

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	80% of all Sale Prices:		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
4000.00	200.00 69.92								SPECIAL	200.00 269.92
<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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
<b>TOTAL RECOMMENDATION</b>										<b>469.92</b>

CASE NO: 1031.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 11th, 1948.

IN THE MATTER OF THE CLAIM OF  
HANSHICHI MARUBASHI.

PROCEEDINGS AT HEARING.

CASE NO: 1031.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E  
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

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Toronto, Ontario,  
May 11th, 1948.

IN THE MATTER OF THE CLAIM OF  
HANSHICHI MARUBASHI.

PROCEEDINGS AT HEARING.

**20** APPEARANCES:

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

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

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A. WATSON, Esq.,                            Secretary.  
MRS. F.L. HANDFORD,                      Official Interpreter.  
T.P. HORROBIN, Esq.,                      Official Reporter.

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H. Marubashi,  
In Chief.

MR. BEST: This is another case, my lord, where an English speaking son informs me he is perfectly familiar with the claim.

THE COMMISSIONER: Very well.

TAMEO MARUBASHI, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q Mr. Marubashi, is that your father's signature?

10 A Yes.

Q And is that form prepared upon your father's instructions?

A: Yes.

(DOCUMENT MARKED EXHIBIT NO. 1).

THE COMMISSIONER: This relates to all three parcels of real estate.

MR. BEST: Yes, my lord, it is all in the one form since I understand it is a corner lot.

Q Is that correct, Mr. Marubashi?

A Yes.

20 Q The corner of West 5th Avenue and Alberta Street?

A Yes.

Q And part of the property faces on West 5th Avenue and part on Alberta Street?

A That is right.

Q Now the whole of that parcel was purchased in 1930 as one block, is that correct?

A In two lots.

Q In two lots, but it was all purchased at the same time, was it not?

A: Yes.

30 MR. BEST: Would my friend care to put in the Johnson &

T. Marubashi,  
In Chief.

Reeve appraisal. I might ask one or two questions on it.

MR. HUNTER: I will file the appraisal of Johnson & Reeve, dated the 21st of May, 1943, appraising these properties at \$4000.00, my lord.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. BEST: Q: Mr. Marubashi, did you and your family, or your father and his family, occupy one of these premises?

A: Yes, we did.

10 Q Which one?

A: The one at 306

West 5th Avenue.

Q You occupied that whole house and then the additional store and the suites above it and 2109 Alberta Street was rented, is that it?

A The house at 321 and 2109 Alberta was rented.

Q I see. Now there is, as I understand it, another store, is there not, besides the one at 306?

A Prior to evacuation my dad had a business and we used the ground floor of those premises and the above second floor for living quarters.

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Q I see. Well now, Mr. Marubashi, in the appraisal made on behalf of the Custodian there is this, "On Lot 'A', which is the corner, it is 30.48 feet by 99 feet, there is an old one and one-half storey frame house which needs more repairs than the other buildings, and a two storey frame building containing a shop and living quarters on the ground floor, and two suites of four rooms each, with a joint bathroom". Now, what do you say about the condition of the one and one-half storey house on the corner,

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T. Marubashi,  
In Chief.

which apparently is the one you have told us your family was occupying?

A Well, sir, it was built in 1930, in the latter part of the year 1930, and the condition of the house in my mind is quite good, and just prior to evacuation we wall-papered all the rooms both on the ground floor and on the second floor, installing new lighting fixtures, and I presume in my mind the rent we offered to the people coming in was far below the rents which were being collected at that time.

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Q Now, further in the same paragraph, referring to the suites over the shop of the two storey building, it says, "These suites are in very good condition, but the ground floor premises need decorating. The bathroom on the ground floor is very poor having only a shower and no space for a tub. The shower is not enclosed." Now, is that the situation there?

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A We had an Oriental bath there and thinking that the Occidental was coming into the house, it would be better if we disposed of the Japanese bath and we installed a shower.

Q Now there is a remark in your claim, "Properties were rented as follows: Store and living quarters at back, \$25.00", and then, "\$25.00 for two apartments upstairs. 320 West 5th Avenue, \$18.00, 2109 Alberta, \$20.00". When were those properties rented at those rentals?

A In March of 1942.

Q Were they all rented at that time?

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A Yes.

T. Marubashi,  
In Chief.

Q These then were new tenancies which were entered into just prior to evacuation? were they?

A Yes.

Q And after you had had notice of that?

A Yes.

Q I see. There is a further remark in the appraisal, Mr. Marubashi, "If the two lots must be sold together, we are of the opinion that the total value of the property is \$4000.00. We believe that it might be

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easier to sell the lots to two buyers than to one. For instance, the tenant of 2109 Alberta Street might buy that house and the tenant of the store or another purchaser might buy the corner lot more readily if not obliged to take the other house". Do you know of any reason why these properties should be sold either together or separately? In your opinion is there any advantage?

A I would think it would be to our advantage to have the two lots or the three houses sold together because of the fact that behind Lot No. "B" we had a big woodshed and three garages, and if we sold the lots separately, one lot would be without the garages or the woodshed.

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Q I see. So that you don't think you could have got a higher price if you were attempting to sell them separately, eh?

A: Well, if we were selling the property ourselves, we would have devised ways and means of having a garage for the people in the Lot "A" or Lot "B". It was quite possible to build another garage on Lot "A".

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T. Marubashi,  
Discussion.  
Cross-Exam.

MR. BEST: All right, thank you.

MR. HUNTER: It is submitted, my lord, that the property was sold for its fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q I show you a photograph, Mr. Marubashi, of what purports to be 306, 316, 320 West 5th Avenue. I presume 306 and 316 are the store premises, would that be so? A: That is right, sir.

10 Q And the building at the extreme righthand side of that photograph, that would be what? That would be 320, wouldn't it, West 5th? The one you can see just beyond a car. A: Yes.

Q And at the extreme left hand side of that photograph would be just the roof of 2109 Alberta?

A That is right, sir.

Q Now I show you a photograph of what purports to be 320 West 5th Avenue. Is that a photograph of those premises? A: Yes, that is

20 right, sir.

Q And a photograph of what purports to be 2109 Alberta Street. Is that a photograph of 2109 Alberta Street?

A That is right, sir.

MR. HUNTER: Thank you. I put these in as one exhibit, my lord.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3).

MR. HUNTER: This property was advertised in the "Vancouver Daily Province" on August 28th, 1943. I tender a

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copy of the advertisement. In response to that



T. Marubashi,  
Cross-Exam.

advertisement no tenders were received. That will be Exhibit 4.

(ADVERTISEMENT MARKED EXHIBIT NO. 4).

THE COMMISSIONER: Were the properties advertised for sale together?

MR. HUNTER: Yes, my lord. I would tender another advertisement, again advertising these properties for sale. They are described separately, my lord. Possibly when I said they were advertised for sale as one lot, your Lordship might gather a better impression by looking at the advertisement yourself, because you might gather from it that it is advertised as two properties.

THE COMMISSIONER: There is nothing appearing in the advertisement that prohibits the intending bidder to bid on the part or the whole.

MR. HUNTER: No. This appeared in the Vancouver newspapers on January 22nd, 24th and 25th, 1944. I tender that as Exhibit 5.

In response to that advertisement on February 9th, 1944, an offer of \$3500.00 was received from D.J. Fawcett. This was rejected. On February 12th, 1944, an offer of \$3000.00 was received from F.A. Cleland on behalf of Walter H. Nelson. This was rejected. On February 21st, 1944, a revised offer was received from D.J. Fawcett of \$4000.00. This was accepted. I don't actually see the closing date. I will see if I can find the statement of adjustment, my lord, and give it to you. It was sold as of the 1st of March, 1944.

T. Marubashi,  
Cross-Exam.  
Discussion.

THE COMMISSIONER: Was the sale passed upon by the committee?

MR. HUNTER: I don't see a record of that, my lord. I see a letter of February 28th, 1944, to D.G. McPherson at Ottawa recommending acceptance of the offer, but unquestionably it would have come before the advisory committee. All of those were dealt with as a matter of routine. I could probably find the date in the master file somewhere. There is no question, my lord. It appears to be a question of value. There are no questions.

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THE COMMISSIONER: Any re-examination, in view of those documents that have been put in?

MR. BEST: I don't think so, my lord.

THE COMMISSIONER: If it is completed now, that is all, Marubashi.

MR. BEST: The claimant has given me one copy of a type-written sheet if it would assist, my lord, elaborating particularly the repairs and painting and that sort of thing with dates on it. I don't know that you consider it necessary.

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THE COMMISSIONER: I do not know that it will be very helpful. After all, the condition as at the date the Custodian took over is really the condition that I will have to deal with.

MR. BEST: Yes, my lord, there is nothing further.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

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*J. P. Horrobin*  
"T.P. HORROBIN"  
Official Reporter .

Case 1031

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]*

X1. 828  
Toronto

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

(1) NAME MARUBASHI HANSHICHI (RCMP) Reg. No. 05900  
(Print) Surname Given Name

(2) Pre-Evacuation Address 306-316 West 5th Avenue Vancouver, B.C.

(3) Present Address 343 Highfield Road Toronto, Ontario

(4) REAL ESTATE 306-316 West 5th Avenue Vancouver, B.C.

(a) Street Address (if any) 320 West 5th Avenue " " 2109 Alberta Street " " City of Municipality, Province

Best

(b) Legal description (lot number, block number, section number, etc.)

D 2888 Lot A 7 & 8 Block 13

DL 302 Lot B 7 & 8

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

- (i) ~~Farm~~ Grocer & Confectionery
- (ii) Residence Type of business ~~Mfg. of Japanese Bean Paste & Pickles~~
- (iii) Business
- (iv) Any other type of property (describe) Tenanted

(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	\$ 1750.00	City of Van. Assessment Roll 1941
(ii) Buildings	\$ 5750.00	
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	\$	Land 1460.00 Bldg. 4250.00 <u>5710.00</u>
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	\$ 7500.00	
(v) Amount at which Custodian sold property and credited your account	\$ 4000.00	
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	\$ 3500.00	

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

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

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

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

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

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 3500.00

- (6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no Yes
- (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
- Toronto, Ontario

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

DOMINION OF CANADA )  
 County of York )  
 TO WIT: )

I, Hanshichi Marubashi of the City  
 of Toronto in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City )  
 of Toronto )  
 in the County of York )  
 this 27th day of November )  
 A.D. 1947. RA Best )

H. Marubashi  
 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.

Marubashi, Hanshichi

(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

05900

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
(1) Store & Apts. 306-316 W. 5th Ave.	Store & 6 rooms on ground floor. 2 suites of 4 rooms on 2nd floor.	Frame clapboard	Store & Apts.	31x99	1930	10 June
(2) House 320 W. 5th Ave.	5 Rooms	Frame clapboard	House dwelling	31x99 (same)	1930	10 June/30
(3) House 2109 Alberta	6 Rooms	Frame clapboard	House dwelling	31x99 \ lot	Lot only purchased	10 June/30

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
(1), (2), (3) Industrial	(1), (2), (3) 2 House and land only \$4400.	Built store and apt. bldg. in 1930 by claimant at cost of \$5500. <del>10x30.</del> Wood shed and 2 car garages 18x20 built in 1930 at total cost of \$500. Additional garage in 1937 \$300. <u>Lightning rods in 1941 at cost of \$7500.00</u>	(1), (2), (3) \$7500.

Comments re upkeep of premises:

There was \$600 spent on repairs to roofs, papering and painting to the two houses when they were built in 1930. The property has kept in a good state of repair since that time. Just before evacuation I spent a further \$600. on wallpapering and repairing roof, installation of wash basin and both in the store building to increase the rental value.

*also put in new lighting fixtures.*

Comments re Appraiser's report not covered above: Properties were rented as follows:--Store and living quarters at back--\$25.00 \$25.00 for 2 apts. upstairs. 320 W. 5th Ave.--\$18.00 These were very cheap rents. 2109 Alberta--\$20.00 Assessment of all these properties \$5710.

EXHIBIT No. 1031-1  
DATE 11 May 1948  
FILED BY R. a. Best.

*Marubashi*  
Signature

# JOHNSON AND REEVE

ESTATE AGENTS  
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

R.P. 2

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B.C.

21st May, 1943.

The Custodian's Office,  
Room 912,  
Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B.C.

Rec'd	MAY 21 1943
File No.	.....
Ans.	.....
Referred	.....

File No. 828  
Legal Department

Attention of Mr. K. W. Wright

EXHIBIT No. 1031-2  
DATE 11 May 1948  
FILED BY J. W. G. Hunter

Dear Sir: re P/W A-90, MARUBASHI, Hanshichi  
and 306, 316, 320 West 5th Avenue,  
and 2109 Alberta Street  
Lots A and B Subdivisions 7 and 8  
Block 13 District Lot 302

In accordance with your instructions, we have inspected the above property and beg to report as follows:

The location is in an industrial area where there would nearly always be a demand for housing accommodation. The present rents are reasonable and could probably be maintained except in very hard times.

We have given a good deal of thought to the possibility of selling these lots separately and believe that there might be some advantage in this.

On Lot A (the corner), which is 30.48 feet by 99 feet, there is an old 1½ storey frame house which needs more repairs than the other buildings, and a two storey frame building containing a shop and living quarters on the ground floor and two suites of 4 rooms each, with a joint bathroom. The suites are rented to one tenant, who sublets one. These suites are in very good condition but the ground floor premises need decorating. The bathroom on the ground floor is very poor having only a shower and no space for a tub. The shower is not enclosed.

On Lot B, which is of the same dimensions there is a 1½ storey frame house in fairly good condition and with a better basement than the other house.

There is no heating apparatus in any of the buildings.

On the back of Lot B there are three garages and a large storage shed or workshop. These are partly used as wood sheds and if Lot B were sold separately, there would be no access for garage use. Apparently no extra rent is paid for these.

We are of the opinion that the present market value of Lot A, with Nos. 306-316 and 320 West 5th Avenue is \$3,200, and that the value of Lot B, with the house No. 2109 Alberta Street, is \$1,200 if vacant possession could be given to a buyer who wished to live in the house, or \$1,000 subject to the tenancy, with twelve months' notice to vacate required.

If the two lots must be sold together, we are of the opinion that the total value of the property is \$4,000.

## JOHNSON AND REEVE

ESTATE AGENTS  
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

- Page 2 -

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B.C.

The Custodian,  
Vancouver, B.C.

21st May, 1943.

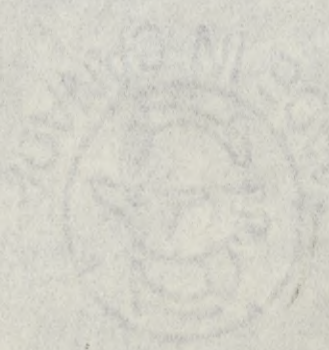
We believe that it might be easier to sell the lots to two buyers than to one. For instance the tenant of 2109 Alberta Street might buy that house and the tenant of the store or another purchaser might buy the corner lot more readily if not obliged to take the other house.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *D.W. Reeve*

DWR



BELL-FAST BOND  
HOWARD SMITH

RR11A

INTERNEE FILE 828

Hanshichi MURUBASHI

306, 316, 320 West 5th Ave.

26th Feb. 1943



EXHIBIT No.

1031-3

DATE

11 May 1948

FILED BY

Joe G. Wroster



R.P. 11

INTERNEE FILE 828

Hanshichi MURUBASHI

320 West 5th Avenue

26th Feb. 1943



R.P. 10B

INTERNEE FILE 828

Hanshichi MURUBASHI

2109 Alberta Street

26th Feb. 1943



Advertisement in the Vancouver Daily Province, August 28, 1943

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA  
OFFICE OF THE CUSTODIAN

# REAL PROPERTY FOR SALE BY TENDER

THE Secretary of State of Canada, acting in his capacity as Custodian of Enemy Property, hereby offers for sale by public tender such interests as are vested in him in the following properties situate in the **CITY OF VANCOUVER**:

Lot "A" of Lots 7 and 8, Block 13, D.L. 302, Group 1, New Westminster District, Plan 5832, known as 306-316-320 **WEST FIFTH AVENUE**, being a one and one-half storey, five-room frame dwelling and a two storey frame store with living quarters above;

Lot "B" of Lots 7 and 8, Block 13, D.L. 302, Group 1, New Westminster District, Plan 5832, known as 2109 **ALBERTA STREET**, being a one and one-half storey, six room frame dwelling;

Lot 30, Block 53, D.L. 196, Group 1, New Westminster District, Plan 196, known as 513 **EAST CORDOVA STREET**, being a two storey, seven room frame dwelling at front, and one and one-half storey, four room frame dwelling at rear;

Lot 8, Block 58, D.L. 196, Group 1, New Westminster District, known as 536 **EAST CORDOVA STREET**, being a one and one-half storey, five room frame dwelling at front, and small three room frame dwelling at rear;

Lot 25, Block 5, D.L. 196, Group 1, New Westminster District, known as 236 **POWELL STREET**, being a two storey frame store building with rooms above;

Parcel "B" of Lots 1 and 2 (reference Plan 35), Block 73, D.L. 264 "A," Group 1, N.W.D., Plans 391 and 1881, known as 1810 **COTTON DRIVE**, being a two storey, seven room frame dwelling;

Westerly  $\frac{3}{4}$  of Subdivision 22 of Lot 35, Town of Hastings, Suburban Lands, Plan 364, Group 1, New Westminster District, known as 2565 **PANDORA STREET**, being a five room frame bungalow and garage;

East  $\frac{1}{2}$  of Lot 2, Block 36, D.L. 200 "A," Group 1, New Westminster District, known as 18 **EAST 6TH AVENUE**, being a two storey, six room frame dwelling;

Lot 5, Block 4, D.L. 196, Group 1, New Westminster District, Plan 184, known as 116-118 **MAIN STREET**, being a two storey frame store building;

Lots 6 and 7, Block "R," D.L. 139, Group 1, New Westminster District, Plan 5532, known as 2993 **WEST 23RD AVENUE**, being a one and one-half storey, six room frame dwelling;

## AND

the following properties situate in the Municipality of Richmond at **STEVESTON**:

Lot 9, Block 5, Section 10, Block 3, North, Range 7 West, Map 249, save and except the West 19 feet thereof, in the District of New Westminster, known as 58 **MONCTON STREET**, being a one storey frame store building;

Lot 8, Block 6, Section 10, Block 3, North, Range 7 West, Map 249, in the District of New Westminster, known as 26 **MONCTON STREET**, being a one storey frame store building with living quarters at rear;

Lot 7, Block 6, Section 10, Block 3 North, Range 7 West, Map 249, in the District of New Westminster, being a **VACANT LOT** on Moncton Street;

Lot 1, of the West part of Block 8, Section 10, Block 3 North, Range 7 West, Map 6392, in the District of New Westminster, known as 58 **CHATHAM STREET**, being a two room frame dwelling and two room frame store building.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions:

- Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
- A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
- A certified cheque payable to the order of "The Custodian" for ten percent (10%) of the amount offered must accompany each tender.
- Each tender must be in a separate sealed envelope addressed to "The Custodian," 912 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
- Tender must be for purchase for cash.
- All adjustments will be made at the date of conveyance.
- Properties will be sold subject to existing leases and encumbrances, if any.
- The Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.
- The properties are offered for sale without any warranty whatsoever by the Custodian of location or condition of buildings or improvements.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to Noon Daylight Saving Time on the Fifteenth Day of September, 1943. Further particulars may be obtained during office hours any day up to Noon on the Fourteenth Day of September, 1943, and arrangements made with the undersigned to inspect the said premises.

Similar arrangements will be made by Mr. C. C. Robinson, Steveston, to inspect properties situate in Steveston.

DATED at Vancouver, British Columbia, this 28th day of August, 1943.

The Custodian of Enemy Property,  
912 Royal Bank Building,  
Vancouver, B.C.

*No tenders  
rec'd.*

EXHIBIT No. 1031-5

DATE 11 May 1948

FILED BY J. W. Hunter

R.P. 5

File No. 828

Advertisement appearing in Vancouver Newspapers on January 22, 24 and 25, 1944

Department of the Secretary of State of Canada—Office of the Custodian

REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian, hereby offers for sale by public tender such interests as are vested in him in the following commercial, residential and unimproved properties situate in the City of VANCOUVER:

Lot 5, Block 43, D.L. 196, Group 1, New Westminster District, Plan 196, known as 620 Alexander Street, being an 11-room frame dwelling with store adjoining.

Lot 38, Block 51, D.L. 181, Group 1, New Westminster District, Plan 196, known as 705 East Cordova Street, being a 7-room, 2-storey house and garage.

North Half of Lot 1, Block 69, District Lot 185, Group 1, New Westminster District, Plan 92, known as 1001 Denman Street and 1808 Nelson Street, being house with store in front at 1001 Denman Street and house only at 1808 Nelson Street.

Lots 6 and 7, Block "R," District Lot 139, Group 1, New Westminster District, Plan 5532, known as 2993 West 23rd Avenue, being a 6-room one and one-half storey frame dwelling.

Lot 198, Town of Hastings, except the South 8 feet, City of Vancouver, known as 2798 Yale Street, being a 7-room, 2-storey dwelling.

Lot 21, Block 60, D.L. 264A, Group 1, New Westminster District, Plan 383 and 1771, known as 1323 East First Avenue, being a 6-room, 2-storey house.

Lots 11 and 12, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 309A, known as 23 Renfrew Street, being a 6-room, 2-storey dwelling.

Parcel "B" of Lots 1 and 2 (reference plan 35), Block 73, D.L. 264A, Group 1, New Westminster District, Plans 391 and 1881, known as 1810 Cotton Drive, being a two-storey, seven-room frame dwelling.

Lot 20, Block 53, District Lot 196, Group 1, New Westminster District, Plan 196, known as 561 East Cordova Street, being a 2-storey, 8-room frame dwelling.

Lot "A" of Lots 7 and 8, Block 13, D.L. 302, Group 1, New Westminster District, Plan 5832, known as 306-316-320 West Fifth Avenue, being a one and one-half-storey, 5-room frame dwelling and a 2-storey frame store with living quarters above.

Lot "B" of Lots 7 and 8, Block 13, D.L. 302, Group 1, New Westminster District, Plan 5832, known as 2109 Alberta Street, being a one and one-half storey, 6-room frame dwelling.

Lot 3, Block 44, D.L. 181, Group 1, New Westminster District, Plan 196, known as 710 Alexander Street, being a two-storey frame dwelling used as a rooming-house.

Lot 5, Block 4, D.L. 196, Group 1, New Westminster District, Plan 184, known as 116-118 Main Street, being a 2-storey frame store building.

Lots 12 and 13, Block 55, D.L. 196, Group 1, New Westminster District, Plan 196, known as 356-358-360-362 Powell Street, being a 3-storey frame building with stores on ground floor and rooms above.

Lot 13, Block 4, District Lot 196, Group 1, New Westminster District, known as 237-237 1/2 Powell Street, being a 2-storey frame building with store front. On ground floor at rear there is a large tile bath house. Living quarters on second floor.

Lot 22, Block 41, District Lot 196, Group 1, New Westminster District, Plan 196, known as 453 Powell Street, being a 2-storey frame building.

Lot 12, Block 14, District Lot 264A, Group 1, New Westminster District, Plan 5104, known as 2290 Adanac Street, being a 4-room frame dwelling.

AND

West Half of Lot 1, Block 11 of South Half of Lot 116, Group 1, Map 2223, New Westminster District, known as 3906 Union Street, Burnaby, being a single-storey frame dwelling.

Lot 10, Block 7 of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, in the District of New Westminster, known as 70 Chatham Street, Steveston, being a one-storey frame dwelling.

Lot 4B, Block 15 of Section 10, Block 3 North, Range 7 West, Map 249, District of New Westminster, known as 7th Avenue and Dyke Road, Steveston, being a 4-room wooden frame bungalow.

0.572 of an acre more or less of Lot 7, Block E of Section 11, Block 3 North, Range 7 West, Map 4550, as shown outlined red on Sketch No. 7873, Municipality of Richmond, in the District of New Westminster, known as No. 1 Road and Moncton Street, Steveston, being a 2-storey, 8-room dwelling.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions:

- 1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of "The Custodian" for ten per cent. (10%) of the amount offered must accompany each tender.
4. Each tender must be in a separate sealed envelope addressed to "The Custodian," 509-10 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
5. Tender must be for purchase for cash.
6. All adjustments will be made at the date of conveyance.
7. Properties will be sold subject to existing leases and encumbrances, if any.
8. The Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.
9. The properties are offered for sale without any warranty whatsoever by the Custodian of location or condition of buildings or improvements.

Cheques in respect of unaccepted bids will be returned in due course. Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to Noon, Daylight Saving Time, on the Twelfth Day of February, 1944. Further particulars may be obtained during office hours any day up to Noon on the eleventh day of February, 1944, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, British Columbia, this 22nd day of January, 1944.

THE CUSTODIAN, 509-10 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C.

File No. X1 828.

REAL PROPERTY SUMMARY FOR CLAIM

EXHIBIT No. 1031-6

DATE Sept 16/49

FILED BY M. J. A. Macdonald

March 25/48

CLAIMANT: (Mr) Hanshichi MARUBASHI Reg No. 05900

PROP. SUBJECT OF CLAIM: 306-316 and 320 West 5th Ave., AND 2109 Albert St., Vancouver, B. C. being City of Vancouver, subds "A" & "B" of Lots 7 and 8 Blk 13, D.L. 302, Gp 1, N.W.D., Plan 5832.

CLAIM:	Estimated fair market value as per claim:	
	Land	\$1,750.00
	Buildings	5,750.00
		<u>7,500.00</u>
	Custodian credit as per claim	4,000.00
	(Actual Gross Selling Price \$4,000)	<u>4,000.00</u>
	CLAIM	\$3,500.00

REFERENCE

HISTORY

- JP Declared May 23/42. Interned: May 29/42  
Released: Approx. Mar 9/46
- RP. 1 C of E dated Mar. 26/43, notes vesting in the Custodian.
- RP. 2 Report & Valuation - Johnson & Reeve, May 21/43 \$4,000.00
- RP. 3 Assessed Value (1943)  
Land "A" & "B" \$1460.00  
Improvements "A" & "B" 4100.00
- RP. 4 Advertisement - Aug 28/43 No tenders received
- RP. 5 Advertisement - Jan 22/44.
- RP. 6 Tender rec'd., Feb 9/44, \$3,500.00 - D.J.Fawcett. Rejected
- RP. 7 Tender rec'd., Feb 12/44, \$3,00.00, F.A. Cleland on behalf of Walter H.Nelson. Rejected
- RP. 8 Revised tender from D.J.Fawcett, \$4,000.00 Feb. 21/44 **ACCEPTED**
- RP. 9 Letter, Feb 28/44 to G.W. Macpherson, Ottawa, recommending acceptance of offer rec'd from Mr Fawcett.
- RP. 10 MARUBASHI advised of sale - see letter June 10/44.
- RP. 11, A & B Photographs  
Statement of Account to date.

"J" Spratt

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.  
September 20th 1949

*M. Spratt*

REAL PROPERTY SUMMARY

JAPANESE NAME Hanshichi MARUBASHI Reg. No. 05900 (Internment 29/5/42)

PROPERTY ADDRESS: 2109 Alberta St., and 306,316, 320 W 5th Ave., Vancouver, B. C.

CATALOGUE NO: "Special Ad - 1st - Aug 28/43  
2nd - Jan 22,24 & 25/44

LEGAL DESCRIPTION Subdivisions "A" and "B" of Lots 7 and 8, Block 13, D.L., 302, G. 1, N.W.D. Plan 5832.

TITLE: John Sylvanus Wright, John Edmund Braithwaite and William Fitzpatrick (In Trust Filing 23953) "(Probate)"

ENCUMBRANCE: 81267H R.P. to Hanshichi MARUBASHI \$4400.00 at 7%  
Vesting interest of Hanshichi MARUBASHI, 34647 filed 15/8/2  
An unregistered mortgage to secure \$2600.00 with interest at 7% was held by J.S.Wright. The mortgagee was the Estate of William O'Dell Telford. No copy of mortgage on file.

ASSESSMENT: 1942

1. Subdivision A, Lots 7 and 8 -		
Land \$940.00	Improvements \$3350.00	Total \$4290.00
Taxes \$136.19	Arrears \$90.00	
2. Subdivision B, Lots 7 and 8 -		
Land \$520.00	Improvements \$850.00	Total \$1370.00
Taxes \$49.33	Arrears \$69.68	
Totals A and B		
Land \$1360.00	Improvements \$4200.00	Total \$5660.00
Taxes \$92.23	Arrears \$159.68	

CLASSIFICATION: In an industrial district.

"On Lot A (the corner, which is 30.48 feet by 99 feet, there is an old 1½ storey frame house which needs more repairs than the other buildings, and a two storey frame building containing a shop and living quarters on the ground floor and two suites of 4 rooms each, with a joint bathroom. The suites are rented to one tenant, who sublets one. These suites are in very good condition but the ground floor premises need decorating. The bathroom on the ground floor is very poor having only a shower and no space for a tub. The shower is not enclosed.

On Lot B, which is of the same dimensions there is a 1½ storey frame house in fairly good condition and with a better basement than the other house.

There is no heating apparatus in any of the buildings.

On the back of Lot B there are three garages and a large storage shed or workshop. These are partly used as wood sheds and if Lot B were sold separately, there would be no access for garage use. Apparently no extra rent is paid for these.

**ADMINISTRATION:**

The owner appointed Kellett and Trice as his rental agents (so declared in J.P. declaration) and this firm reported on 9/6/2 the following tenancies:

2109 Alberta St., House rented for \$20.00 paid to June 23rd  
 320 W. 5th Ave., House rented for \$18.00 paid to July 1st  
 316 W. 5th Ave., Suite rented for \$25.00 paid to July 1st  
 Cor. 5th and Alberta Store rented for \$25.00 and paid to July 1st.

They had on hand the sum of \$88.00 gross leaving a net amount of \$83.60 to the credit of the Owner.

Kellett and Trice reported on rents from June 1942, remitting regularly. The four premises on these lots were occupied and the rental revenues were as follows:-

No.320 - 5th Ave., by Mrs W. Munro from 1/6/2 to 31/12/2 and by Mrs MacDonald from 1-1-3 to 31-3-4, 22 months at \$25.00 \$550.00

No. 306 5th Ave., by J.D.Bennett from 1/6/2 to 31/3/44 22 months at 25.00 550.00

No. 316 - 5th Ave., by R. Best from 1-6-2 to 31-3-4, 22 months at 18.00 396.00

No. 2109 Alberta Street., By D. Woudzia from 1-6-2 to 19-4-4 23 months at 20.00 460.00

Total rental revenue \$1956.00

**APPRAISAL:**

Was made by D.W.Reeves who reported on 21-5-3,

"We are of the opinion that the present market value of Lot A, with Nos 306-316 and 320 W. 5th Ave., is \$3200.00, and that the value of Lot B, with the house No. 2109 Alberta St., is \$1200.00 if vacant possession could be given to a buyer who wished to live in the house, or \$1000. subject to the tenancy, with twelve months notice to vacate required.

If the two lots must be sold together, we are of the opinion that the total value of the property is \$4000.00

**ADVERTISED:**

In Vancouver Province on 28-8-3. No tenders were received and the property was again advertised for sale on 22,24,25/1/4 in Vancouver Newspaper.

**TENDERS:**

Tenders were received in response to advertising for the two parcels, from D.J.Fawcett #3500.00. Walter E.Nelson, through agency of F.A. Cleland, \$3000.00.

Neither tender was acceptable and both tenderers advised on 17/2/4. A revised offer of \$4000.00 was received from D.J. Fawcett on 21/4/4.

**SOLD:**

To D. J. Fawcett for \$4000.00 as at 1/3/4.

**CONVEYANCE:**

on 20/3/4 the amount owing on the unregistered mortgage, given by Hanshichi MARUBASHI and held by the Estate of William O'Dell Telford, securing payment of the purchase price named in the agreement for sale, was \$2600.00 on principal and interest from 9/12/3 to 20/3/4, \$50.86 a cheque for \$2650.86 was sent on 27/3/44 to J.S.Wright, one of the registered owners in trust, and a deed from John Sylvanus Wright and William Fitzpatrick, the surviving executors of the Telford Estate, to Hanshichi MARUBASHI was received from J.S.Wright on 20/3/44 and registered on 25/3/42 together with the transmission to the Secretary of State, and deed from the Secretary of State to David James Fawcett.

FUNDS: Released to the credit of Hanshichi MARUBASHI - Sale price of property \$4000.00 plus rentals received \$1956.00, total \$5956.00 less commissions on rent \$97.80, repairs \$90.05, sundries \$128.88, taxes \$696.93, insurance \$75.00, interest on mortgage \$414.86 C of E \$1.00, appraisal fee \$10.00, advertising \$51.92, registration fees \$20.50, closing adjustments \$63.93, total \$1650.87. Net amount released \$4305.13.

TITLE: C.T. 99658-L issued on 8/4/44 in the name of David James Fawcett, held to his order in the Land Registry Office.

OLD TITLE: C.T3547-L was on file in the Land Registry Office.

Copies of the Agreement of Sale and of the mortgage are not on file, but Mrs J.S.Wright exhibited the Agreement and a record of the payments made on the Mortgage to Mr K.W.Wright, the record showing that on the Mortgage \$400.00 had been paid on principal. See Mr K.W. Wright's memo of 20/2/43.

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

"Ian Macpherson"

Oct 1/47

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

September 21st 1949

M. Seal