

Name of Claimant ANZAI, Renji

Case 185

Custodian File 12461

<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
1700.	85.00 12.50									97.50
<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		
						% of Total	Amount	% of Total	Amount	% of Total
<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			
							% of Total	Amount	% of Total	Amount
235.	80.	24.	34.02	22.	8.17					32.17
TOTAL RECOMMENDATION										129.67

CASE NO: 185

JAPANESE PROPERTY CLAIMS COMMISSION.

Vernon, B.C.

April 21, 1948

IN THE MATTER OF THE CLAIM OF

RENJI ANZAI

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
 (HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

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Vernon, B.C.

April 21, 1948

IN THE MATTER OF THE CLAIM OF
RENJI ANZAI

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

 T.J. MARRION, Esq.,
Secretary to Vernon
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter.

G.L. HAMBLETON, Esq.,

Official Reporter.

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MR. McMASTER: The next man on the list hasn't arrived yet, and I have word he is on his way from Westwood, so I would like to proceed with Renji Anzai.

THE COMMISSIONER: This will be case 186.

MR. McMASTER: Your honour, will this not be case No. 185?

THE COMMISSIONER: 185 you said you were not going to proceed with.

10 MR. McMASTER: Your honour, I would suggest, unless it is inconvenient to the Secretary that we should actually take them in order, the order in which they are heard; in other words, assign case numbers to them as they are heard.

THE COMMISSIONER: Well, have these not been assigned, Mr. Secretary?

THE SECRETARY: They have been, your honour. It could be changed, of course.

20 MR. McMASTER: The difficulty that I see, your honour, is this: This list today is fairly close to the list that was drawn, but, as my learned friend has found out, it is going to be a little jumbled for the remainder of the week and I am afraid, if we hop around on the list as drawn, we may have some confusion.

THE COMMISSIONER: Then you wish to number the cases as they come up. This, then, will be 185.

MR. McTAVISH: That is perfectly all right with me.

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RENZI ANZAI, the Claimant herein, being first duly sworn, testified as follows:

MR. McMASTER: In this case, your honour, I would ask to amend the claim form by deleting the claim under item 4 (e)(iii) for \$110.00 -- it is not a proper subject matter under the terms of reference -- and to amend the chattel claim on the back of the claim form by striking out items numbers 2, 3, 4, 5, 6, 9, and 10, and by adding a claim for an oil range which was received by the Custodian and sold by him. The claim will then be for General Electric Console Radio, \$100.00, reducing the amount originally claimed; oil and heater, \$15.00; coal heater, \$7.00; oil range, \$135.00, making the total chattel claim \$257.00. Perhaps later my friend will advise the amount that the Custodian received for those goods; I don't have that figure.

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With respect to the oil range, your honour, which I am asking to add, the claimant did not receive copies of the auction sheets and became aware of the ridiculous figure at which it was sold only when it was produced to him here.

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DIRECT EXAMINATION BY MR. McMASTER:

Q: Now, witness, I produce to you a statement with regard to your real property at 2326 West 6th Avenue, Vancouver, B.C. Did you instruct me to prepare this statement and is this your signature on it?

A: Yes.

Q: And are the statements contained therein true to the best of your knowledge and recollection?

30 A: Yes.

MR. McMASTER: I ask to file that as exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: Does my friend wish to file his appraisal?

MR. McTAVISH: Yes, your honour; I have two different appraisals on this property which I wish to file.

MR. McMASTER: I might say, your honour, that my friend only provided me with one appraisal, and I would ask him to be good enough to provide me with a copy of the other one if he has two.

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MR. McTAVISH: Which one have you got?

MR. McMASTER: I have Pemberton's.

I file on behalf of my learned friend the Pemberton appraisal dated October 9th, 1943.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. McTAVISH: The second one, your honour is a complete report on the property by Ker & Ker Limited.

MR. McMASTER: Is my friend suggesting this is an appraisal? I would ask my friend to undertake to provide me with a copy of this document. I file it on behalf of my learned friend. It is an undated document purportedly signed by Ker & Ker, Ltd., per Alan N. Ker, which states that the property was inspected on May 15th, 1942.

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(APPRAISAL MARKED EXHIBIT NO. 3)

I might refer to Exhibit No. 1, your honour. It is property as stated in Kitsilano district between Vine and Balsam on 6th Avenue, house and garden and garage, six-roomed house with a full concrete basement. The property was purchased in

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1928 for \$3500.00 and the claimant spent a fair amount of money in fixing up the premises and also the grounds, as shown in his statement. His occupation, as shown by the statement, was a landscape gardener, and he had planted in the premises a large quantity of shrubs and flowers, which are set out in his statement, and the values thereof shown. He also points out the upkeep of the premises and shows that it was in a middle-class residential district which was predominantly Occidental.

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He points out that the appraiser makes no mention whatsoever of his fish pond and rockery and no mention of the shrubs and plants.

He also points out that the Custodian did some repair work and put in a new furnace at his expense, before the property was sold for, which cost \$183.90 which was charged to him.

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In the statement which my friend has filed by Ker & Ker, they advise, as stated in Exhibit No. 1 that it would be necessary to spend \$150.00 to put the premises into condition, and the custodian did spend that money and rented the premises for \$30.00 a month.

The claimant states that he estimates a fair value at the date of sale in October, 1943, would have been \$3700.00.

Q: Now, witness, I am going to produce to you three pictures. There is one picture here of a house. Is that the house or part of the house with respect to which you are making a claim?

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A: Yes.

Q: Can you tell his honour approximately when that picture was taken?

A: 1940, in July.

Q: 1940? A: Yes.

Q: Yes. And I produce to you a picture of the interior of a house. Is that one of the rooms in this house with respect to which you are claiming?

A: Yes, this was 1940 I had it taken.

Q: Yes. Whereabouts in the house is that?

10 A: That is the living room.

Q: That is the living room. A: Yes.

Q: And I produce to you another picture of a fish pond. Is that the fish pond which was on your premises and which you put in there after you acquired the premises?

A: I put it in front garden.

Q: And this is on the premises with respect to which you are claiming? A: Yes.

20 MR. McMASTER: Perhaps my friend would like to look at those before I file them.

(Handed to Mr. McTavish)

I would ask to file those three pictures as one exhibit, your honour.

(PHOTOGRAPHS MARKED EXHIBIT 4)

30 MR. McMASTER: Before I proceed to the personal property, perhaps my friend will admit that the keys for these premises were handed to the Custodian, and to help him on that, I produce a receipt from the Custodian's office for the keys. It is a receipt, your honour, dated the 11th of May, 1942, purporting to be signed

by some person in the Custodian's office, receiving from the wife of this claimant of the address of the property claimed, three keys on ring belonging to this claimant for this address. I don't think I need to file that, do I, Mr. McTavish?

MR. McTAVISH: No, I will admit that, your honour.

MR. McMASTER: Q: Now, witness, did you instruct me to prepare this statement with regard to your radio and the other chattels with respect to which you are making a claim? A: Sure.

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Q: And is that your signature on the statement?

A: Yes.

Q: Are the contents of it true to the best of your knowledge and recollection? A: Yes.

MR. McMASTER: I ask to file that as the next exhibit.

(STATEMENT MARKED EXHIBIT 5)

MR. McMASTER: Now, your honour, with regard to the last exhibit, I would draw attention to the General Electric Console Radio and phonograph, serial number 152, particularly. It was purchased in 1936. The statement says that the claimant paid \$100.00 cash and turned in a large cabinet radio and gramophone player, seven tubes, which was five years old. He claims that it was in good condition, the radio with respect to which he is now claiming, when he was evacuated or when he handed it to the RCMP and that it was worth \$100.00.

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Q: Witness, I produce to you another picture in the corner of which appears a cabinet radio. What radio

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was that?

A: This was the old

radio I traded for the new one.

Q: That is the one you traded in on the one you are now claiming for? A: Yes.

Q: And in addition to trading that radio in, you paid \$100.00? A: Yes.

Q: Approximately when was that picture taken?

A: Oh, this one, let me see -- I think before evacuation.

Q: That would be about 1934? A: Yes.

10 MR. McMASTER: I ask to file that.

(PHOTOGRAPH MARKED EXHIBIT 6)

Q: Witness, with regard to the Hectmor Oil Range with respect to which you are claiming, you stated in your personal property statement that you purchased it in 1941. Could you tell his honour where you purchased it? A: In the kitchen.

Q: Where you bought it.

A: Oh, just agent for, you know, Yama Taxi on Powell Street.

20 Q: What is the name of the taxi, again?

A: Yama.

Q: Yes. Is he the man who ran the taxi business and also an electrical store?

A: Yes, he sell radio and so on.

MR. McMASTER: Your witness.

MR. McTAVISH: Your honour, it is submitted that the real property was sold for its fair market value. It is submitted further that the radio and oil range, which were both sold at auction, were sold for their fair market value. It is finally submitted that the values

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placed on the balance of the chattels claimed for are exorbitant.

Your honour, with regard to the chattels, the radio, for which the claimant is claiming \$100.00, was sold at auction for \$30.00. The oil range, for which the claimant is claiming \$185.00 was sold at auction for \$50.00.

MR. McMASTER: Claiming \$135.00.

MR. McTAVISH: \$135.00, I am sorry; sold at auction for
10 \$50.00.

MR. McMASTER: What was the radio sold for?

MR. McTAVISH: \$30.00. The oil heater and the coal heater are shown as having been stolen.

I have no questions with regard to the chattels, your honour, it is purely a question of value

CROSS-EXAMINATION BY MR. McTAVISH:

Q: Witness, in what condition was the house at the time you evacuated it?

20 A: Oh, pretty good condition, and I go up and clean out the chimney before I left and I see good roof and inside everything pretty good. You see that in my picture. I got a picture.

Q: You disagree with the statement made that it was in a pretty delapidated and run-down condition?

A: Beg Pardon?

THE COMMISSIONER: He doesn't quite understand those words.

MR. McTAVISH: Q: You do not agree that it was in a very poor condition at the time you evacuated?

30 A: No, not in poor condition.

Q: Have you any knowledge of real estate values in Kitsilano district of Vancouver?

A: You mean for -- ?

MR. McMASTER: About what time?

MR. McTAVISH: Q: At the period of 1942 when you were evacuated.

A: Yes?

Q: Have you any knowledge at that time of real estate values?

A: I don't know.

I paid \$25.00 for house fire insurance.

10 THE COMMISSIONER: Q: Paid insurance \$25.00?

A: No, no, \$2500.00.

THE COMMISSIONER: He paid premiums on \$2500.00, is that what he wants to tell us, Mr. McMaster?

THE WITNESS: I paid on insurance of \$2500.00 on the house.

THE COMMISSIONER: You didn't introduce that.

MR. McMASTER: No, that is all right. I didn't realize he had the policy, your honour.

THE COMMISSIONER: Do you want to put that in now?

20 MR. McMASTER: I will wait until my friend is through.

MR. McTAVISH: Q: How long had you lived in that house?

A: I buy it 1928, so how long that time -- 1941?

Q: How much did you pay for it in 1928?

A: I paid \$3500.00.

Q: \$3500.00 in 1928.

A: Yes.

MR. McTAVISH: There are no further questions, your honour, it is purely a question of value.

RE-DIRECT EXAMINATION BY MR. McMASTER:

30 Q: Witness, do you have your insurance policy with you?

R. Anzai
Re-direct.

A: No, I think Mr. McCleery got one. I got some receipts for it.

Q: Witness, I take it that at the time you purchased the house there was insurance on it for \$2500.00.

A: Yes.

Q: And you continued that insurance up till the time you evacuated?

A: Yes.

MR. McMASTER: Now, I would ask my learned friend if he would be good enough to advise me, either now or later, to undertake to advise me whether any appraisal was made on the radio and on the oil range.

MR. McTAVISH: Your honour, there was an appraisal made of the radio. As I understand it, there are appraisals of many articles which were made in one large block. All I have in my file is a memorandum showing the appraised value. I haven't got the appraisal.

MR. McMASTER: I take it my friend will adduce that evidence later.

20 THE COMMISSIONER: Yes, I suppose you can do that.

MR. McMASTER: What about the oil range?

MR. McTAVISH: There is nothing on the file giving any value on the oil range.

MR. McMASTER: That is all, your honour.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter.

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I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me

J. Archibald

SUB-COMMISSIONER

NOV 25 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]

12461

[Handwritten notes]

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

(1) NAME ANZAI RENJI (RCMP) Reg. No. 02141
(Print) Surname Given Name

(2) Pre-Evacuation Address 2326 WEST 6th AVENUE VANCOUVER B.C.

(3) Present Address LAVINGTON B.C. VIA. VERNON.

(4) REAL ESTATE

(a) Street Address (if any) 2326 WEST 6th AVENUE VANCOUVER B.C.
City or Municipality, Province

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

LOT. NO. 8 BLOCK NO. 282. D.L. - 526 - I - N. W. D.

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

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

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

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

- (i) Land - - - - - \$ _____
- (ii) Buildings - - - - - \$ _____
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 110.00
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3810.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1495.51
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2314.49

TOTAL = \$3700.00

(5) PERSONAL PROPERTY

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

2326 WEST 6th AVENUE VANCOUVER B.C.

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

HOUSE

(c) How stored or packed at time of evacuation SOME PACKED AND SOME

UNPACKED.

(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")

IN CUSTODIAN'S CARE

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

1. GENERAL ELECTRIC CONSOLE RADIO (A.C.M.P. J809326)	Estimated Value \$	150.00
2. GREAT AMERICAN LAWN MOWER	Estimated Value \$	27.00
3. EDGE CUT MOWER	Estimated Value \$	10.00
4. 300 FT. WATER HOSE	Estimated Value \$	10.00
5. 6 LAWN GRASS SCISSORS	Estimated Value \$	6.00
6. 5 SHOVELS	Estimated Value \$	5.00
7. OIL AND HEATER	Estimated Value \$	15.00
8. COAL HEATER	Estimated Value \$	10.00
9. GARDEN PLANTS AND BULBS	Estimated Value \$	95.00
10. 4 BOX HOUSE WARE	Estimated Value \$	20.00

TOTAL CLAIM FOR PROPERTY LOSS \$ 348.00

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) - - - - - \$ 2,562.49

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

VERNON

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Renji Anzai
of Vernon,

Renji Anzai of the City
in the Province of British Columbia

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 Vernon,)
in the Province of British Columbia)
this 15th day of November,)
A.D. 1947. *Selwyn Shiper*)
A Notary Public for the Province of British Columbia)
A Commissioner &c.

Renji Anzai

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.

On March 2, 1942, I received a notice from the R.C.M.P. to evacuate the coast area. I went to the R.C.M.P. to ask for a couple of days to settle some dealings with the house and my business, but they would not agree and I was sent to the Jasper Road Camp. Since the C.N.R. train left at 7 p.m., I did not report to the Custodian.

On May 2, my family evacuated the coast area. Before they left Vancouver my wife reported to the Custodians and turned the key of the house over to them. (REG. NO. 01870)

Of the contents left in the house my wife only received money for the kitchen oil range and for one double bed. As for the other wares in the house I have not received anything.

2326 W. 6TH AVE.,

Vancouver, B. C.

19.....

M.....

IN ACCOUNT WITH

R. ANZAI

Kitsilano Landscape GardenerNo. (4) e-3

New Garden Contract form. Mr. Ajillo and
Mr. Cunningham but as I only $3/4$ finished
it I did not get paid in full but was given
a down payment from both customers
My tools are written on question (5) e.

RENJI ANZAI
(Claimant's Name)

REAL ESTATE
(Other than farm)

02141
Reg. No.

2326 W. 6th Ave. Vancouver B.C.

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
House 26' x 32'	6 Rooms Full concrete Basement	Siding Shingle Roof	Dwelling	50 x 131'	1928	Jan.
Garage 12' x 16'		Siding				

Type of Locality	Cost Price	Improvements made by Claimant	Date	Appr. Cost	Estimated Value	Date of Sale
middle class residential district predominantly occidental	\$3500 ⁰⁰	Remodelling Kitchen	1939	258 ⁰⁰		
		Cement sidewalk 40ft	1939	Own labor		
		Fish pond, rockery + Landscaping	1939	" "	The custodian did some repairs at my expense	

Comments re upkeep of premises:

In 1937 Repainted all rooms + papered ceiling
 In 1933 I reshingled the roof.
 Retared the roof a few years later
 Kept eaves cleaned each year.
 Kept it in repair each year.

Item	Cost	Item	Cost
Large quantity of shrubs + flowers.		3 Weeping cherry (Pink)	12.00
5 Pine Trees	18.00	1 Prunus tree	5.00
4 Pyrus Japonica	16.00	1 Laurel	1.00
4 Rhododendron	14.00	12 Iris	1.00
1 Box tree	1.00	300 Tulips	5.00
1 Juniper	3.00	200 Daffodils	1.50
2 Thuja	2.00	1 Azalea	1.50
2 Cypress cedars	1.00	12 Shasta Daisy	.60
		6 Sax frog	.60
		1 Lilac	.90
		1 Lagerstrum	.50
		1 Oleaster	.50
		1 Holly tree	1.50
		1 Pear	1.50
		2 Peony	1.00
		12 Phlox	1.40
		2 Anemone	1.00

Comments re Appraiser's report not covered above:

At the time I was evacuated in 1942 the house was in good condition. Shortly before leaving I was up on the roof to clean the chimney and the shingles appeared to be in good. The eaves were then apparently in good order. The plumbing at that time was working satisfactorily. When I left there was only one crack in the plaster upstairs, and there were no others of which I was aware.

The appraiser makes no mention whatsoever of my fish pond and rockery and no mention whatsoever of my shrubs and plants.

I am a ~~not~~ landscape gardener by trade and have put a very reasonable value on my shrubs + plants.

The custodian did some repair work (plumbing, locks + paint) and put in a new furnace which he charged me for at a total cost of \$183.90.

R. Anzai
SIGNATURE

When Messrs. Kero + Kero visited the property on May 15/42 the place had been vacant for several weeks. I had to leave in March so that the grounds may have needed some attention. Note that Kero + Kero say that it would be necessary to spend \$100 to \$150 to put the premises in condition to rent. The custodian spent a little more than this and did rent it for \$30⁰⁰ per mo.

over

In view of the price that I paid for the premises and the money I expended on them improving them and also having regard to the rental I consider my value of 3700⁰⁰ would have represented a fair value in October 1943 when the premises were sold

EXHIBIT No. 185-1
DATE 21 April 1948
FILLED BY Claimant

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
October 9, 1943.

Rec'd	OCT 12 1943
File No.	
Ans.	✓ SAUN
Referred	Hamp

#351-2326 West 6th Avenue, 8/282/526/

This is an old 6-room house, 3 up and 3 down, in a very run-down condition. Plaster badly broken, plumbing out of repair, eaves-troughs all gone, 1 side of roof has been shingled recently, other side bad.

Value \$1100

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

EXHIBIT NO. 185-2
DATE 21 April 1948
FILLED BY
Claimant on behalf of Crown

Registration Number 11349

ANZAI, (MIYO) MRS. RENJI.

2326 West 6th Avenue, Vancouver, B. C.

EXHIBIT NO. U 185-3
DATE 21 April 1948
FILLED BY Claimant on behalf of Crown

LOCATION AND NATURE OF PROPERTY:

Lot 8, Block 282, D.L. 526, Group 1,
New Westminster District.

OWNERSHIP:

ANZAI, (MIYO) MRS. RENJI (SHIGEMICHI KAWATA)
(Agreement for sale of land between Mary McLean and Shigemichi Kawata and Renji Anzai,
January 1928.)

BUILDING:

The house is situate at 2326 West 6th Avenue on the south side between Vine and Balsam. It is a 6 room, 2 storey frame dwelling with a partial concrete basement. Hot Air heating plant; the heating plant has been partially dismantled. The exterior of the building is badly in need of paint and the interior needs decorating. The roof is also in bad shape.

LAND:

The Lot is 50 x 120 laid out in shrubs and garden, with driveway at the side to single frame garage. The grounds are in badly run down condition.

INSURANCE:

The Insurance Policy is held by Mary McLean of 1895 West 13th Avenue, Vancouver, B.C. It is in the amount of \$2500.00, and expires September 10th, 1943. Agents, Richards, Ackroyd and Gall.

TAXES: & ASSESSMENT:

Arrears: 1939	-	\$82.60	Land	\$ 885.00
1940	-	\$81.02	Bldg.	\$1100.00
1941	-	\$80.29	Total	\$1985.00
1942	-	\$79.38 nett.	Rebate	\$2.93

FINANCIAL POSITION:

The financial position of the property as far as we can ascertain is that it was sold under Agreement for Sale to the present owner and there is an amount of \$363.92 owing to Mrs. Mary McLean, according to verbal advice received on May 18th, 1942 from Mr. McLean.

Regarding the owner's personal financial position, liabilities, etc., as the owner had already left it was impossible to obtain this information.

REMARKS:

It was stated on the J.P. Form that the property would be looked and the key could be procured at 2334 West 6th Avenue. We found 2334 W. 6th Avenue to be vacant. We also found 2326 West 6th Avenue vacant and the front and rear doors of same open. The basement door had been broken open and one or two of the windows had also been broken in. The articles of furniture as mentioned on the Form are still on the property. Regarding the trees, etc., we found many varieties. It is difficult to tell between the various types of trees as to whether they are all on the property. As far as we can ascertain, they are.

has house
see file 7253

PROTECTION FOR THE PROPERTY:

We are sending a Handy Man to the property to secure the Front and rear doors, also to board up the broken windows, to prevent forcible entry, and at the same time protect the

e

articles of furniture which are still on the property.

RECOMMENDATIONS:

As this property is in a particularly delapidated and run down condition it would be necessary to put it in condition prior to renting it.. To do this an expenditure of approximately \$100 to \$150 will have to be made prior to renting the dwelling. We recommend that we be authorized to make this expenditure at once so that the dwelling can be rented and the rents applied against the outstanding indebtedness on the property.

THE RENTAL VALUE of the property is \$30.00 per month.

THE MAXIMUM SALE VALUE of the property in its present condition would not be more than \$1500.00 gross.

The above property was inspected on May 15th 1942 by the writer.

KER & KER LTD.

Per

Alan N. Ker



EXHIBIT No. 185-4
DATE 21 April 1948
FILLED BY
Claimant



EXHIBIT No. 185-4
DATE 21 April 1948
FILED BY Claimant



0300

1940 - July 30th

EXHIBIT No.

185-4

DATE

21 April 1948

FILLED BY

Claimant.

185-4
21 April '48
Claimant

RENJI ANZAI
(Claimant's Name)

PERSONAL CHATTELS

02141
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
GENERAL ELECTRIC CONSOLE RADIO + PHONOGRAPH. SERIAL # 152	1936	NEW	Paid \$100.00 cash obtained in a large cabinet radio & gramophone player 7 tubes 5 years old.	Good	\$100.00
OIL HEATER	1941	USED	22.00	Good	15.00
COAL + WOOD HEATER	1938	NEW	15.00	Good	7.00
HECTMOR OIL RANGE	1941	NEW	185.00	excellent	135.00
EXHIBITS DATE FILED BY					257.00

Description of Storage of Goods:

Left in home and key handed to custodian (except radio).
Radio handed to R.M.P.

General Statement as to Chattels not Described above:

Unfortunately my wife neglected to declare my garden tools which
apparently were stolen so that I have had to abandon
my claim for these.

Additional Comments, if any:

The custodian's file indicates the premises were broken
into and the two heaters were stolen.

R. Anzai
SIGNATURE



1934.

EXHIBIT No. 185-6
DATE FILED BY 21 April 1948
Clammant.