

Name of Claimant **TANIGUCHI, Juntaro & Toki**

Case **365**

Custodian File **10072 12102**

<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 % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total		
1125.	56.25 12.50				(Joint for Real Property only)					68.75
<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			
139.65	32.50	9.75	23.21%	438.85	101.85		(Chattels to Juntaro in full)			
TOTAL RECOMMENDATION										180.35

CASE NO: 365.

JAPANESE PROPERTY CLAIMS COMMISSION.

Nelson, B. C.,

March 9th, 1948.

IN THE MATTER OF THE CLAIM OF

JUNTARO TANIGUCHI.

PROCEEDINGS AT HEARING.

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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Nelson, B. C.,
March 9th, 1948.

IN THE MATTER OF THE CLAIM OF
JUNTARO TANIGUCHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

30

J. Taniguchi,
Discussion.

MR. FISHER: May I proceed, my lord, with No. 16, Juntaro Taniguchi. He is claiming also on behalf of his mother, Toki Taniguchi. She is unable to be here. This will be claim No. 365.

JUNTARO TANIGUCHI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. FISHER: There are certain amendments to the claim form, my lord. The land and buildings total will be \$5000.00 less Custodian credit of \$1125.00 which
10 leaves a total claim of \$3875.00. As I commented at the outset, the claim is for both himself and his mother. The furniture claim on the back will be amended to \$578.50.

THE COMMISSIONER: \$578.50.

MR. FISHER: That is correct, my lord. No credit is given to the Custodian as no moneys have been held for this man, or, rather, paid to this man, some \$32.50 being held for settlement between this man
20 and a Y. Kawabata. The total net claim will be \$4,453.50.

DIRECT EXAMINATION BY MR. FISHER:

Q You have had an opportunity today to go over this claim form with regard to your real estate and with regard to your personal chattels. Are they now true and correct? A: Yes, that is correct.

MR. FISHER: The real estate form is Exhibit 1, my
30 lord, and the personal chattels is Exhibit 2, there

J. Taniguchi,
In Chief.

being attached to it a detailed list which totals the amount of the claim \$578.50.

(STATEMENT MARKED EXHIBIT NO. 1).

(STATEMENT MARKED EXHIBIT NO. 2).

MR. FISHER: I ask to file on behalf of my learned friend the real estate valuations in this matter. They are by Johnson & Reeve and by Mr. A.R. MacKenzie. Exhibit 3, my lord.

(VALUATIONS MARKED EXHIBIT NO. 3).

10 MR. FISHER: With regard to the real estate, with regard to the block situate at 4519 Powell Street, which appears to contain two separate buildings, one at the front, and one at the back, both two storey affairs, I particularly ask your Lordship to note the City assessment given by Mr. MacKenzie for 1943, totalled \$2600.00, the sale valuation is \$2,050.00, and there might be this comment which should possibly be brought in: "The valuation of the land in respect of this commercial frontage
20 has been based on the assumption of normal pedestrian and business activity as prevailed prior to the evacuation of the Japanese". That was the basis of his valuation. The Johnson & Reeve valuation was \$1000.00.

THE COMMISSIONER: \$1000.00.

MR. FISHER: \$1000.00. They were made pretty much at the same date, April, 1943.

Q What condition were your buildings in when you left?
A: Very good.

30 Q Were you occupying both buildings or was one rented?

J. Taniguchi,
In Chief.

A He rented the front house and lived in the back.

Q How much a month did he get for the front one?

A \$20.00 a month.

Q Did you receive any letters from the Custodian with regard to the condition of the house?

A No.

Q Had the Custodian your address?

A Yes, he knew my address.

Q Turning to the chattels, my lord, I would ask to
10 file the analysis of personal property claim,
Exhibit No. 4.

(ANALYSIS MARKED EXHIBIT NO. 4).

THE COMMISSIONER: Did you file the assessment as an exhibit?

MR. FISHER: Well, my lord, it was set out in the letter on the valuation.

THE COMMISSIONER: I see. What is Exhibit 3 then?

MR. FISHER: Exhibit 3 is the valuation letters, the two letters.

20 THE COMMISSIONER: I see.

MR. FISHER: And on Mr. MacKenzie's letter the assessed values are set out.

With regard to the personal property chattel form which your Lordship now has, Exhibit 4 in this matter, there are one or two comments. No. 10 in column 2 is an article found in the inventory but not on the J.P. form and likewise the last article, some dishes. The left column list, the J.P. form articles. There are quite a number of
30 them that do not appear to have realized any money

J. Taniguchi,
In Chief.

to speak of. A total of \$32.50 is shown.

Q In whose care did you leave your personal chattels when you left? A: I left them in the house and gave the key to the agent of the house.

Q Who was that? A: P.G. Gibson.

Q He was a real estate agent on Hastings Street? A Hastings Street.

10 Q And what instructions did you give Mr. Gibson as to looking after it or turning it over?

A At the time I left, the place was rented and I told Gibson to collect the rent.

Q What about the articles you are claiming? Were they in the property or otherwise?

A In the upstairs of the front house.

Q They were stored --

THE COMMISSIONER: That is all the chattels were left in the upstairs of the front house, is that correct?

20 MR. FISHER: That is correct, my lord.

THE COMMISSIONER: Now will you please clarify that?

Was the front house rented with the chattels in it?

MR. FISHER: Q: Was the front house rented at that time?

A No, it wasn't, no. The Japanese had all been evacuated and there wasn't anybody.

Q Do you know -- I suppose this is more on his knowledge, my lord -- whether it was rented by Mr. Gibson prior to the goods being taken out?

THE INTERPRETER: What goods are you referring to?

30 MR. FISHER: These chattels, the things he had in the

J. Taniguchi,
In Chief.

front room upstairs.

A: No.

MR. FISHER: I am afraid I cannot put that together.

THE COMMISSIONER: What does "no" mean?

MR. FISHER: What does he mean by that?

THE INTERPRETER: You asked a question just now, whether
Gibson --

MR. FISHER: --removed those articles before renting
the front house. That is the effect of it. What
does he say to that?

10 THE INTERPRETER: Oh, that is the question.

(QUESTION INTERPRETED).

A No, he did not remove them prior to renting the
house.

MR. FISHER: They were apparently in there, my lord,
when the tenant went in.

THE COMMISSIONER: Well now, Mr. Interpreter, just to
make sure that I have this man's statement accurately,
I take it that he authorized Gibson to rent the
house and Gibson did so, leaving the chattels in
20 the house after he had rented it.

A That is correct.

THE COMMISSIONER: Have you any further questions you
wish to ask, Mr. Fisher?

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

THE COMMISSIONER: Mr. Hunter?

MR. HUNTER: It is submitted, my lord, that the real
property was sold for its fair market value. It
is submitted that the personal property which was
sold was sold for its fair market value. It is
30 submitted that the prices claimed for those

J. Taniguchi,
Discussion.

articles which were not sold are exorbitant. It is submitted that this property was left under the custody, control or management of someone other than the Custodian appointed by the owner and that, accordingly, the Custodian is only responsible for those articles which he inventoried and took to storage.

May I refer your Lordship to Exhibit 2 and the schedule thereto, the inventory?

10 THE COMMISSIONER: Yes.

MR. HUNTER: Only certain items there, my lord, were sold. The bed and springs were sold for \$4.50. One of the gas ranges -- that is, one of the beds and springs was sold for \$4.50, my lord; there were eight claimed. One of the two gas stoves was sold for \$5.00. One of the four dressers claimed was sold for \$2.00. Four of the five chairs claimed were sold for \$1.50.

THE COMMISSIONER: That is for the four.

20 MR. HUNTER: Four of them, yes, my lord. I don't think they were Chippendale, my lord. A chest of drawers was sold for \$1.00. That is the fourth from the bottom.

THE COMMISSIONER: Yes.

MR. HUNTER: The radio -- I haven't the gross sale price for -- the net price was \$16.45, my lord.

It is submitted that of the balance only those which were taken by the Custodian to storage are goods for which the claimant is entitled to compensation, my lord.

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J. Taniguchi,
Discussion.

THE COMMISSIONER: Can you tell me which those were?

MR. HUNTER: I can give it very briefly, I think, my lord. The sofa does not appear to have been taken to storage. The kitchen stove -- there was a gas range taken to storage but whether that is the kitchen stove, I don't know. It wouldn't be, because the kitchen stove was one of the small stoves so the kitchen stove was not taken to storage. The heater does not appear to have been taken to storage. The kitchen table, large, it is difficult to say, but there is a table listed there so I think we should give the claimant the benefit of the doubt.

10

THE COMMISSIONER: What happened to it? Was it abandoned or sold?

MR. HUNTER: I think it was probably lost, my lord.

MR. FISHER: My lord, I have noted on the claim at the far right of the analysis that there were certain unsold items that they haven't a record of.

20 MR. HUNTER: Well if my friend wishes to submit that they are unsold, I will be quite agreeable to accepting that explanation, my lord.

The kitchen cabinet does not appear on that. They wouldn't confuse that with an idol cabinet, would they?

MR. FISHER: I don't know.

MR. HUNTER: The linoleum, I presume, was left there, my lord. I doubt whether it would be taken away because linoleum, generally speaking, is difficult to remove once it has been used without cracking it.

30

The carpets, apparently, were not removed. The plates -- you can't check that because there were some dishes removed. I suppose the claimant is entitled to any doubt there, to the benefit of any doubt. I don't see any desk there. Framed portraits I cannot see there. The chest of drawers we have covered. The radio we have covered. The clocks, if I remember rightly, were not found, three clocks, my lord, not found. They were not removed to storage, my lord.

I would refer your Lordship also to the valuation of A.R. MacKenzie, filed as part of Exhibit 3.

THE COMMISSIONER: Yes.

MR. HUNTER: While my learned friend read you one paragraph at the base of it, there is a further paragraph which I think is worthy of attention. He says, "Expression of appraisal of 1943 land values, or that for whatever period the present stagnation in this business area may continue, would, in equity, be subject to appropriate reduction from 1942 Value in the judgment of the Advisory Committee, for the significance of what may appear to be 'sacrifice' sales made in the vicinity recently by the City of Vancouver, and others, and the extraordinary peculiarity of the existing situation."

What I think he is trying to say, with a great deal of verbiage, is that the market was down.

THE COMMISSIONER: It sounds like it.

J. Taniguchi,
Cross-Exam.

CROSS-EXAMINATION BY MR. HUNTER:

- Q Mr. Taniguchi, how did you happen to retain this man Gibson or the company, P.G. Gibson & Company? How did you come to retain him?
- A I employed him purely for the purpose of collecting the rents.
- Q And when did you retain him?
- A I first employed him in September.
- Q And did you find the tenants or did he?
- 10 A He wasn't there at the time; he doesn't know.
- Q You mean the tenants were put in after you left, I presume?
- A: I was away and he consulted with my mother and did that.
- Q So he really did act for you in a greater capacity than as collection agent, didn't he?
- A He said I couldn't say.
- MR. HUNTER: I see. That is all.
- THE COMMISSIONER: Any re-examination, Mr. Fisher?
- MR. FISHER: No, my lord, I have no further questions.
- 20 THE COMMISSIONER: All right, thank you, Taniguchi; that is all.

(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.

Case 365

DEC - 2 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

10072

Wend
Nelson

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

(1) NAME Taniguchi Juntaro (RCMP) Reg. No. 07187
(Print) Surname Given Name

(2) Pre-Evacuation Address 519 Powell St Vancouver B.C.

(3) Present Address Stocun B.C.

(4) REAL ESTATE

(a) Street Address (if any) 519 Powell St Vancouver B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Block #2 Lot No 29 D.L. 196

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

- (i) Farm
- (ii) Residence Type of business Apartment
- (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.)
owns of 1/2 interest my mother Toki Taniguchi owns of 1/2 interest

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

- (i) Land - - - - - \$ 8500 5000
- (ii) Buildings - - - - - \$ 3875
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 1125.00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 9655.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 1027.88

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 8537.12
Juntaro Taniguchi 1/2 interest 4268.56
Toki Taniguchi 1/2 interest 4268.56

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
519 Powell St Vancouver B.C.

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

(c) How stored or packed at time of evacuation left without packing

(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 no one's care

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

- | | | |
|-------------------------|--------------------|---------------|
| 1. <u>Furniture etc</u> | Estimated Value \$ | <u>425.00</u> |
| 2. _____ | Estimated Value \$ | _____ |
| 3. _____ | Estimated Value \$ | <u>578.50</u> |
| 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 \$ 425.00

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) - - - - - \$ 9625.00 453 ⁵⁰

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

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

New Denver BC

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, Juntaro Taniguchi
of Slocan

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 Slocan }
in the Province of British Columbia }
this 16th day of November }

Juntaro Taniguchi

A.D. 1947. Howard Partridge A Commissioner &c.
Notary Public in BC for the Province of BC

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.

Juntari Taniguchi
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 365-1
DATE 9 Mar 1948
FILED BY A. Fisher

07087
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
Premises # 519 Powell St Vancouver Two houses on land Front house - 2 stories Rear house - 2 stories	Front house - store on main floor - 2 rooms up Rear house - 6 rooms Plus bathroom in both houses.	Front house - frame - cem. ext. foundation - gravel roof - no cellar - painted (inside) fir floors Rear house - frame siding on posts - shingle on roof - no cellar - painted inside	Front house - rented Rear house - residence	25 x 122+	about 1913	
Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value	Date of Sale	
mixed business & res - identical locality - mostly Japanese -	\$5000.00	- nil -	fir floors -	\$5000.00		(land & improvements)

Comments re upkeep of premises:
Repairs were done from time to time as required -

Comments re Appraiser's report not covered above: This area was quite a good business locality, while I lived there. When we left the property in 1942 the buildings were in quite good condition and repair. I have no knowledge as to the condition after we evacuated and if the state of repairs mentioned in the appraisal, dated 22 April 1943 is correct, the buildings must have been badly neglected after I left. I admit the buildings were very old, but they were quite habitable and I went up while I was in occupation. I consider the valuations by Johnson Revest Co and by A R M Kenzie, which have been shown to me, to be very much under a fair market value for this property.

Comments: In my claim I placed the value on the property in the same amount as I paid in 1913. I have since been advised that this is not a proper basis for appraising at market value, and have reduced my estimated value to \$5000.00. However as I am inexperienced as to values of real estate, I shall have to leave it to the Commissioner, with such aid as counsel may be able to give him, to arrive at the fair market value.

J. Taniguchi
SIGNATURE

Juntari Taniguchi
(Claimant's Name)

EXHIBIT No. 265-2

PERSONAL CHATTELS

07087

Reg. No.

DATE 9 Mar 1948

FILED BY a. Fisher

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
1 - 13 tube marconi radio (console type)	1940	used	\$ 100.00	good	\$ 75.00
8 steel beds + springs	1936	new	about 200.00	"	125.00
4 dressers	1938	"	100.00	"	60.00
1 large oak desk	1938	"	\$ 150.00	"	100.00
1 mantel clock	1934	"	35.00	"	20.00

[Included on
attached list
Total 578.50]

Description of Storage of Goods: all of the chattels were left in my house (rear house) at 519
Pawnee St. Vancouver and the key given to PC Gibbons + Co, 254
E Hastings St, Real Estate agents

General Statement as to Chattels not Described above: The above goods and other goods for which I
am claiming (with estimated values) are on list attached
hereto -

Additional Comments, if any: The radio was turned in to the RCMP. & we were later adv
ised by the Custodian that it had been sold. All of the chattels for
which I am claiming were exclusively my own property. -
& Kawabata had no interest whatsoever in
these goods. In estimating values, I have
allowed for depreciation on each item.

J. Taniguchi
SIGNATURE

Juntaro Taniguchi

PERSONAL CHATELS

<u>ART.</u>	<u>YR. bought</u>	<u>QUANT.</u>	<u>C.P.</u>	<u>P.P.</u>
Bed and Springs <i>1 sold 4.50</i>	/36	8	\$ 200.00	\$ 125.00
Gas Ranges - small <i>1 - 5-</i>	/40	2	22.00	15.00
Dressers <i>1 sold 2-</i>	/38	4	250.00	60.00
X Sofa	/38	1	25.00	15.00
Chairs <i>4 sold 1.50</i>	/38	5	10.00	5.00
X Kitchen Stove	/38	1	25.00	15.00
X Heater	/40	2	28.00	20.00
<i>lost</i> Kitchen Table - large	/34	1	15.00	7.50
Table	/34	1	6.00	3.00
X Kitchen Cabinet	/35	1	26.00	15.00
<i>not moved</i> Linoleum - parlour	/40	9 x 12	25.00	15.00
Linoleum - bedroom	/40	9 x 10	20.50	12.50
<i>do</i> Carpet - bedroom	/40	8 x 7	18.50	10.00
<i>do</i> Carpet - bedroom	/40	9 x 8	10.00	10.00
Plates	/33	12 18"	25.00	18.00
X Desk	/38	1	150.00	100.00
X Framed Portraits	/33	3	25.00	15.00
Chest of Drawers <i>sold at 1-</i>	/36	1	30.00	15.00
Radio - Marconi <i>sold at 16.45</i>	/40	1	100.00	75.00
X Mantle Clock	/34	1	35.00	20.00
X Clock - Pendulum type	/36	1	10.00	7.50
<u>X not found</u>				
Totals			<u>\$1056.00</u>	<u>\$ 578.50</u>

C
O
P
Y

JOHNSON AND REEVE
Estate Agents

EXHIBIT No. 365-3
DATE 9 mar 1948
FILED BY a. Fisher

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

22nd April, 1943.

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

File No. 10072

Attention of Mr. F.G. Shears

Dear Sir: re Juntaro TANIGUCHI
 Lot 29 Block 42 D.L. 196
 519 Powell Street

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

The location has at present no merit for retail business and was formerly not very good.

The land is covered with three 2-storey buildings of very cheap construction. The ground floor of the front building was formerly described as a bakery, and there are rooms above. The other two buildings were used as dwellings.

The front and middle buildings have been condemned by the City Health Officer as unfit for habitation. All the buildings are in a very bad state of repair and in addition to the plumbing required by the Health Department, the Building Department will probably require new wiring and means of exit in case of fire. Apart from civic demands a lot of repairs and painting, cleaning, etc., are necessary to obtain decent tenants.

The age and condition of the buildings and the expense of rehabilitation, combined with the low rents obtainable in this neighbourhood, make the purchase of the property very speculative.

We are of the opinion that the present value of this property is not more than One Thousand Dollars (\$1,000.00).

Yours faithfully,

JOHNSON, REEVE & WATSON

per D.W. REEVE

EY

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 10072

EXHIBIT No. _____

NAME Juntaro TANIBUCHI

REG. No. 07187

	DATE	INVENTORY TAKEN BY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
				AUCTION	TENDER &c		

	DATE DECLARATION <u>Jun 3 26/42</u> EVACUATION <u>July 25/42</u>	INVENTORY Wm. Wills DATE <u>January 8/43</u>	Moved to 604 Cordova St. "In no one's care" Warehouse Receipt #319 Furniture, etc.	\$1125.00				
a	The following articles have been left in the house at 519 Powell St.	1) 1 Bed	Total Claim <u>\$1125.00</u>				a	
b	KITCHEN:	2) 1 Spring						c
c	1 Stove	3) 1 Basket						d
d	1 Gas Stove	4) 1 Dresser						e
e	1 Kitchen table(big)	5) 1 Table Top						f
f	1 Big Cupboard	6) 1 Idol Cabinet						g
g	LIVING/ROOM:	7) 2 Boilers						h
h	2 Tables	8) 1 Gramophone(broken)						i
i	2 Bureaus	9) 1 2 pc.Kit. Cabinet						j
j	1 Sofa	10) 1 Chest of Drawers						k(3)
k	1 Desk (big)	11) 1 Gas Range						l
l	e3 Pictures & frame	12) 5 Chairs						m
m	1 Stove	13) 2 lengths of Gas stove pipe						n
n	UPSTAIRS BED-ROOM:	14) 2 Quilts						o
o	4 Beds & springs	15) 1 End Table						p
p	2 Bureaus	16) 1 Table						q
q	1 Drawer	17) 2 Grips						r
r	1 Small Stove	18) 1 Deers Head						s
s	2 Big Tables	19) 2 Cartons						
	2 Big clocks	20) 1 Ironing Board						
	ROOMS UPSTAIRS:	Some dishes						
	5 beds & spring	NOTE: "Some Chattels of Y. KAWABATA File 10003 mixed with the goods listed."						

EXHIBIT No. 365-4
 DATE 9 mar 1948
 FILED BY a. Fisher

13.75
18.75 (other sm-
 x \$32.50 all art
 x Gross amount -

as statement attac

RECAP.
 Amount claimed 1125.00
 Gross Sales as attached 32.50 held pending clarification of ownership- see under "remarks"
 See under Column "Declared not found". No values declared.

SALES	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
TENDER &c							

		a					<p><u>NOTE:</u> "Furniture etc." is most indefinite in the claim. No reconciliation with sales etc., can be made. In addition a Japanese by name of Y. KAWABATA, File 10003 claims to have had some chattels at 519 Powell Street with those of Juntaro TANIGUCHI. KAWABATA declared May 26/42 the following at this address - "Dresser, cabinet, sofa, gas stove". As these, or similar articles, are declared also by TANIGUCHI, the proceeds from sale of chattels credited to TANIGUCHI have been held in his account.- net amount \$21.21 as statement attached, pending clarification of ownership. Both these parties have been written to, with Auction sheets, but they do not answer our request for information and co-operation.</p>
		c					
		d					
		g					
		h					
		i					
00 gas range		j					
		k(3)					
25 End Table		l					
00 Dresser		m					
		n					
		p					
		q					
50 Bed & spring		r					
		s					

3.75							<p>The disposal of any unsold items on Warehouse Receipt #319 is not revealed on the file.</p>
3.75 (other sm- 2.50 all art)							
x Gross amount -						as statement attached	

ending
 cation of
 ip- see
 remarks"

File
10072

Juntaro TANIGUCHI,
Reg. No. 07187

February 21, 1948

Proceeds of
Sales of
Chattels as
per General Statement
of Personal Account

<u>Statement Dates</u>		<u>Gross</u>	<u>Expenses</u>
<u>1945</u>			
Mar. 12-	Auction #39	30.10	10.58
23-	" #40	1.50	.45
<u>1946</u>			
June 20-	" #60	.30	.09
" 21	" 61	.60	.17
		<u>\$32.50</u>	<u>\$11.29</u>

Net amount \$21.21