 15
BLOCK NO- 34
DISTRICT LOT NO 264A

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

- (i) ~~Farm~~
(ii) ~~Residence~~ Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)

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

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land LAND & HOUSE \$ 4000.00
(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) \$
(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

(over)

1
2 IN THE MATTER OF THE "INQUIRIES ACT"
3 PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 93.

4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 BEFORE

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

8
9
10 Toronto, Ontario,

11 November 24, 1943.

12
13
14 IN THE MATTER OF THE CLAIM OF

15 KIKORO MATSUKAWA

16
17 PROCEEDINGS AT HEARING:

18
19 APPEARANCES:

20 E. A. CHRISTIE, ESQ., K.C.,

appearing for the
Dominion Govern-
ment.

21
22 E. A. REEF, ESQ.,

appearing for
the Claimant.

23
24 A. SMITH, ESQ.,

Secretary

25 D. F. HANFORD, ESQ.,

Official Inter-
preter

26
27 J. E. McGRADY, ESQ.,

Official Reporter

2.
E. Malkova,
Ex. chf.

1
2 [REDACTED] KITTED MALKOVA, the claimant herein,
3 having been first duly
4 sworn, testified as follows:

5 DIRECT EXAMINATION BY MR. WEST:

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 aforesaid
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 1936
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 at 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
renting from him and he had to go to the States and therefore

E. Malinwa,
In chf.

He wanted to sell it and that is why we got it so
very cheap.

Q. Apparently at the time you bought it in 1923
there was a certain amount of scrub bush on the lot?

A. Yes, the back yard was bush.

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

A. No, we had a gardener do it.

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

A. That is right.

Q. The following year apparently this garage
was built at a cost of \$250. Did your husband do that?

A. No, it was some contractor.

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

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

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

A. Yes.

Q. Now, this item about the house being
rented at \$50 a month by the claimant; was that an
arrangement you made just prior to the evacuation,
with someone else? At the time you were evacuated
did you rent it for \$50 a month to someone else?

A. Yes.

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

A. I did have the lease, I have forgotten

4.
E. Nakawa,
in chf.

1
2 whether it was for a year or two years.

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

5 A. We rented it.

6 Q. Now, this mention of an offer of \$2500. for
7 the house in 1943; can you tell us who made that
8 offer?

9 A. No, I can't, but we had many
10 people coming to the door nearly every day offering
11 to buy the house and that was the best offer because
12 it was a cash offer.

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

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

19 Q. What did your husband do about the offer?

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

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

27 MR. HUNT: Incidentally just what time did you
28 leave, what month of 1943?

29 A. In May.

30 Q. Do you know how old the house was when you
purchased it in 1927? A. No, I don't.

E. Malkin,
Ex. off.

Q. Mr. Reeve estimates the age of the house
in 1935 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 \$66.
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
1937?

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 of?

K. Maitland,
SP. EX.

Q. It had a cement floor and it was made of wood and had a shingle roof.

Q. That was built by a carpenter?

A. Contractor.

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

A. My husband said it was.

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

A. On the garage, yes.

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

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

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

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

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

A. Yes, I did.

Q. Who paid for that?

A. My husband.

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

A. Oh yes.

Q. That is all, thank you.

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

(TENDERS ABOVE REFERRED TO MARKED EXHIBIT 4)

(TAX WRAPUP FOR 1945, MARKED EXHIBIT NO. 5)

(REAL PROPERTY SUMMARY MARKED EXHIBIT 6)

(CERTIFICATE OF INSURANCE MARKED EXHIBIT 7)

(Discussion)

Q. With the consent of my learned friend I
am filing as Exhibit 8, which has not been identified,
a photograph of the property taken on April 29th, 1945.

(PHOTOGRAPH OF PROPERTY MARKED EXHIBIT 8)

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

(PROCEEDINGS ADJOURNED SINCE DEE)

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


J. B. McGregor,
Official Reporter.

I, M. A. Miller, 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.


M. A. Miller,
Deputy Commissioner.

Name of Claimant **MATKAWA, Kiyoko**
 Custodian File **10241**

Case **1288**

<u>REAL PROPERTY</u>											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total			
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 & Not Found & 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 CHATTELS</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				
TOTAL RECOMMENDATION											140.00