

<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	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
11,000.	550.00 12.50									562.50
<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 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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										562.50



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CASE NO: 1019.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
May 7, 1948.

IN THE MATTER OF THE CLAIM OF  
TSUNETO YAMASHITA

PROCEEDINGS AT HEARING.

Original.



1 CASE NO: 1019.

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

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5 JAPANESE PROPERTY CLAIMS COMMISSION

6  
7 B E F O R E  
8 (THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).  
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12 Toronto, Ontario,  
13 May 7, 1948.

14  
15 IN THE MATTER OF THE CLAIM OF  
16 TSUNETO YAMASHITA

17  
18 PROCEEDINGS AT HEARING.

19  
20 APPEARANCES:

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

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

25  
26 A. WATSON, Esq., Secretary.  
27 MRS. D.J. HANDFORD, Official Interpreter.  
28 A.G. VEITCH, Esq., C.S.R. Official Reporter.  
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1                                    TSUNETO YAMASHITA, the Claimant herein,  
2                                    being first duly sworn, testified  
3                                    through the Interpreter as follows:

4                                    DIRECT EXAMINATION BY MR. BEST:

5                                    Q.    Mr. Yamashita, is that your signature?

6                                    A.    Yes.

7                                    Q.    And was that form prepared on your instructions?

8                                    A.    Yes.

9                                    (PARTICULARS OF REAL ESTATE OTHER THAN FARM  
10                                    MARKED EXHIBIT NO. 1)

11                                    Q.    Now I understand that your claim is for a  
12                                    large building at 249-251 East Georgia Street.

13                                    Is that correct?                                    A.    Yes.

14                                    Q.    Yes. And I understand that you operated that  
15                                    building as a hotel, or a rooming house prior  
16                                    to evacuation?                                    A.    Yes.

17                                    Q.    Now, Mr. Yamashita, according to your claim you  
18                                    purchased the building in 1930 but apparently  
19                                    you had operated it prior to that time. Is  
20                                    that correct?

21                                    A.    I bought it in 1930. Prior to that I was  
22                                    renting it.

23                                    Q.    And this \$170 per month, which is shown on your  
24                                    claim as the rent prior to 1930, apply to the  
25                                    rooming house only?

26                                    THE COMMISSIONER: It says so, without the store:  
27                                    "Rented the property without the store."

28                                    MR. BEST: I see, my lord.

29                                    Now, I do not know whether you are particularly  
30                                    interested as to whether that \$75 rent for the  
store was at the same time or not. Take it  
that it was.



1 THE COMMISSIONER: You might put that question. I  
2 conclude he is showing a total rent of \$245 a  
3 month. Will you put the question to him?

4 MR. BEST: Yes.

5 Q. Mr. Yamashita, before you bought the building  
6 did you pay \$245 a month for the entire building,  
7 including the store?

8 A. Yes. The total was \$245 a month, including  
9 the store.

10 Q. I see. Did you do any other major repairs or  
11 improvements to these premises other than the  
12 new furnace which you have shown on your claim,  
13 which was installed in 1938?

14 A. Apart from the expense of the furnace there  
15 were no major repairs, except for painting and  
16 decorating, which cost me \$250.

17 Q. When did you do that painting?

18 A. In 1933.

19 MR. BEST: I do not know whether my friend wishes to  
20 place the Johnston and Reeve valuation in as  
21 an exhibit. If so I have one or two questions  
22 I wish to direct to it.

23 THE COMMISSIONER: Very well.

24 MR. HUNTER: I tender the appraisal of Johnson and  
25 Reeve, dated August 16, 1943, as Exhibit No. 2.

26 (APPRAISAL, JOHNSON AND REEVE, AUGUST 16,  
27 1943, MARKED AS EXHIBIT NO. 2)

28 MR. BEST: Q. According to the appraisal made by  
29 the firm of Johnson and Reeve in August, 1943,  
30 the taxes for your property are shown as \$478.07.  
Do you remember the last tax bill which you paid,



1                   which I guess would be for the year 1941 or  
2                   for the year 1942? Do you remember the amount  
3                   of those taxes?

4           A.    No. There were no other taxes.

5           Q.    But, is that the correct amount of the taxes,  
6               \$478.07?                   A. Yes.

7           Q.    What was the amount of the fire insurance  
8               premium you paid on these premises? Do you  
9               remember that?                   A. \$1,100.

10          MR. BEST: I think he has misunderstood the question.

11          THE COMMISSIONER: Well, how am I concerned with it?

12          MR. BEST: Only in this way, that it would seem  
13               to be out of line with this evaluation.

14          THE WITNESS: I am sorry. There is a slight error  
15               there. \$10,100.

16          MR. BEST: That was the amount of the fire insurance  
17               you carried?

18          A.    \$11,000; I am sorry.

19          Q.    You lived in these premises, yourself?

20          A.    Myself and one son and I.

21          Q.    So that you collected all the room rents  
22               yourself?                   A. Yes.

23          Q.    Did you ever find it necessary to hire anyone  
24               to collect them?

25          A.    Either my son or I collected them.

26          Q.    There is a statement in the valuation "In a  
27               district of this kind the letting of rooms is  
28               affected severely during periods of depression."

29          THE COMMISSIONER: Now, are you going to get much  
30               information from him on a matter of that kind?



T. Yamashita  
In-Chief.

1 MR. BEST: My intention was to ask him what his  
2 experience was during the 1930's.

3 THE COMMISSIONER: Then, put the question in that  
4 way, will you?

5 MR. BEST: Yes, my lord.

6 Q. During the 1930's was your rooming house fairly  
7 full or half full, or was the large part of it  
8 empty?

9 A. It was fairly well filled all the time, during  
10 the 1930's.

11 THE COMMISSIONER: What last did he take on his  
12 monthly rents during the period of which you  
13 speak?

14 MR. BEST: I guess before we could answer that  
15 question we perhaps have to establish what they  
16 were.

17 THE COMMISSIONER: I do not think you are going to  
18 get very much help from him but I do not wish  
19 to stop you.

20 MR. BEST: All right, my lord. I do not wish to  
21 drag the matter on. I was concerned.

22 THE COMMISSIONER: You go ahead. If you think you  
23 can get information which is valuable from him,  
24 proceed.

25 MR. BEST: Q. How many rooms were vacant or what  
26 was your loss when they were vacant during the  
27 1930's? A. During 1930 and 1931 the  
28 business was fairly good but from then on until  
29 1931 it was not quite so good.

30 Q. You cannot answer in terms of dollars?



T. Tamashita  
In-Chief.

1 A. I must have lost about \$3,000 during that time.

2 THE COMMISSIONER: During which time?

3 Q. Do you mean from 1931 to 1935 you lost about  
4 \$3,000?

5 A. From 1931 to 1932 to business was good but ---

6 Q. Between 1932 and 1936 you lost about \$3,000?

7 A. Yes.

8 THE COMMISSIONER: That rather serves to confirm  
9 the valuator's comments.

10 MR. BEST: In this case there has been no personal  
11 chattels form completed, in view of the fact  
12 that there is a complete list with valuations  
13 attached to the claim form which jibes exactly  
14 with the details in the claim and the valuations  
15 shown on the analysis of personal property ---

16 THE COMMISSIONER: Before you leave the real property,  
17 let me ask this question:

18 Q. Where is 249 East Georgia? Is that east of  
19 Main Street, between Main and Gore? Where is  
20 Gore Avenue?

21 A. Half a block from Gore.

22 Q. East or west? A. East.

23 Q. Half a block east of Gore? A. Yes.

24 THE COMMISSIONER: I know where it is.

25 MR. BEST: If Mr. Hunter would like to put in the  
26 analysis of the personal property claim as an  
27 exhibit I will direct two or three questions to it

28 MR. HUNTER: Very Well; I tender it as Exhibit No. 2.

29 (ANALYSIS, PERSONAL PROPERTY, MARKED EXHIBIT NO.2)

30 MR. BEST: Q. You have claimed a list of chattels,





1 mostly small things, a good deal of drygoods,  
2 Japanese dresses, etc., to which you have  
3 attached a valuation of \$276.80. Where did  
4 you leave that property after you were evacuated?

5 A. They were left with the B.C. Purchasing Company.

6 Q. What was their address? Does your daughter  
7 know more about that than you do, about these  
8 chattels? A. Yes.

9 THE COMMISSIONER: Suppose you call the young lady.

10 MR. BEST: Yes.

11 That is all I wish to ask this witness, my lord.

12 \_\_\_\_\_  
13 THE COMMISSIONER: Mr. Hunter?

14 MR. HUNTER: I have no questions to ask this witness,  
15 my lord.

16 THE COMMISSIONER: Will you declare your defence?

17 MR. HUNTER: It is submitted the real property was  
18 sold for its fair market value.

19 It is submitted that the personal property  
20 was left under the custody, control and manage-  
21 ment of some person other than the Custodian  
22 appointed by the owner and that none of this  
23 personal property ever came under the custody,  
24 control or management of the Custodian and  
25 accordingly is not within the terms of reference.

26 THE COMMISSIONER: All right, thank you, Mr. Yamashita.

27 We will hear from your daughter now.

28 THE WITNESS: Thank you.

29 MR. BEST: The daughter tells me they have decided  
30 to withdraw this claim with respect to chattels.



N. Yamashita  
In-Chief.

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THE COMMISSIONER: Very well.

NOBUKO YAMASHITA, sworn,

DIRECT EXAMINATION BY MR. BEST:

Q. You are a daughter of the previous witness?

A. Yes.

Q. And I understand, if I am correct in my understanding, that you say your father has decided to withdraw his chattels claim entirely?

A. Yes.

Q. You are not making any claim for anything other than the building?

A. Yes; that is true.

Q. The building only? A. Yes.

MR. BEST: That is all, thank you very much.

THE COMMISSIONER: Are you prepared to act on those instructions or do you want instructions directly from the father?

THE WITNESS: It was decided at the office.

MR. BEST: Q. Your father unfortunately spoke to Mr. Brewin and not myself so I had no personal knowledge of this until now.

A. Yes.

Q. And your father instructed Mr. Brewin to withdraw this personal chattels claim?

A. Yes. That is true.

MR. BEST: I am satisfied with that.

THE COMMISSIONER: Very well.

Thank you very much, Miss Yamashita.



1 MR. HUNTER: The real estate was advertised in  
2 Catalogue No. 108 and upon advertising the  
3 following tenders came in, one dated July 15,  
4 1943, from Mr. W. Green, for \$6,000. This  
5 tender was rejected; one from W. Green - who,  
6 of course, was an agent - dated July 19, 1943,  
7 for \$4,750. This was rejected. One from W.  
8 Green, dated August 6, 1943, for \$8,000. This  
9 was accepted. However, later, the Ottawa office  
10 refused to ratify this sale in view of the  
11 fact that the \$8,000 was so far below the  
12 assessed value. Accordingly a letter was  
13 written from Mr. Drew Pat, solicitor for Wong  
14 Wah, who had made the offer of \$8,000, increasing  
15 the offer to \$10,500. First he wrote increasing  
16 it to \$10,000 and then he wrote increasing it  
17 to \$10,500 and we received another offer on  
18 behalf of a syndicate consisting of Mah Yung,  
19 Mah Dan and Peter G. Von, who were apparently  
20 buying it for some kind of club or a tong, or  
21 some such thing, for \$10,500, the same as the  
22 other amount, and they increased their offer  
23 to \$11,000, which was accepted, the terms  
24 being in cash.

25 There is a large amount of correspondence  
26 in respect of this matter but I do not think  
27 it is of any particular value except to show  
28 that rather prolonged negotiations went on in  
29 connection with the sale of the property.

30 THE COMMISSIONER: I think it might be helpful if



1 that correspondence were to be filed. You do  
2 not need to read it.

3 MR. BEST: I would prefer it to be filed. This  
4 seems to be one case where it is almost a  
5 straight issue as to valuation.

6 THE COMMISSIONER: Yes.

7 MR. HUNTER: Mr. Shears told me, although I under-  
8 stood it was refused at Ottawa, that, while  
9 the offer went forward to Ottawa, in the  
10 meantime the Advisory Committee refused to  
11 ratify it and that it was due to the action  
12 of the Advisory Committee that the pro tem  
13 acceptance was withdrawn.

14 I can file all that correspondence as  
15 Exhibit No. 4.

16 THE COMMISSIONER: Well now, there is no purpose  
17 in the analysis being filed, in view of the  
18 withdrawal of the chattel claim - or, is there?

19 MR. HUNTER: None at all, really, my lord.

20 In that case this will be Exhibit No. 3,  
21 referring to the correspondence to which I  
22 have just referred.

23 THE COMMISSIONER: Yes. We do not require the  
24 analysis to remain on file in view of the  
25 withdrawal of the chattel claim.

26 (CORRESPONDENCE RELATING TO SALE OF PROPERTY,  
27 MARKED EXHIBIT NO. 3)

28 MR. HUNTER: This building had rooms and quarters  
29 upstairs, and so forth upstairs, and there were  
30 various types of quarters upstairs. Below  
there was a wholesale potato merchant. I have



1 a photograph here which I presume can be  
2 identified by the witness, Miss Yamashita.

3 Q. Can you identify that as the building concerned?

4 A. Yes; that is it.

5 MR. HUNTER: Which shows a large sign called  
6 "Potato House". That refers merely to the  
7 ground floor, which was used by this potato  
8 merchant.

9 THE COMMISSIONER: Exhibit No. 4.

10 (PHOTOGRAPH, MARKED EXHIBIT NO. 4)

11 MR. HUNTER: The actual closing date for the sale  
12 was June 10, 1944.

13 The appraiser shows the assessed value,  
14 so that there is no need for that.

15 THE COMMISSIONER: Yes.

16 MR. HUNTER: There is nothing further, my lord.

17 THE COMMISSIONER: Miss Yamashita, am I right in  
18 assuming that this property lies between Gore  
19 Avenue and the first street east of Gore?

20 THE WITNESS: It is between Main and Gore about half  
21 a block.

22 Q. I remember it now. A. Thank you.

23 THE COMMISSIONER: That is all, thank you.

24 MR. BEST: I do not know that it is relevant at this  
25 particular time but I think that I would rather  
26 not let it go without mention: one or two  
27 items in the valuation are obviously erroneous.  
28 I presume there will be an opportunity in  
29 Vancouver to direct our attention to that  
30 matter.



1 THE COMMISSIONER: Yes. The valuator will be  
2 called to testify before me in Vancouver and  
3 an opportunity will be given to cross-examine  
4 him.

5 MR. BEST: Yes. I understand. I just did not wish  
6 this opportunity <sup>to</sup> go by without at least men-  
7 tioning it because I think in this case the  
8 valuator has made a few mistakes.

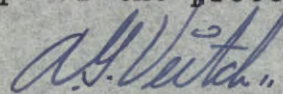
9 THE COMMISSIONER: You can mention it now, or then,  
10 whichever you choose.

11 MR. BEST: I do not wish to repeat. If we are going  
12 to have an opportunity of discussing it in  
13 Vancouver, my lord, there is no use of taking  
14 up the time of the Commission now.

15 THE COMMISSIONER: Very well.

16 (FURTHER PROCEEDINGS ADJOURNED SINE DIE)

17  
18 I hereby certify the foregoing to be a true and  
19 accurate transcript of the proceedings herein.

20 

21 "A.G. VEITCH"  
22 Official Reporter.  
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Case 1019

DEC - 2 1947

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]*

3357  
Toronto

27

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

(1) NAME Yamashita Tsuneto (RCMP) Reg. No. 01337  
(Print) Surname Given Name

(2) Pre-Evacuation Address 249 East Georgia St., Vancouver, B. C.

(3) Present Address 209 John St. North, Hamilton, Ontario

(4) REAL ESTATE

(a) Street Address (if any) 249-51 East Georgia St., Vancouver, B. C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lot Twenty(20), Block Seventeen(17), Subdivision of District Lot  
One Hundred Ninety-six(196), Group One(1), District of New  
Westminster, according to a Map or Plan filed in the Land  
Registry Office at Vancouver, Province of British Columbia,  
and numbered 184.

(c) Type of Real Property (cross out words which do not apply):  
(i) ~~Farm~~  
(ii) ~~Residence~~ Type of business Rooming-house  
(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 - - - - - \$ \_\_\_\_\_  
(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 re-  
ceivable) - - - - - \$ \_\_\_\_\_  
(iv) Total value (if you cannot give separate values for lands and buildings just  
fill in total value) - - - - - \$ 19,000.  
(v) Amount at which Custodian sold property and credited your account - - \$ 11,000.  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 8,000

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation  
B. C. Purchasers Co-operative Association 573 E. Hastings St. Van. B. C.

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

(c) How stored or packed at time of evacuation  
In trunks and boxes

(over)

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

Norris & Maclellan 602 W. Hastings St. Vancouver, B. C.

(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 \$ 276.80

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) - - - - - \$ 8,276.80

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

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

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

DOMINION OF CANADA,  
of )  
TO WIT: )

I, *T. Yamashita* of the *city*  
of *Hamilton* in the *county of Wentworth*

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 *25<sup>th</sup>* day of *November* )  
A.D. 1947. *Fu. Brown* )

*T. Yamashita*

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.



Trunk (1)

1	Japanese tray	5.00
2	Cedar chests with cosmetics	15.00
1	Japanese tea set	5.00
2	English tea sets	20.00
1	Glass bowl	10.00
3	Japanese dresses	100.00
7	Japanese bowls with covers	5.00

Trunk (2)

3	doz. Towels @ .20	7.20
2	prs. curtain	6.00
10	yds. curtain	4.00
5	sheets	10.00
2	bedspreads	8.00
1	doz. large spools of white cotton thread @ .30	3.60
4	prs of pillow cases	5.00
1	Japanese sash	5.00
	Red silk material	2.00
	Satin material	3.00
	Embroidered Pillow case	3.00

Trunk (3)

6	doz. Japanese dishes	15.00
	Rose satin bedspread-matching pillow and cushion	20.00
	Box of Japanese dolls	25.00

\$276.80

YAMASHITA, Tsuneto  
(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

01337  
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
Rooming House and store	45 Rooms 3 Bathrooms 3 Lavatories and ground floor store	Brick	Rooming House and Store	25' x 120'	1930	28th March

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Business & Rooming House	\$19,500.00	New furnace 1938 paid \$800.00 Redecorated from time to time	\$19,000.00	

Comments re upkeep of premises:  
Good state of repair

Comments re Appraiser's report not covered above:

Rooms rent at \$116.66 in 3 year lease and renewal

Store rent at \$40.00 by monthly rental

The rooms rented at an average of \$3.00 a week and were usually fully occupied.

Assessed at \$14,800 for building  
\$2,125 for land.

Claimant rented property without store before purchase at \$170.00 a month and before 1930, store was rented at \$75.00

EXHIBIT No. 1019-1  
DATE 7 May 1948  
FILED BY R. a. Best.

T. Yamashita  
Signature

JOHNSON and REEVE  
Estate Agents  
Valuations, Arbitrations, Insurance, Real Estate, Mortgages

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

16th. August, 1943.

The Custodian's Office,  
506 Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B. C.

EXHIBIT No. 1019-2  
DATE 7 May 1948  
FILED BY JWS Hunter

File No. 3357

Dear Sir:-

re Catalogue No. 108  
249-251 East Georgia Street

At the request of Mr. Durkee we beg to submit our full report on this property.

The dimensions of the land are 25 feet by 120 feet.

The building, which covers the whole site, is a four storey brick structure with a concrete basement.

On the three upper storeys there are 45 rooms with a wash basin in each, 3 bathrooms (1 without a tub) and 3 lavatories with urinals. These are occupied by a Chinese tenant who has a lease for 3 years from 1st. September 1942 and an option for a further 3 years' lease at a rental to be agreed upon, subject to the owner's right to purchase the furniture, at a price to be agreed upon, and to resume possession. The tenant purchased the furniture from the owner for \$2800. The tenant pays the water rates and operates the hot water heating plant. This tenancy includes the basement, except for a portion reserved by the owner for storage.

The ground floor, which has a front of wood folding doors, is rented from month to month to a wholesale potato merchant.

The City Assessment of the property is as follows:-

Building	\$14,800.
Land	<u>2,125.</u>
Total	<u>16,925.</u>

The building is about 35 years old and is in fairly good condition except as to the plumbing. As mentioned above one bath tub is missing. The other two are in bad condition, one having no enamel left on the bottom. None of the wash basins have been renewed, and the water pressure is low, which may indicate pipe corrosion. \$300 should be allowed for the necessary repairs and replacements.

The revenue is estimated as follows:-

Rent of rooms \$116.66 per month - per year -	\$1400.
" " store 40.00 " " - " "	<u>480.</u>
	\$1880.
Taxes	478.07
Fire Insurance \$10,000 -	82.
Maintenance -	250.
Collections 5% -	<u>94.</u>
	<u>904.07</u> say <u>900.</u>
Carried forward - Surplus -	\$980.

JOHNSON and REEVE  
Estate Agents  
Valuations, Arbitrations, Insurance, Real Estate, Mortgages

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

Page 2.

16th August, 1943.

The Custodian's Office

Re Catalogue No. 108  
249-251 East Georgia Street

Brought forward - Surplus -		\$980.
Allow for depreciation	\$225.	
" " vacancies	50.	
Net investment revenue -		<u>275.</u>
		<u>\$ 705.</u>

The surplus provides less than 6% per year, and the net investment return only a little over 4% per year of the assessed value. A buyer of this class of property usually expects to get 12% yearly of the amount invested before allowing for depreciation and contingencies such as vacancies, major repairs and replacements which are required from time to time especially in such items as roofing, plumbing, heating and electric wiring. He would usually expect to realize not less than 10% yearly after making allowances.

In a district of this kind the letting of rooms is affected severely during periods of depression. Present conditions are favourable, but the roomers available are usually in the low wage class. Improvement in wages of tenants results in migration to better neighbourhoods. This is a hazard which justifies a high rate of investment return.

In considering the market value we have also to bear in mind not only that the present numerous offerings, by your office, of buildings of a similar class provide more competition than is normal, but that full payment in cash is required.

Mr. Durkee has asked for an explanation of the difference between our appraisal and the value indicated by the City Assessment.

So far as the building is concerned the assessment of \$14,800 is a fair appraisal of the structural or replacement value, less depreciation. Renting conditions may have justified the construction of such a building in this location, when it was erected, but very few people would consider duplicating this building at the present time in a similar district. A similar building would cost no more in much better locations, where better rents could be obtained. In other words there is evidently a considerable loss of value through neighbourhood obsolescence.

In this respect the Assessor's position is a difficult one, because if a very substantial reduction were made in the building valuation, other owners of similar buildings elsewhere would complain of discrimination. Taxpayers are notoriously hard to convince upon such controversial aspects as obsolescence.

The amount of the yearly taxes has a direct bearing upon the earning power. When this building was erected the tax rate was much lower. The tax rate has a good deal to do with the lowering of market values over a period of years and it is extremely difficult to adjust assessments to that condition. It always will be difficult until the system of taxation on rental values is adopted.

We are of the opinion that the present fair market value of this property, on a cash basis, is Eight thousand dollars (\$8000.)

DWR

Yours faithfully,

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

JOHNSON, REEVE & WATSON  
per. "D.W. Reeve"

EXHIBIT No. ~~7 May 1948~~  
 DATE.....  
 FILED BY J.W.G. Hunter

TENDER      FOR      REAL      ESTATE

Catalogue  
 Parcel 108.

Custodian's file  
 No. 3357.

Amount  
 \$6,000.00

Description  
 20/17/196

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

Dear Sir:

I herewith submit, on behalf of my client, Mr. Tom Yee, an offer of SIX THOUSAND DOLLARS (\$6,000.00) cash for a clear title to the warehouse and rooms at 249-51 East Georgia Street in the City of Vancouver, listed as parcel number One Hundred and Eight in your catalogue.

His certified cheque for ten per cent of the tender, six Hundred Dollars (\$600.00) is enclosed herewith.

Yours truly

"W. Green"  
 Agent

545 Main St. #3  
 Vancouver, B.C.  
 July 15, 1948.

Enc.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.  
 Date: July 9, 1948.

*W.G.* W. Green

3357

July 28th, 1943.

Mr. W. Green,  
545 Main St. #3,  
Vancouver, B. C.

Dear Sir:-

Re: Catalogue No. 108.

Your letter of the 15th instant, written on behalf of your client Mr. Tom Yee, enclosing cheque for \$600.00 and offer to purchase 249-51 East Georgia Street for the sum of \$6000.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears  
Director

Enc.  
FGS:IF

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

Date: July 9, 1948.

*W. J.*  
W. Wainstall

3357

August 4th, 1943

Attached to  
1019 - 3

Mr. W. Green,  
545 Main St., #3,  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 108.

We wrote you on July 28th stating that we were not able to accept the offers you submitted in connection with the property at 249-51 East Georgia Street. As no acceptable tender has been received on this property, we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$8,000.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F.G. Shears  
Director

FGS/GH

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

July 12, 1948.

*W. J. [Signature]*

TENDER   FOR   REAL   ESTATE

Catalogue  
Parcel No. 108.

Custodian's  
File No. 3357

Amount  
\$4,750.00

Description  
20/17/196.

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

Dear Sir:

On behalf of my client, Mr. Wong Coon, I hereby submit a tender of FOUR THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$4,750.00) for the warehouse and rooms at 249-51 East Georgia Street in the City of Vancouver which is listed in your catalogue as parcel number One Hundred and Eight

This offer is cash for a clear title.

His certified cheque for the sum of Four Hundred and Seventy-five Dollars (\$475.00) is enclosed as a ten per cent deposit.

Yours truly

"W. Green"

Agent

Enc.

545 Main Street, #3.  
Vancouver, B.C.  
July 19, 1943.

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

Date: July 12, 1948.

W. Green

29.



Attached to  
1019 - 3

3357

July 28th, 1943

Mr. W. Green,  
545 Main St., #3,  
Vancouver, B. C.

Dear Sir:-

Re: Catalogue No. 108

Your letter of the 19th instant, written on behalf of your client Mr. Wong Coon, enclosing cheque for \$475.00 and offer to purchase 249-51 East Georgia Street for the sum of \$4750.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F.G. Shears  
Director

Enc.  
FGS:IF

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

July 12, 1948.

M. Abnstead

DG.

WILLIAM GREEN  
Real Estate Notary Public

Vancouver, B.C.  
545 Main St. #3.  
August 6, 1943.

Your File No. 3357

Mr. F. G. SHEARS, Director  
Office of the Custodian  
506 Royal Bank Building  
Vancouver, B. C.

Dear Sir:

RE: Catalogue No. 108.

In reply to your letter of August fourth my client,  
Mr. Tom Yee, will pay EIGHT THOUSAND DOLLARS (\$8,000.00) cash  
for 249-51 East Georgia Street.

If this offer is acceptable to you a certified  
cheque for the full amount will be forwarded immediately upon  
receipt of word from you.

Yours truly

"W. Green"

Agent.

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

Date: July 12, 1948.

M. L. Stewart

DG.

3357

August 6th, 1943.

Wm. Green, Esq.,  
545 Main St., #3,  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 108.

We are in receipt of your letter of even date in which you advise that your client, Mr. Tom Yee is prepared to revise his former bid and offers to purchase the above property for the sum of \$8,000.00

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the full amount of the purchase price, namely \$8,000.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your client will then be in a position to assume control of this property.

Yours truly,

F.G. Shears  
Director

FGS/GH

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

Date: July 12, 1948.

*W. W. Wallace*

3357

August 7th, 1943.

Wm. Green, Esq.,  
545 Main St., #3,  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 108.

This will acknowledge receipt of your letter of even date in which you enclose Tom Yee Co.'s certified cheque for \$8,000.00, the full amount of the purchase price for the above property.

We note that you wish the property to be registered in the name of Tom Yee, 240 Keefer Street, Vancouver, B.C., Wholesaler, and that he is a Chinese subject.

As previously advised conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F.G. Shears  
Director

FGS/GH

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

Date: July 12, 1948.

M. W. Stalle

vg

WILLIAM GREEN  
Real Estate Notary Public

Vancouver, B.C.  
545 Main St. #3.  
August 7, 1943.

Your File No. 3357

Mr. F. G. Shears, Director  
Office of the Custodian  
506 Royal Bank Building  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 108.

In reply to your letter of August sixth in which you state that you are prepared to advise acceptance of the offer of my client, Mr. Tom Yee, for 249-51 East Georgia Street.

Enclosed herewith is his certified cheque for EIGHT THOUSAND DOLLARS (\$8,000.00) in full payment. He desires the papers drawn as follows:

TOM YEE, 240 Keefer St. in the City of Vancouver. Wholesaler.  
(Fruits & Vegetables)

He is a Chinese subject.

Yours truly

Enc.

"W. Green"  
Agent.

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

Date: July 12, 1948.

M. Mustard

Wj.

3357

August 30th, 1943.

Wm. Green, Esq.,  
545 Main St., #3,  
Vancouver, B. C.

Dear Sir:

Re: YAMASHITA, Tsuneto

In connection with the proposed sale of the property at 249 & 251 East Georgia St., we would ask you to kindly call at this office and discuss with the writer the matter of ~~a~~ communication which we have received from Mr. F. Drewe Pratt in which he advised us of an encroachment on the above property.

Yours truly,

G.D. Milson  
Administration Department

GDM/GH

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

Date: July 12, 1948.

*W. J. M. Munstaele*  
W. J. M. Munstaele

3357

REGISTERED

8th September, 1943.

Wm. Green Esq.,  
545 Main Street, #3,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 108  
249-51 East Georgia St.

We wrote you on August 6th and advised that we were prepared to recommend the acceptance of your offer to purchase the above property for \$8,000.00 and we have received a cheque covering this amount.

We regret that in this particular case our recommendation has not been accepted.

This property is assessed at \$16,925.00 and has again been inspected and we find that we are not in a position at the present time to consider any offer unless it is between \$10,000.00 to \$12,000.00.

It is therefore necessary for us to return the cheque above referred to for \$8,000.00.

Yours truly

F.G. Shears,  
Director.

FGS/PMH  
encl.

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

Date: July 12, 1948.

M. W. Stace

29

F. DREWE PRATT  
Barrister at Law,  
Solicitor,  
Notary Public.

Bank of Nova Scotia Building,  
602 Hastings St. West.  
Vancouver, B. C.

May 25, 1944.

(ATTENTION MR. MILSOM)

Office of Custodian,  
Department of Secretary of State,  
675 West Hastings Street,  
Vancouver, B. C.

Dear Sir: Your file No. 3357 - YAMASHITA, Tsuneto

I am now instructed by my client, Mr. Wong Wah, to advise you that he will increase his offer to purchase from you Lot 20, Block 17, D.L. 196, known as 249-51 East Georgia Street, to \$10,500.00. If this offer is acceptable, my client would release his claim for encroachment as referred to in my letter to you of the 16th instant.

I am,

Yours very truly,

"F.D. Pratt"

FDP:G.

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

Date: July 12, 1948.

M. Alantael

og.



F. DREWE PRATT  
Barrister At Law,  
Solicitor,  
Notary Public.

Bank of Nova Scotia Building,  
602 Hastings St. West.  
Vancouver, B. C.

May 16th, 1944.

(ATTENTION MR. MILSOM)

Office of the Custodian,  
Department of Secretary of State,  
675 West Hastings Street,  
Vancouver, B. C.

Dear Sir: Your file No. 3357 - YAMASHITA, Tsuneto

I am instructed on behalf of Mr. Wong Wah to tender an offer to purchase from you Lot 20, Block 17, D.L. 196, known as 249-251 East Georgia Street, for the price of \$10,000.00.

Mr. Wong Wah is the owner of Lot 19, adjoining this property on which he claims an encroachment by the building on Lot 20 which has been surveyed by Messrs. Hermon & Hermon, a copy of survey having been forwarded to you in my letter of June 30th, 1943.

In making this offer Mr. Wong Wah advises me that if the same were acceptable, he would release his claim for encroachment, and it is also understood that you would not be required to pay any commission in connection with such sale.

Will you kindly let me have a decision in this matter as quickly as possible.

I am,

Yours very truly,

"F.D. Pratt"

FDP:G.

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

Date: July 12, 1948.

*dg.*  
Subscribed

*"Phoned May 22/44  
to increase bid to 10,500."*

3357

June 7th, 1944

F. Drewe Pratt, Esq.,  
Barrister & Solicitor,  
Bank of Nova Scotia Building,  
602 West Hastings Street,  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 108  
249-251 East Georgia Street.

Your letter of the 25th May written on behalf of your client, Mr. Wong Wah, in which you advised us that he was prepared to revise his former bid, and now offered to purchase the above property for the sum of \$10,500.00, has been received and considered.

This is to advise you that we are not able to accept this offer.

Yours truly,

F. G. Shears,  
Director

FGS:lm

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

Date July 12, 1948.

M. A. Stewart

29;

3357

June 10th, 1944

Knowles Company, Limited,  
Leigh Spence Building,  
553 Granville Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 108,  
248-51 East Georgia Street,  
Vancouver, B. C.

This will acknowledge receipt of your letter dated June 9th, 1944, written on behalf of your clients and in which you enclose your certified cheque for \$10,500.00. We have now received \$11,000.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Mah Young, Mah Dan and Peter Gee Van, 27 East Pender Street, Vancouver, British Columbia, Merchants. None of the above Chinese are naturalized Canadians.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours very truly,

F.G. Shears,  
Director

FGS:lm

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

Date: July 12, 1948.

M. S. Stall

vy

KNOWLES COMPANY, LIMITED  
Real Estate

Leigh Spencer Building,  
553 Granville Street,  
Vancouver, B.C.

June 9, 1944.

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

Attention Mr. Milson

Gentlemen:

Re Catalogue No. 108 - 249-51 E. Georgia Street  
Reference File 3357

Enclosed herewith please find certified cheque in the amount of \$10,500.00, as well as a letter dated June 3, 1944, signed by the purchasers of the above property, Mah Young, Mah Dan and Peter Gee Van.

You will note that the above parties hold a copy of your letter of June 2, and have agreed to purchase on the terms set out therein.

For your information, the rent has been paid on the premises for the month of June in full.

Looking forward to any early consummation of this transaction, we are,

Yours very truly,

KNOWLES COMPANY LIMITED.

"R.N. Knowles"

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

July 12/48

M. Altmittel  
29.

Vancouver, B. C.

June 3, 1944.

Reference  
File No. 3357

Knowles Company Limited,  
Suite 41,  
553 Granville Street,  
Vancouver, B. C.

Dear Sirs:

Re Proposed purchase of 249-251 East Georgia St.  
from the Custodian of Enemy Properties

On May 11, I paid a deposit on the above purchase of \$500.00, and I now beg to enclose certified cheque to the Custodian of Enemy Properties for \$10,500.00, being the balance of the purchase price, upon terms and conditions set out in letter from the Department of State Office of the Custodian, dated June 2, 1944, of which I hold a copy. I agree to purchase on the terms set out in the letter referred to.

Kindly register Title in the name of \_\_\_\_\_

Yours very truly,

HOP SING TONG

"Mah Young"

"Mah Dan" "Peter Gee Van"

NOTE Conveyance to be in the name of Mah Young, Mah Dan and Peter Gee Van, all Merchants, of 27 East Pender Street, Vancouver, British Columbia. None of the above Chinese are naturalized Canadians, but all have been in business in Vancouver for many years.

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

July 12, 1948

M. W. Stacey

79

Vancouver, B. C.

May 25, 1944.

Knowles Company Limited  
Suite 41, 553 Granville Street  
Vancouver, B. C.

Dear Sirs:

Re Proposed purchase of 249 and 251 East  
Georgia Street, as per attached copy  
of letter dated 11th May, 1944.  
-----

I now authorize you to amend the offer made by me  
to purchase the above property, whereby I now agree to  
pay Eleven Thousand Dollars (\$11,000.00) all cash; and,  
in addition, I agree to assume all responsibility  
covering a certain party-wall dispute with the adjoining  
owner.

Yours truly,

"Mah Young"

HOP SING TONG  
27 E. Pender St.,  
Vancouver, B.C.

WITNESS

"J.M.L. illegible"  
1556 - 13th W.  
Vancouver.

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

July 12, 1948

M. A. [Signature]

79.

Knowles Company, Limited  
Real Estate

Leigh Spencer Building,  
553 Granville Street,  
Vancouver, B.C.

COPY

May 11, 1944.

Custodian of Enemy Properties,  
Japanese Evacuation Section  
506 Royal Bank Building  
Hastings and Granville Streets  
Vancouver, B. C.

Attention Mr. Milson

Dear Sir:

Reference File #3357 - re 249-51 East Georgia St.  
-----

Further to yours of the 3rd instant, our client has now instructed us to make an offer on the above property.

Accordingly, we now enclose cheque for \$500.00, being deposit on account of purchase of Lot 20, Block 17, D. L. 196, known as 249 and 251 East Georgia Street, for the price or sum of \$11,000.00; terms - all cash. The offer is subject to clear Title, subject to an existing lease and the terms thereof, and also subject to the offer being accepted at an early date - not exceeding thirty days from date hereof.

Yours truly,

KNOWLES COMPANY LIMITED.

Knowles Company Limited  
553 Granville Street  
Vancouver, B. C.

Dear Sir:

I agree to the terms of the above letter and herewith hand you the \$500.00 deposit above referred to and authorize you to pay same to the Custodian on my behalf.

Signed..... "Mah Young"

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

July 12, 1948

Milson

29.

KNOWLES COMPANY, LIMITED  
Real Estate

Leigh Spencer Building,  
553 Granville Street,  
Vancouver, B.C.

May 11, 1944.

Custodian of Enemy Properties  
Japanese Evacuation Section  
506 Royal Bank Building  
Hastings and Granville Streets  
Vancouver, B. C.

Attention Mr. Milson

Dear Sir:

Reference File 13357 - re 249-51 East Georgia St.  
-----

Further to yours of the 3rd instant, our client has now instructed us to make an offer on the above property.

Accordingly, we now enclose cheque for \$500.00, being deposit on account of purchase of Lot 20, Block 17, D.L. 196, known as 249 and 251 East Georgia Street, for the price or sum of \$11,000.00; terms - all cash. The offer is subject to clear Title, subject to an existing lease and the terms thereof, and also subject to the offer being accepted at an early date - not exceeding thirty days from date hereof.

Yours truly,

KNOWLES COMPANY LIMITED.

"R.R. Knowle"

RRK/w

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

July 12, 1948

*W. A. Steel*

84



May 3rd, 1944

Messrs. Knowles Co., Ltd.,  
553 Granville Street,  
Vancouver, B. C.

Dear Sirs:

Re: 249-51 E. Georgia St.

Referring to your letter of May 1st,  
in our opinion an offer to purchase of \$11,000.00  
cash for the above property should receive  
favourable consideration.

You, as agents for the property, are  
aware of the existing Leases and also that we  
have been advised that there is an encroach-  
ment on this property.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH

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

July 12, 1948

M. Wainsteel

29

KNOWLES COMPANY, LIMITED  
Real Estate

Leigh Spencer Building,  
553 Granville Street,  
Vancouver, B.C.

Ref.  
Your File 3357

---

May 1, 1944.

The Custodian,  
Japanese Evacuation Section,  
Vancouver, B. C.

Dear Sir:

Re Yamashita Property - 249 - 251 Georgia Street

We have a serious prospect for the above property who, we believe, will make an offer of \$11,000.00 cash for the property, and we would like to know if, in your opinion, we should submit same for the consideration of the Board, which we understand sits on Wednesday of this week.

As you know, there is a very unfavourable lease on these premises, which materially affects the sale, copies of which you have on hand.

Awaiting an early reply, we are,

Yours very truly,

KNOWLES COMPANY LIMITED.

"R.R. Knowles"

RRK/w

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

July 12, 1948

M. W. [Signature]

79

YAMASHITA, Tsuneto  
249, 251, Georgia St., Vancouver, B. C.  
Evac. File 3357

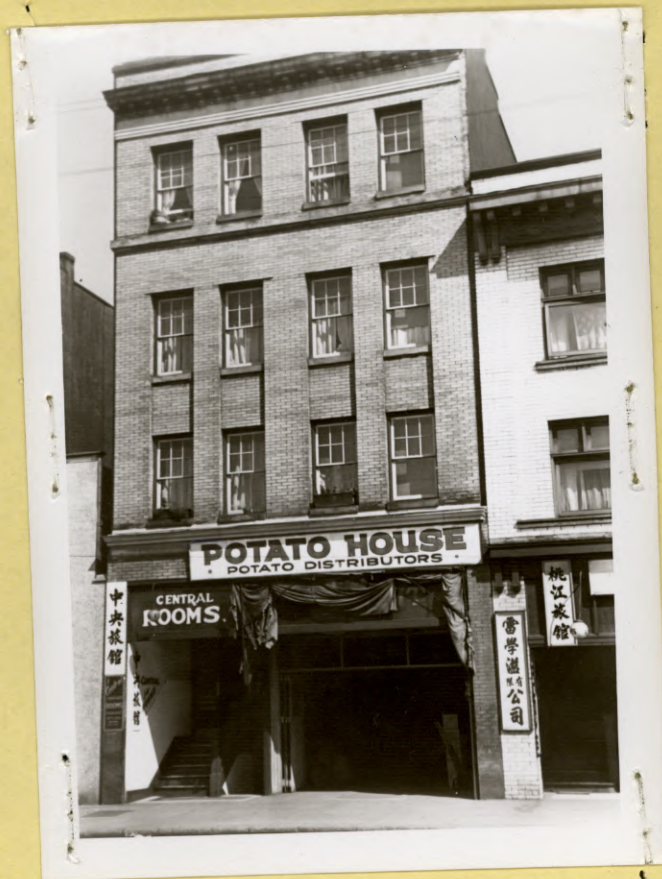


EXHIBIT No. 1019-4  
DATE 7 May 1948  
FILED BY J.W.S. Hunter

Picture Taken May 3, 1943.