

Name of Claimant

SHIBUYA Kiyoshi

Case

1065

Custodian File

11056

<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
18,500	925 12.50									937.50
<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										937.50

CASE NO: 1065.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 20th, 1948.

IN THE MATTER OF THE CLAIM OF

KIYOSHI SHIBUYA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1065.

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 20th, 1948.

IN THE MATTER OF THE CLAIM OF
KIYOSHI SHIBUYA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

F.A. BREWIN, Esq., appearing for the
 claimant.

A. WATSON, Esq., Secretary.

D.J. HANDFORD, Esq., Official Interpreter.

T.P. HORROBIN, Esq., Official Reporter.

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K. Shibuya,
In Chief.

MR. BREWIN: My lord, this claim is in respect to property known as 366 and 374 to 378 Powell Street, Vancouver. It is a real estate claim.

KIYOSHI SHIBUYA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q Mr. Shibuya, is this your signature on this form for real estate, other than farm?

10 A That is correct.

Q And is the information set out there correct?

A Yes, I presume so.

Q You presume so? It is filled out in accordance with your instructions?

A Oh yes, that is right.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Now, I see that your property consisted of two stores on the first storey, is that correct?

A That is correct.

20 Q What business was carried on in those stores?

A At 374 it was a men's wear business and 378 was a lady's wear or drygoods business.

Q Both operated by yourself before the evacuation?

A Yes.

Q And on the second and third floors it was a rooming house business, was it?

A Yes.

Q And you carried on that business, did you?

A No, we leased it to Mr. Tsumako.

30 Q What was the rental that was paid for that?

K. Shibuya,
In Chief.

- A I believe at the time of evacuation it was \$100.00 a month.
- Q When you left, did you rent the stores on the ground floor? A: No, we didn't. We left it in the hands of the Pemberton Realty Company.
- Q I see here that there is a statement that you received an offer of \$27,500.00 before evacuation. Have you any of the particulars of that?
- 10 A I haven't, except the letter that I wrote to the office of the Custodian at that time.
- Q I think you wrote to the Custodian on the 25th of November, 1944, and referred to the fact that you had received an offer for \$27,500.00, but you haven't any of the details here.
- A I have no details as I didn't wish to sell the building at all. It wasn't offered for sale and the man that offered me the price came from Winnipeg and he wanted to buy the building and the stock we had in the stores on the main floor. He didn't offer me any goodwill.
- 20 Q I see you have made a general statement here that you had insurance in the amount of \$30,000.00. Was that on the buildings, or did that include the contents? A: I believe it included the contents, too, that is the stock in the store.
- Q What value was placed on them, do you know?
- A I would say about \$7,000.00 to \$8,000.00, insured not fully.
- 30 Q There apparently were four policies according to your

K. Shibuya,
In Chief.

J.P. form; one for \$12,500.00, another for \$7,500.00, and two for \$5,000.00 each, and it is stated there that they were with Hudson & Christie?

A Yes.

Q You haven't those policies yourself or copies of them?

A: I haven't.

Q I see here that you say the cost price you paid in 1923 was \$11,000.00 for land and \$31,000.00 for building, making a total of \$42,000.00?

10 A That is correct.

Q Did you pay it yourself?

A: No, my mother paid it.

Q Have you the original documents that show that?

A I have no documents.

THE COMMISSIONER: Those documents will be available in the Land Registry Office.

MR. BREWIN: Q: I see you changed it from a movie theatre to a business premises?

A Yes.

20 Q That cost you \$7,000.00?

A: Yes.

Q Have you got -- perhaps this needn't go on the record -- have you the valuations sent to you from the Custodian's office?

A Yes, I have two here.

Q Have you read those over?

A: Yes, I have.

Q Are there any comments on the facts set out here?

A As far as the facts go, I think they are pretty correct.

Q You don't approve of the valuation made?

30 A No.

K. Shibuya,
In Chief.

Q But there is no complaint that the facts are not correct, is that right?

A That is right.

Q Can you tell us anything about the revenues that you got from this property?

A After we left Vancouver?

Q No, before you left Vancouver. You had two stores.

A Yes.

THE COMMISSIONER: Say for the year 1941.

10 MR. BREWIN: Q: Yes, for the year 1941, the two stores.

Can you tell us what the revenue from each of them was, or the two together?

A The two together I would say about \$40,000.00.

Q That is gross? A: Gross.

THE COMMISSIONER: Now I am not concerned in that business?

MR. BREWIN: Perhaps not, my lord.

THE COMMISSIONER: Q: Can you fix the rental income derived from the building during 1941?

A Just from the rental that we obtained from the
20 rooming house. That would be \$1200.00.

MR. BREWIN: Q: That would be \$100.00 a month?

A Yes.

Q This offer of \$27,500.00 included an offer for the stock? A: No, not the stock.

Q What did it include? The buildings and the land presumably? A: The buildings and the land, and he offered to buy the stock at cost, or so much percent of the cost.

Q In addition to that?

30 A Yes.

K. Shibuya,
Discussion.
Cross-Exam.

MR. BREWIN: All right, thank you.

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

CROSS-EXAMINATION BY MR. HUNTER:

Q I show you a photograph, witness. Is the taller building with the sign "Rooms" on the front of it the building for which you are claiming?

A That is correct.

10 MR. HUNTER: I would tender that as Exhibit 2.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. HUNTER: I tender the appraisal of Loewen & Harvey Limited, dated June 13th, 1944, which says:

"These two lots are each 25 x 120 feet on the South side of Powell Street, between Gore Avenue and Dunlevy Street. They are level with the street, but the lane is about four feet above street level and the property has been excavated to this depth at the rear.

20 "On this there is a three storey brick building with part basement and the walls of the lightwells on each side of the building above the first storey are of wood covered with metal. It was not possible to see the type of wood wall in these wells, but the type of building and construction of that period would indicate a laminated 2 x 4 or 2 x 6 solid wall. The part basement is at the centre rear and is 25 x 40 feet, cement walls to floor joists and cement floor. There is a supporting beam on wood posts down the centre and the weight

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K. Shibuya,
Cross-Exam.

"on the floor above has pushed the post into the beam nearly an inch. The tenant advised this was due to storage of canned salmon above (now removed) and it has been jacked up and strengthened. A laminated solid floor is above the basement, but there are signs of dry rot. Heating plant consists of a large New Idea hot water furnace, with sawdust burner attached. There was moisture on the floor on the South side of the furnace, but I could see no signs of the jacket leaking. Tenant advised that the sawdust burner did not belong to the building. There is also a small hot water heater, with sawdust burner - connected to a 200 gallon tank.

"The ground floor is occupied by two stores. I was unable to get into these. Each is approximately 23 feet wide - the East one full depth of the building, the West one about ten feet shorter - due to set back for basement entrance. Ceiling height is about 14 feet. Both have plate glass and tile fronts, one tile, one cement entrance.

"Tile entrance to the two upper floors is in the centre of the building and first half of stairs is of marble treads, risers and to hand rail height on walls. These upper two floors contain fifty-one rooms. There are three toilets and one enamel bath on each floor - all with tile floors. Of the fifty-one rooms - the tenant advised, there were only five without handbasin and hot and cold water. Water pressure is fair. All rooms and hallways are plastered and in fair condition.

"Wiring appears satisfactory. All window frames and sash on the wells are of metal - those, front and rear, of wood and the putty in the latter needs attention.

10 "The roof is tar and gravel with metal copings and appears in fair condition. The metal cornice on the front of the building is rusting and there are some holes on the under side. The metal eave at the rear has rusted away where connected to the down pipe. An iron fire escape leads to the lane at the rear.

"In my opinion a fair valuation is \$18,000.00."
(APPRAISAL MARKED EXHIBIT NO. 3).

MR. HUNTER: And the appraisal of J.R. Reid & Company, dated June 20th, 1944.

20 "This property comprises two 25 ft. lots approximately 122 ft. in depth to a lane on which is erected, on the full size of the lots, a three-storey building of brick and mill construction with tar and gravel roof.

"The ground floor comprises two stores running the full depth of the building and finished with wooden floors. Toilet in rear of each store.

"There is a stairway from the street entrance running between the stores to the 2nd floor which is used as a rooming house and comprises 25 rooms with one bathroom and three toilets.

30 "A stairway from this floor leads to the 3rd floor which is divided into 26 rooms with the same plumbing as on the 2nd floor.

K. Shibuya,
Cross-Exam.

"Evidently these rooms, on both floors, have each been equipped with a wash basin but some of these have been taken out.

"The building is equipped with a hot water heating plant fed by a sawdust burner in a partly excavated basement. There is an iron fire escape at the rear of the building.

10 "The structural qualities of the building appear to be sound but as both stores are now occupied for storage, considerable expenditure would be required to put them to any other use.

"We have taken into consideration the location of this property and are of the opinion that it will in future be a low rental area.

"Valuation \$18,500.00."

I would tender that as Exhibit 4.

20 The assessed value is as shown on Exhibit 1 \$27,000.00 for the year 1943. This was advertised under catalogue No. 195. On May 8th, 1944, an offer was received from Campbell & Pemberton of \$10,000.00 on behalf of a client. This was rejected. On May 23rd, 1944, an offer was received from P.C. Gibbons Company Limited for \$8000.00 on behalf of Mrs. Mah Hing. This was rejected. On May 30th, 1944, an offer was received from W.H. Gallagher & Company on behalf of Chung Ying Nigo of \$10,500.00, this was rejected. On June 10th, 1944, an offer was received from the Pemberton Realty Corporation for \$13,000.00 on
30 behalf of a client, this was rejected.

K. Shibuya,
Cross-Exam.

10 On June 28th, 1944, Reid, Phipps & Davies, Limited, made an offer on behalf of Wong Nee Jung of \$17,200.00. This was rejected. On the 4th of July, 1944, through P.C. Gibbons & Company Limited an offer of \$16,000.00 was received on behalf of a client and this was rejected. On July 11th, 1944, a revised offer was received from Reid, Phipps & Davis Realty Company Limited for \$18,500.00 on behalf of a client. This was approved by the Advisory Committee and accepted. It was approved by the Advisory Committee on the 12th of July, 1944, and it was sold to Oy Yonga as of July 9th, 1944, for \$18,500.00 cash. There are no questions, my lord. It appears to be entirely a question of valuation.

(APPRAISAL MARKED EXHIBIT NO. 4).

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 1065 NOV 28 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]

11056 Toronto

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

(1) NAME SHIBUYA KIYOSHI (RCMP) Reg. No. 00899
(Print) Surname Given Name

(2) Pre-Evacuation Address 374-378 POWELL ST., VANCOUVER, B.C.

(3) Present Address 84 VANDERHOOF AVE, TORONTO 12, ONT.

(4) REAL ESTATE
(a) Street Address (if any) 366, 374-378 POWELL ST., VANCOUVER, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT 15 & 16 (ROLL # B 1341-B1342)
BLOCK 55
D.L. 196

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business DRYGOODS & MEN'S WEAR (RETAIL)
(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 - - - - - \$ 6,500.⁰⁰
(ii) Buildings - - - - - \$ 19,500.⁰⁰
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 26,000.⁰⁰
(v) Amount at which Custodian sold property and credited your account - - - \$ 18,500.⁰⁰
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 7,500.⁰⁰

(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) - - - - - \$ 7500.00

(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 No

(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

TORONTO, ONT.

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

DOMINION OF CANADA)
 PROVINCE of ONTARIO)
 TO WIT:)

I, KIYOSHI SHIBUYA of the CITY
 of TORONTO in the COUNTY OF YORK

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 26th day of NOVEMBER)
 A.D. 1947-)

Kiyoshi Shibuya

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.

SHIBUYA KUYOSHI
(Claimant's Name)

REAL ESTATE
(Other than farm)

00899
Reg. No.

<u>Name of Premises</u> (House, Store, etc.)	<u>No. of Rooms</u>	<u>Type of Finish</u>	<u>Use of Premises</u>	<u>Size of Lot</u>	<u>When Purchased</u>	<u>Date of Purchase</u>
Store (3 storeys)	2 stores-1st storey 25 rooms - 2nd " 26 rooms - 3rd "	Brick	Business & Rooming	2 lots each 25 x 120	1923	

<u>Type of Locality</u>	<u>Cost Price</u>	<u>Improvements made by Claimant</u>	<u>Estimated Value Date of Sale</u>
Business	\$31,000 (building) 11,000 (land) <u>\$42,000</u>	(1) Repairs & renovation in changing over from movie theatre to business costing \$7000.	\$19,500.00 (Buildings) 6,500.00 (Land) <u>\$26,000</u>

Items re upkeep of premises:

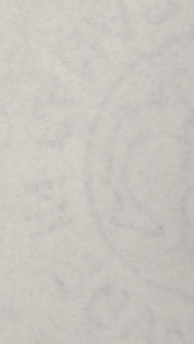
Items re Appraiser's report not covered above:

Claimant operated business on ground floor. Leased 2nd & 3rd floor to another party.
Had an offer \$27,500.00 before evacuation.
Estimated value of land is lower than assessed value which was \$7000.00
Suffered personal loss on chattels which he is not claiming.

Insurance \$30,000
 Rooming house leased at \$100. per month.
 Assessment 1943 - Land \$7000.00
 Value of improvements 20000.00
\$27,000.00

EXHIBIT No. 1065-1
 DATE 20 May 1948
 FILED BY J. A. Brewin

Kiyoshi Shibuya
 Signature



Estimate of improvement
 \$20,000.00
 \$10,000.00
 \$10,000.00

Estimated personal loss on cancelled which is for the following:
 Estimated value of land is lower than assessed value \$10,000.00
 Estimated value of improvements is \$20,000.00 less \$10,000.00
 Estimated personal loss on cancelled is \$10,000.00

Estimated personal loss on cancelled

Business
 11,000 (Land)
 11,000 (Improvement)
 22,000 (Total)
 (1) Repair & renovation in existing
 complete \$1000
 over \$1000 is payable to business
 6,000.00 (Land)
 410,000.00 (Improvement)

Improvement
 Improvement
 Improvement

(1) Land
 0 Rooms - 2nd
 0 Rooms - 3rd
 3 labor & job agency
 1st floor
 Business
 8 Rooms
 3 per each 1983

Estimated personal loss on cancelled
 Estimated personal loss on cancelled
 Estimated personal loss on cancelled

ALBERTA RYAN

REAL ESTATE

1065

00330 Book No

Date of
 1983

R.P.I.S.

SHIBUYA, Kiyoshi
374-378 Powell St., Vancouver, B.C.
Evac. File 11056



Picture Taken May 3, 1943

EXHIBIT No. 106 J-2
DATE 20 May 1948
FILED BY [Signature]

R.P.I.S.

SHIBUYA, Kiyoshi
374-378 Powell St., Vancouver, B.C.
Evac. File 11056

11056
SHIBUYA, Kiyoshi
374-378 Powell St.
3

Picture Taken May 3, 1943

EXHIBIT No. 1065-2
DATE 20 May 1948
FILED BY [Signature]

Dept of the Secretary of State,
Office of the Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg,
Vancouver, B. C.

June 13th, 1944.

Dear Sir:

Re: Catalogue No.194 - 366-74-78 Powell Street,
Lot 15 & 16, Block 55, D.L. 196

These two(2) lots are each 25 x 120 feet on the South side of Powell Street, between Gore Avenue and Dunlevy Street. They are level with the street, but the lane is about four(4) feet above street level and the property has been excavated to this depth at the rear.

On this there is a three (3) storey brick building with part basement and the walls of the lightwells on each side of the building above the first storey are of wood covered with metal. It was not possible to see the type of wood wall in these walls, but the type of building and construction of that period would indicate a laminated 2 x 4 or 2 x 6 solid wall. The part basement is at the centre rear and is 25 x 40 feet, cement walls to floor joists and cement floor. There is a supporting beam on wood posts down the centre and the weight on the floor above has pushed the post into the beam nearly an inch. The tenant advised this was due to storage of canned salmon above(now removed) and it has been jacked up and strengthened. A laminated solid floor is above the basement, but there are signs of dry rot. Heating plant consists of a large New Idea hot water furnace, with sawdust burner attached. There was moisture on the floor on the South side of the furnace, but I could see no signs of the jacket leaking. Tenant advised that the sawdust burner did not belong to the building. There is a small hot water heater, with sawdust burner - connected to a 200 gallon tank.

The ground floor is occupied by two (2) stores. I was unable to get into these. Each is approximately 23 feet wide - the East one(1) full depth of the building, the West one (1) about ten (10) feet shorter - due to set back for basement entrance. Ceiling height is about 14 feet. Both have plate glass and tile fronts, one(1) tile one (1) cement entrance.

Tile entrance to the two (2) upper floors is in the centre of the building and first half of stairs is of marble treads, risers and to hand rail height on walls. These upper two (2) floors contain fifty-one (51) rooms. There are three (3) toilets and one enamel bath on each floor.-ALL with tile floors. Of the fifty-one (51) rooms - the tenant advised, there were only five (5) without handbasin and hot and cold water. Water pressure is fair. ALL rooms and hallways are plastered and in fair condition. Wiring appears satisfactory. ALL window frames and sash on the walls are of metal - those, front and rear, of wood and the putty in the latter needs attention.

The roof is tar and gravel with metal copings and appears in fair condition. The metal cornice on the front of the building is rusting and there are some holes on the under side. The metal eave at the rear has rusted away where connected to the down pipe. An iron fire escape leads to the lane at the rear.

In my opinion a fair valuation is \$18,000.00.

Yours faithfully,
Loewen and Harvey, Limited.
"A Rout Harvey".

ARH/F

I hereby certify that the foregoing words are a true
copy of the original whereof they purport to be a copy.
July 20th 1948

M. Sealy

REAL ESTATE

J. R. REID & CO

LOANS
VALUATIONS

EXHIBIT No 1065-4

DATE _____
FILLED BY 20 May 1948

J.W.G. Hunter
515 Granville Street,
Vancouver, Canada.

June 20, 1944.

No. 194 366, 374-8 Powell St.

This property comprises two 25 ft lots approximately 122 ft in depth to a lane on which is erected, on the full size of the lots, a three-storey building of brick and mill construction with tar and gravel roof.

The ground floor comprises two stores running the full depth of the building and finished with wooden floors. Toilet in rear of each store.

There is a stairway from the street entrance running between the stores to the 2nd floor which is used as a roominghouse and comprises 25 rooms with one bathroom and three toilets.

A stairway from this floor leads to the 3rd floor which is divided into 26 rooms with the same plumbing as on the 2nd floor.

Evidently these rooms, on both floors, have each been equipped with a wash basin but some of these have been taken out.

The building is equipped with a hot water heating plant fed by a sawdust burner in a partly excavated basement. There is an iron fire escape at the rear of the building.

The structural qualities of the building appear to be sound but as both stores are now occupied for storage, considerable expenditure would be required to put them to any other use.

We have taken into consideration the location of this property and are of the opinion that it will in future be a low rental area.

Valuation \$18,500.00.

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

July 20th 1948

M. Scoble
M/S