

Name of Claimant

NAGANO, Sainatsu

Case 1045

Custodian File

1939

<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
		2000								75.00
			200	12.50					* \$75.00 SPECIAL	212.50
<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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										287.50

CASE NO: 1045.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 13th, 1948.

IN THE MATTER OF THE CLAIM OF

SAIMATSU NAGANO.

PROCEEDINGS AT HEARING.

Original.

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Toronto, Ontario,
 May 13th, 1948.

IN THE MATTER OF THE CLAIM OF
SAIMATSU NAGANO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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

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

30

S. Nagano,
In Chief.
Discussion.

MR. BEST: First of all, perhaps, my lord, I should say as the claim appears on the list, it shows a much more substantial sum than is being claimed for now. The claimant intended, apparently, to claim \$5,000.00 on an electric massage business. We now discover that actually all the machines which were used in that business were kept by the Custodian and sent to him and I presume there was no effort to sell the business, so there would be no claim for goodwill under the terms of reference.

10

SAIMATSU NAGANO, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

THE COMMISSIONER: Then, Mr. Best, in the result the claim for \$10,000.00 is abandoned, is it?

MR. BEST: That is correct, my lord. It was a claim for goodwill, really, in a business which apparently the Custodian didn't sell or attempt to sell. That is correct, isn't it, Mr. Hunter? So far as you know there was nothing done by the Custodian as far as the business is concerned?

20

MR. HUNTER: I don't know. I haven't read the file.

MR. BEST: In any event, we are relying on the real estate claim only.

THE COMMISSIONER: I see.

DIRECT EXAMINATION BY MR. BEST:

Q Mr. Nagano, is that your signature?

A Yes.

30

Q And was that form prepared upon your instructions?

S. Nagano,
In Chief.

A Yes.

Q And the contents of it are true?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Mr. Nagano, I understand that your claim now is for two pieces of real estate side by side, Nos. 203 and 205, No. 3 Road, on Lulu Island?

A Yes.

MR. BEST: Perhaps if my friend would like to put in the appraisal, it may speed things up now.

MR. HUNTER: I tender a copy of the appraisal of Johnson & Reeve, dated the 13th of May, 1943, appraising these properties at \$2000.00.

MR. BEST: Q: Now, according to your claim, Mr. Nagano, this store and dwelling house are both built side by side on two lots of identically the same dimensions?

A Yes.

Q Now in the appraisal which was made by Johnson & Reeve of your premises in May of 1943, there is a statement in regard to the larger building, that is the dwelling house, in which there are four suites of apartments. Perhaps I had better read the latter part of the paragraph. "The foundations are wood-sills and appear to be in fairly good condition. There are two beams running the length of the building, but the posts are not set on concrete and there is, of course, a liability that these will decay in course of time and will have to be renewed. There is some evidence of settlement in the building already." Now, Mr. Nagano, at the

S. Nagano,
Im Chief.

time you were evacuated and left these buildings, was there any evidence at that time of the buildings settling down or sagging in any way?

A No, there wasn't.

Q I see. On your claim, Mr. Nagano, you say that the larger buildings, the rents totalled \$52.00, and I notice in the appraisal the total shown for the rents is \$47.00. Is that a mistake in the appraisal?

A Yes.

10 Q You are sure that the \$52.00 was the amount you were getting?

A: Yes, sure.

Q Now there is a further statement here, Mr. Nagano, "The rents obtained for the suites total \$47.00, which is very satisfactory, but we understand that the Japanese owner had some difficulty in finding tenants until he employed Mr. Darroch, who occupies Suite 4, to look after the renting. Mr. Darroch has been there about eight years and is of the opinion that the building is about 18 years old."

20 Q What do you say about that? Apparently Mr. Darroch first rented a suite from you in 1935, is that right?

A Mr. Darroch in my house?

Q Yes. A: He says Mr. Darroch took his house over in 1939.

Q In 1939? A: Yes.

Q Did you have any difficulty, Mr. Nagano, in renting the suites in this building before Mr. Darroch came to you?

A: Before he took his house over in 1939 he had occupied it once before, but he had trouble with him and asked him to leave,

S. Nagano,
In Chief.
Discussion; Cross-Ex.

but at his request he allowed him to lease the place again in 1939.

MR. HUNTER: My lord, may I substitute the original appraisal for the copy?

THE COMMISSIONER: Yes.

MR. BEST: Q: I don't think you have answered my question.

There is a statement here which says, Mr. Nagano, that you were having trouble renting these suites before Mr. Darroch took over. Now, is that true or not?

10

A: Yes, he had trouble.

MR. BEST: That is all, thanks, my lord.

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

CROSS-EXAMINATION BY MR. HUNTER:

Q I show you a photograph, Mr. Nagano. Is the building which is partially shown on the left the store premises, and is the building to the centre and right the dwelling?

A: Yes, sir.

20

Yes, the right house is my house and the left building is the store.

MR. HUNTER: I will tender that as Exhibit 3.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HUNTER: This property was advertised as follows, in the "Sun" on May 20th, 1943, in the "News-Herald" on May 21st, 1943, and in the "Province" on May 22nd, 1943. I tender a copy of the advertisement with a red "X" opposite this particular property as Exhibit 4.

(ADVERTISEMENT MARKED EXHIBIT NO. 4).

30 MR. HUNTER: Tenders received were as follows; Canyon &

S. Nagano,
Cross-Exam.

10 Recharshed (?), the 8th of January, 1943, for \$1563.00. This was refused. Again from the same firm, the 15th of April, 1943, \$2000.00. These two offers were both forwarded to Nagano for acceptance and he refused them. On the 3rd of June, 1943, a further offer was received from them of \$2000.00, this was accepted. On the 4th of June, 1943, there was an offer from Busch & Miller for \$2,075.00 which was refused inasmuch as they had not complied with the terms of the advertisement and not enclosed their certified cheque for the 10% required.

I have a further report or appraisal by Johnson & Reeve, dated the 26th of June, 1943, referring to these properties. They say, "In reply to your enquiry as to whether we would recommend acceptance of an offer of \$2,000. cash, which you have received for this property, we have read over our report of 13th May last, and our notes.

20 "In our report we described the buildings and need only add that, in cheap structures of this class, depreciation is rapid, especially with wood foundations. The latter, on the wet soil of Lulu Island, require frequent renewals. Although there is a minimum of plumbing it is exposed to damage by frost in winter. The lack of fall for drainage from the septic tank impairs its efficiency. I understand that you have recently paid out \$57. for repairs to the tank. The 2 chimneys of the tenement building are not built from the ground, but on wood brackets above floor level.

30

S. Nagano,
Cross-Exam.

10 "We attach an estimate of the revenue from the property, in which we have allowed \$150, for maintenance, current and periodical. This is not too much for five occupancies, even when the tenants are not exacting. The taxes are low in this Municipality but the water rates are high. We have only allowed five per cent for vacancies, because of the current shortage of housing accommodation, but in previous years the owner had some difficulty in keeping the dwellings fully occupied, as we have already mentioned in the report.

"Buyers of this kind of building are not attracted unless they can get a high rate of interest in good times, to offset the lean years that inevitably occur.

"Some repairs and exterior painting should be done in the near future, on the tenement building and a buyer would take this into account.

20 "We are of the opinion that \$2,000 is a fair and adequate offer for the property and recommend acceptance."

30 And attached thereto is an estimate of the revenues; Rent from the store at No. 205 per month \$18.00, building No. 203, Suite 1, 5 rooms, \$20.00; Suite 2, 3 rooms, \$10.00; Suite 3, 3 rooms, \$10.00; Suite 4, 5 rooms, \$ 7.00; For a total of \$65.00, yearly \$780.00. Expenses, taxes, 1943, \$38.96; Water Rates, \$120.00; Fire Insurance on the store for \$1,000.00; \$21.70; and on the dwelling for \$2500.00, \$60.25; total \$81.95 for insurance, Maintenance, \$150.00; Collections 5% of \$780.00, \$39.00,

S. Nagano,
Cross-Exam.

for a total of \$429.91, leaving \$350.00. Allowance for vacancies, 5%, \$39.00, Depreciation \$100.00, Total \$139.00, and deducting \$140.00 from \$350.00, leaves a net revenue of \$210.00. I would tender that as Exhibit 5.

(APPRAISAL MARKED EXHIBIT NO. 5).

That is all, my lord. There are no questions.

THE COMMISSIONER: Any re-examination, Mr. Best?

MR. BEST: No, my lord.

10 THE COMMISSIONER: Thank you, Mr. Nagano, that is all.

THE WITNESS: Thank you very much.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

base 1045

DEC 12 1947

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

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

ACKNOWLEDGED

[Signature]

1939

47

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

(1) NAME NAGANO SAIMATSU (RCMP) Reg. No. 05681
(Print) Surname Given Name

(2) Pre-Evacuation Address 203-5 #3 Road, Lulu Is.

(3) Present Address Mountain View Sanatorium, Hamilton, Ontario

(4) REAL ESTATE

(a) Street Address (if any) 203-5 #3 Road, Lulu Is., B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lots 15 and 16, Block 75, Section 21 and 22, Block 5,
NR. W, Map 1555 Municipality of Richmond

Best

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

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$
(ii) Buildings - 2 - - - - - \$ 7500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 10,000.00 *abandon*
(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 - - - \$ 2000.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 5,000.00

(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) - - - - - \$ 15,500.00 5500

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

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

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

I, Saimatsu Nagano of Hamilton in the City of 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 4th day of December A.D. 1947.

RA Best

A Commissioner &c.

S. Nagano

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.

Nagano, Saimatsu
(Claimant's Name)

REAL ESTATE
(Other than farm)

05681
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 205 #3 Rd. Lulu Is.	Store and 2 rooms	Frame, Siding	Store & living quarters	33x120	Lot only	1918
(2) Dwelling house #103	14 in 4 suites 5 in one. 3 in three.	Frame siding	Dwelling apts.	33x120	1918 Lot only 1918	1918

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
(1) Commercial & Industrial	(1) \$250.	Built store house on lot at cost of \$1500 in 1938.	(1) \$2000.
(2) Commercial	(2) \$250.	Built at cost of \$2500 in 1933.	(2) \$5500.

Comments re upkeep of premises: Always keep a caretaker to look after buildings and kept them in excellent condition. Bldgs painted outside about 1940. A general repair job was done in 1940 on five rooms of suite of the larger bldg. costing \$400.

Comments re Appraiser's report not covered above:

(1) Rent of store \$18.00 at time of evacuation.--rented to a friend who conducted fish and chip business.

(2) Rent of 4 suites totalled \$52.00 at time of evacuation.--Total assessment--\$2612.

EXHIBIT No. 1045-1
DATE 13 May 1948
FILED BY R.A. Best

S. Nagano
Signature

JOHNSON and REEVE
Estate Agents

EXHIBIT No 1045 - 2
DATE 13 May 1948
FILLED BY J.W.G.Hunter

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

13th May, 1948.

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

File No.850
Legal Department

Attention of Mr K.W.Wright

Dear Sir:

re P/W A-112 - NAGANO, Saimatsu
Lots 15 and 16, Block 75, Sections 21 and 22
Block 5 North, Range 6 West, Map 1555
Municipality of Richmond
203-205 No.3 Road, Lulu Island.

In accordance with your instructions we have inspected this property and beg to report as follows:-

The location of this property is convenient of access and in view of the proximity of sawmills and other industries, there would be no difficulty in obtaining tenants for the living quarters at any time. The store premises are rented at present, but the mainstay of the business apparently used to be fish and chips which is practically discontinued because of the scarcity of potatoes. We mention this to indicate that there is some possibility that the rent of the store may be reduced. The buildings are as follows:-

1. A one storey frame building with a small shop in front and two rooms for living quarters at the back. The size of the building is approximately 18' x 38'. We could not examine the foundations but understand that these are woodsills laid on the ground concrete. The only plumbing is a w.c. and sink. There is no hot water tank. The ceilings and walls are lined with V-joints and the shop front is not plate glass.

2. A one store frame building with a basement space under neath finished with siding and shingles outside and lined with V-joint inside. The building is 28' x 74' approximately, and is divided into four suites. One containing five rooms, bath and w.c. and the other three containing three rooms each. There is a sink in each of these but only one w.c. for the three tenants at the end of a very long verandah which gives access to the suites. The foundations are woodsills and appear to be in fairly good condition. There are two beams running the length of the building, but the posts are not set on concrete and there is, of course, a liability that these will decay in course of time and will have to be renewed. There is some evidence of settlement in the building already.

The rents obtained for the suites total \$47. which is very satisfactory, but we understand that the Japanese owner had some difficulty in finding tenants until he employed Mr Darroch, who occupies Suite 4, to look after the renting. Mr Darroch, has been there about eight years and is of the opinion that the building is about 18 years old.

The taxes are \$39. per year and the water rates \$120 per year.

This kind of property is not attractive as an investment except perhaps to some local man who has employees or a man who might occupy part of the premises himself and sublet the remainder. In this connection, it may not be possible in hard times to maintain the rents now being obtained.

We are of the opinion that the present market value of the property is Two Thousand Dollars (\$2,000)

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

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

July 12th 1948

M. Sealy

850

RP
4



EXHIBIT No. 1045-3
DATE 13 May 1948
FILED BY John S. Hunter

ADVERTISED AS FOLLOWS

The Sun.....May 20/43

The News Herald.....May 21/43

The Province.....May 22/43

R.P.
7
EXHIBIT No 1045 - 4

DATE.....13 May 1948
FILED BY

....."J.W.G.Hunter".....

REAL ESTATE

FOR SALE BY TENDER

The Secretary of State of Canada and/or Custodian offers for sale by tender the following properties situated in Vancouver:

Lot 11, Block 22, District Lot 200A, Group 1, New Westminster District, Plan 197, known as 25 West 5th Avenue, being a seven-room frame dwelling and garage;

Lot 18, Blocks 35 and 36, Subdivision "B", District Lots 319, 324 and part of 323, Group 1, New Westminster District, Plan 4315, known as 8377 Osler Street, being a small one-storey frame dwelling;

Lot 2 of Parcel "B" of Lot 14, Block "C", District Lots 319, 324 and part of 323, Group 1, New Westminster District, Plan 5525, known as 8821 Osler Street, being a four-room frame dwelling with basement;

Lot 9, Block 61, District Lot 181, Group 1, New Westminster District, Plan 196, known as 840 East Cordova Street, being a one-storey frame dwelling and garage;

Lot 10, Block 61, District Lot 181, Group 1, New Westminster District, Plan 196, known as 846 East Cordova Street, being a one-storey frame dwelling and garage;

Lot 13, except the West 24 feet 6 inches and the West 12 feet of Lot 12, Block 25, District Lot 200 "A", Group 1, New Westminster District, Plan 197, known as 279 East 5th Avenue, being a two-storey seven-room frame dwelling and garage;

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

Lot 34, Block 40, District Lot 196, Group 1, New Westminster District, Plan 196, known as 337 Powell Street, being a one-storey brick store building with part-basement;

South Half of the South Half of Lots 23 and 24, Block 21, District Lot 200 "A", Group 1, New Westminster District, Plan 197, known as 2040 Columbia Street, being a six-room two-storey frame dwelling;

Lot 12, Block 59, District Lot 196, Group 1, New Westminster District, Plan 196, known as 656 East Cordova Street, being a six-room two-storey frame dwelling;

ALSO

Lots 15 and 16, Block 75, Sections 21 and 22, Block 5 North Range 6 West, Map 1555, Municipality of Richmond, known as 203-205 No. 3 Road, Lulu Island, being a one-storey frame store building, and a one-storey frame shingled building, containing 5 suites; XX

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.

Tenders for the individual parcels will be received by and should be addressed to the Office of the Custodian, 912 Royal Bank Building, Vancouver, B.C., marked "Tender for Real Estate" up to Noon, Daylight Saving Time, on the fifth day of June, 1943, and must be accompanied by a certified cheque, payable to the Custodian, for ten percent (10%) of the amount tendered.

The assets are offered for sale without any warranty whatsoever on the part of the undersigned as to condition or state of repair of such assets, and are subject to existing leases and/or encumbrances, if any.

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

Neither the highest nor any tender will necessarily be accepted. Further particulars may be obtained during office hours any day up to Noon on the 4th day of June, 1943, and arrangements made with the undersigned to inspect the said premises. DATED at Vancouver, B.C., this 20th day of May, 1943.

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

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

Oct. 7/48

M. J. Abbott
M. J. Abbott

JOHNSON and REEVE

EXHIBIT No 1045 - 5

DATE 13 May 1948

FILLED BY J.W.G.Hunter.

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

26th June 1945

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

Attention of Mr K.W.Wright

File No. 850

Dear Sir:

re p/W A-112 - NAGANO, Saimatsu
Lots 15 and 16, Block 75 Sections 21 and 22
Block 5 North, Range 6 West, Map 1555
Municipality of Richmond
203-205 No.3 Road, Lulu Island, B. C.

In reply to your enquiry as to whether we would recommend acceptance of an offer of \$2,000 cash, which you have received for this property, we have read over our report of 13th May last, and our notes.

In our report we described the buildings and need only add that, in cheap structures of this class, depreciation is rapid, especially with wood foundations. The latter, on the wet soil of Lulu Island, require frequent renewals. Although there is a minimum of plumbing it is exposed to damage by frost in winter. The lack of fall for drainage from the septic tank impairs its efficiency. I understand that you have recently paid out \$57. for repairs to the tank, The 2 chimneys of the tenement building are not built from the ground, but on wood brackets above floor level.

We attach an estimate of the revenue from the property, in which we have allowed \$150. for maintenance, current and periodical. This is not too much for five occupancies, even when the tenants are not exacting. The taxes are low in this Municipality but the water rates are high. We have only allowed five per cent for vacancies, because of the current shortage of housing accommodation, but in previous years the owner had some difficulty in keeping the dwellings fully occupied, as we have already mentioned in the report.

Buyers of this kind of building are not attracted unless they can get a high rate of interest in good times, to offset the lean years that inevitably occur.

Some repairs and exterior painting should be done in the near future, on the tenement building and a buyer would take this into account.

We are of the opinion that \$2,000 is a fair and adequate offer for the property and recommend acceptance.

Yours faithfully,
JOHNSON, REEVE & WATSON
per D.W.Reeve.

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

July 12th 1948

M. Seoby
J.G.

JOHNSON and REEVE

ESTATE AGENTS

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

203-205 No.3 Road, Lulu Island, B. C.
File No. 850

ESTIMATE OF REVENUERENTS

Store No. 205	per month	\$18.		
Building No.203				
Suite 1.	5 rooms	20.		
2.	3 "	10.		
3.	3 "	10.		
4.	3 "	7.		
	Total	<u>\$65</u>	yearly	\$780

EXPENSES

Taxes 1943		38.96		
Water rates		120.		
Fire Insurance				
Store \$1000	\$21.70			
Dwg 2500	<u>60.25</u>	81.95		
Maintenance		150.		
Collections 5% of \$780		<u>39.</u>		
		<u>\$429.91</u>		<u>430.</u>
				\$ 350
Allow for vacancies 5%		\$39.		
Depreciation		<u>100.</u>		
		<u>\$139.</u>		
				<u>140</u>
				<u>\$210</u>

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

July 12th 1948

M. Seaby

V.J.