

Name of Claimant

~~TAMAKI, Hideo~~

OZAWA Mary Chiyo

Case

1136

Custodian File

3439

7254

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
1500								\$800.00		
						plus charges		66.00		886.00
PERSONAL PROPERTY										
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		
NETS										
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	
MISCELLANEOUS CHATELS										
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									886.00	



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CASE NO: 1136

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 18th 1948.

IN THE MATTER OF THE CLAIM OF
MARY CHIYONO OZAWA

PROCEEDINGS AT HEARING.

Original.



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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. A. MCGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

October 18, 1948.

IN THE MATTER OF THE CLAIM OF

MARY CHIYONO OZAWA

PROCEEDINGS AT HEARING.

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
R. A. BEST, ESQ.	appearing for the Claimant.
<hr/>	
A. SMITH, ESQ.,	Secretary.
G.N.R. UPTON, ESQ.,	Official Interpreter.
J. B. MCGREGOR, ESQ.	Official Reporter.



M.C. Ozawa,
In chf.

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MARY CHIYONO OZAWA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BESTE

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. Do you swear the contents of it are true?

A. Yes.

(REAL ESTATE OTHER THAN FARMLAND FORM,
MARKED EXHIBIT No. 1)

Q. I understand that before the evacuation you lived at 4472 East Hastings Street, in Burnaby, is that correct? A. Yes.

Q. I wonder if you could tell us where that is?

A. It is the main business street of Vancouver, but the 4400 block is in Burnaby district.

Q. It is really between Vancouver and New Westminster? A. Yes.

Q. Was this a store property or a house?

A. Store and house combined.

Q. It was on a corner was it? A. Yes.

Q. What was the cross street? A. Willingdon Avenue.

Q. So it would be at the corner of Willingdon and Hastings? A. Yes.

Q. Now, according to your claim this property was purchased in 1938? A. Yes.

A. I understand your husband actually purchased it in 1938 and conveyed it to you in 1941, or early 1942? A. Yes.



M. C. Ozawa,
In chf.

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Q. What type of business did you carry on there?

A. General groceries.

Q. How many rooms were there in the ground floor of this house? A. Just the living quarters?

Q. No, including the store? A. Including the store there were four; there was the store, store room, living room and kitchen.

MR. CHRISTIE: I tender as Exhibit 2, two appraisals of Loewen & Harvey Limited, one is for \$1100. and the other is for \$400.

(TWO APPRAISALS OF LOEWEN & HARVEY LIMITED,
MARKED EXHIBIT NO. 2)

Q. Now you have told us that you were in this combined store and house at the corner of Willingdon and Hastings, and I also believe you owned a vacant lot facing on Hastings, immediately beside the store?

A. Yes.

Q. Do you know what frontage these properties had on this street? A. 33 feet each I believe.

Q. That is a total of 66 feet? A. Yes.

THE SUB-COMMISSIONER: When you purchased that property what was the purchase price? A. \$2300.

MR. BEST: Then, according to your claim apparently the year you bought it you spent \$300. redecorating and making minor repairs, shelving and painting? A. In the store, yes.

Q. You have also made mention of the fact you cultivated the vacant land and planted some fruit trees and raspberry canes? A. Yes.

Q. Is that a picture of your store and house?

A. Yes, it is.



M.C. Ozawa,
In chf.

1
2 (PHOTOGRAPH OF CLAIMANT'S PROPERTY,
3 MARKED EXHIBIT NO. 3).

4 (NOTICE OF ASSESSMENT MARKED EXHIBIT No.4)

5 MR. BEST: Do you recall yourself that your
6 premises, that is both the vacant land and the house
7 were assessed for \$2030. Does that seem to be correct
8 to you? A. I think so.

9 Q. I take it that you have just been carrying
10 on your grocery business since you purchased these
11 premises in 1938? A. Yes.

12 Q. You had been in business there for 3½ years
13 prior to the evacuation? A. Just about.

14 Q. You and your husband were spending your full
15 time at the business? A. No, myself alone with the
16 help of my brother.

17 Q. Was he working with you? A. Yes.

18 Q. Full time? A. Yes.

19 Q. Now, according to the appraisal of the house
20 made by Loewen & Harvey there is a remark that the
21 outside foundations have been strengthened by cement
22 blocks (footings) and wood posts to the beams, but
23 the beams are rotten. Do you recall when you pur-
24 chased the premises was the foundation solid around
25 the house -- cement blocks? A. I believe so.

26 Q. Did you know anything about the beams; do
27 you know anything about them at all? A. No, I don't.

28 Q. There is a further remark that the floors
29 were uneven - that in the living room they have
30 dropped nearly 6 inches near the fire place?

A. Yes, it was like that when we took the



M. C. Ozawa,
In chf.

1
2 property over. There was a huge built in meat safe
3 next to the living room and that caused the floor to
4 sink. After we moved in we tore it down and I don't
5 think it slipped any more.

6 Q. You took out the meat safe? A. Yes.

7 Q. There is a further remark about the roof
8 being shingled and having been patched with metal
9 under the shingles and it leaks in some places?

10 A. The house was newly shingled in 1938 so
11 while we were there we had no trouble.

12 Q. Never had a leak? A. No. As a matter of
13 fact we cleared away the old shingles after we
14 moved in.

15 Q. That was not done at your expense?

16 A. No.

17 Q. The former owner had put a new roof on?

18 A. Yes.

19 Q. Do you remember anything about the eaves
20 and down-pipes of the building? A. We had no
21 trouble. If we had had trouble I would have remembered
22 it but I don't.

23 Q. So it must have been in fairly good con-
24 dition? A. Yes.

25 Q. According to this appraisal there was some
26 talk about widening Hastings Street, which of course
27 would mean taking some of the frontage, some depth of
28 your frontage away. Do you remember that talk?

29 A. I heard vague talks about it, yes.

30 Q. I wonder now if there is anything else,
any other reason why you have placed your valuation of



M.C. Ozawa,
In chf.

1 your two properties here on Hastings Street at \$3500?

2 A. When we bought the property we thought there
3 was a future in this district and since then it has
4 developed into quite a good shopping district and
5 we didn't want to sell it. I believe the price is
6 quite reasonable that we are asking because it is really
7 worth that now. We were the only grocery store for
8 four blocks anyhow. We had quite a good trade.

9 Q. You looked upon it more as a business
10 proposition than as a residential area?

11 A. Yes, in fact we were going to expand as
12 soon as we got a little further ahead.

13 Q. You were going to expand your store?

14 A. Yes, build onto the vacant lot.

15 Q. I wonder if you can explain to us this
16 remark:

17 "A Mr. Marcaux's sister in 1944, upon learning
18 of the sale by Custodian of above property
19 wrote to claimant and stated she would
20 willingly have paid \$1000. more than sale
21 price."

22 Who is this woman? A. She was one of our
23 customers at the store and wanted to buy the
24 property when I left, but I refused her, I told her
25 I wanted to hold onto it. When she found the
26 Custodian had sold it for that price, she said she
27 would gladly have paid \$1000. more.

28 Q. She wrote direct to you, she didn't write
29 to the Custodian? A. No.

30 Q. Do you know whether she ever made an offer



M.C. Ozawa,
In chf.

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to the Custodian? A. No, I don't think so. She noticed the ownership had changed; that is why she wrote to me.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. Inam producing here J.P. Form dated 2nd of May, 1942; is that your signature?

A. Yes.

(J.P. FORM MARKED EXHIBIT NO.5)

Q. I think you told my learned friend, Mr. Best, that you were going to expand your store and put an addition on the vacant lot, is that right?

A. Not exactly an addition, we were going to build a new store.

Q. In your claim you say you spent \$300. in fruit trees and raspberry canes? A. Not only that but on labour too. We hired two men to do it.

Q. Why would you go to that expense if it was your intention to build on the lot?

A. We didn't intend to build right away. We were financially unable to at that time and we did it instead of leaving the vacant lot overrun with grass.

Q. How many fruit trees and raspberry canes would be on a lot 33 x 140, have you any idea?

A. No, I haven't. We had raspberry canes all along the fence.

Q. I am suggesting that \$300. is a large amount for fruit trees on a vacant lot 33 x 140?

A. That was including the wages too.



M.C. Ozawa,
Cr.ex.

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2 Q. Then with regard to decorating this five
3 roomed house, you say you spent \$300. on decorating.
4 What do you mean by redecorating, what did it consist
5 of? A. The upstairs wall had to be patched, the
6 plaster had to be patched and repapered and that also
7 includes the price of labour too.

8 Q. Was the house papered? A. Yes.

9 Q. Was it painted too? A. We had to paint
10 the wood work in the store, the shelves and walls were
11 painted.

12 Q. Then in regard to this item of \$150. for
13 shelving. Did you put new shelving in the store?

14 A. Just on one side. It used to be a butcher
15 shop.

16 Q. Was the shelving quite old before you
17 renewed it? A. There was no shelves there at all
18 before. It was like a butcher shop with hooks on
19 the walls so we took those down and built shelves.

20 Q. Were there any shelves on the other side?

21 A. Yes.

22 Q. Have you any idea of the age of those
23 shelves? A. No.

24 Q. Do you know how old this place was when you
25 bought it? A. No.

26 Q. That is all, thank you.

27 MR. CHRISTIE: It is submitted that this
28 property was sold at its fair market value. I have
29 certain exhibits I wish to file.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 6).

30 (TENDER BY MACAULAY, NICOLIS, MAITLAND & CO.,
LIMITED, DATED JUNE 23, 1944, IN AMOUNT OF



(Discussion)

1 \$1500.) MARKED EXHIBIT NO. 7).

2 MR. CHRISTIE: There is a letter, your honour
3 that I wish to file and read part of it into the record.
4 It is addressed to the same firm that made the tender,
5 and is dated October 8th, 1943, and is signed by the
6 purchaser of the property. This is the letter:

7 "As you know I have purchased the business
8 at the above address from Mrs. Lalonde.
9 As I am planning on developing this store into
10 a modern grocery it will be necessary to make
11 considerable alterations in the shelving etc.
12 (which by the way is of 1918 vintage."

13 I think that is all I need to read into the
14 record. I am doing that because she says in her
15 claim that the shelves and painting was done in 1937.

16 That concludes the case, your honour.

17 (LETTER FROM H. McCONNELL, MARKED EXHIBIT 8)

18 RE-EXAMINATION BY MR. BEST:

19 Q. Do you know who Mrs. Lalonde was?

20 A. No, I dont.

21 Q. When were you evacuated? A. In 1942.

22 Q. What month? A. Yes.

23 Q. At that time you had been operating your
24 business? A. Not until then; we sold our business
25 in February, 1942.

26 Q. When did you first have notice that you were
27 going to be evacuated? A. We had notice already.

28 Q. To whom did you sell it? A. I am sorry,
29 I cannot think of the name now.

30 Q. Would it be to Mrs. Lalonde? A. No, it



(Discussion)

1 was an Englishman.

2 MR. CHRISTIE: Your honour, there is one other
3 exhibit.

4 (REAL PROPERTY SUMMARY MARKED EXHIBIT 9).

5 MR. BEST: Apparently this man's name you sold
6 the business to was Trentham? A. Yes.

7 Q. And he paid \$35. a month plus water rates?

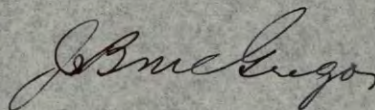
8 A. Just for rent.

9 Q. Did he rent the whole building?

10 A. The whole building; he lived there just
11 as we did.

12 (PROCEEDINGS ADJOURNED SINE DIE)

13
14 I hereby certify the foregoing to be a
15 true and accurate transcript of the
16 proceedings herein.

17 

J. B. McGregor,
Official Reporter.

18
19 I, John A. McGibbon, Deputy Commissioner,
20 appointed to hear a Commission to
21 investigate claims of Japanese-Canadians
22 for property loss, do certify the fore-
23 going is a true copy of the evidence
24 heard on the within claim.

25 

M. A. McGibbon,
Deputy Commissioner.

DEC - 3 1947

base no 1156

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

Law

7254
Toronto

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

(1) NAME Mary Chiyono Ozawa (RCMP) Reg. No. 06934
(Print) Surname Given Name

(2) Pre-Evacuation Address 4472 East Hastings Street, Burnaby, B.C.

(3) Present Address 39 Grant Street, Toronto 8, Ont.

(4) REAL ESTATE 4472 East Hastings Street, Burnaby, B.C.

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) in the municipality of Burnaby, Province of British Columbia and being more particularly known and described as LOTS SEVENTEEN (17) and EIGHTEEN (18) in BLOCK TWELVE (12) in SUBDIVISION OF DISTRICT LOT ONE HUNDRED AND TWENTY-ONE (121) GROUP ONE (1) NEW WESTMINSTER DISTRICT, according to the registered map or plan of the said subdivision deposited in the LAND REGISTRY OFFICE at the city of New Westminster and numbered 1054.

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

- (i) ~~Farm~~
- (ii) Residence Premises Type of business (A frame building for residence and retail trade)
- (iii) ~~Business~~
- (iv) Any other type of property (describe) and GARAGE FOR CAR

(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.).....

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

- (i) Land - - - - - \$ 1500.00
- (ii) Buildings - - - - - \$ 2000.00
- (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) - - - - - \$ 3500.00
1500.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ _____
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2000.00

(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 _____

(over)

(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")

CUSTODIAN

(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) - - - - - \$ 2000.00

- (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 _____

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, Mary Chiyo Ozawa of the City of Toronto in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City of Toronto in the County of York this 29th day of November A.D. 1947.

M. Ozawa
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.

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A. B. C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

August 4th, 1944.

Department of The Secretary of State,
Office of The Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Granville & Hastings Street,
Vancouver, B.C.

EXHIBIT NO. 1156-2
DATE OCT 18 1948
FILLED BY R. A. Best

Dear Sir:

Re: Catalogue No. 455 - 4472 East Hastings Street,
Lot 18, Block 12, District Lot 121, Your File #7254.

The above lot is 33 x 140 to a 20 foot lane on the South West corner of East Hastings Street and Willingdon Avenue. The lot is about 18 inches below Street level at the front and level with the lane at the rear.

The Building on the above lot is a 1½ storey Frame, 53 x 24 ft. occupied as store and living quarters. This is an old building, originally on cedar post in the ground. Outside foundations have been strengthened by cement blocks (footings) and wood posts to the beams, but the beams are rotten. It was not possible to see the centre foundations as the building is too close to the ground, but the floors are uneven - that in the living-room having dropped, nearly 6 inches near the fireplace - which would indicate that the foundations have rotted away. The Barge-boards on the North of the building are a good inch apart, the West side of the building appearing to pull away from the East. The exterior walls are shingled, in need of paint or staining. The roof is shingle, has been patched with metal under the shingles - and leaks in some places. The roof on the gable on the East side is patent. Eaves and down-pipes are in poor condition.

Behind the store, which occupies the front of the building, is a store-room, leading to kitchen off which is a pantry and laundry room - a hall leads to the living room and stairs to the upper floor, which contains three (3) bedrooms and ~~store-room~~ bathroom with full standard plumbing. The walls and ceiling of the store-room and store are of V-joint. ALL other rooms have been plastered, but the plastering is in poor condition and has been patched with cartons in many places. This has all been papered over by the tenant and looks clean.

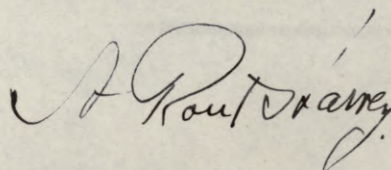
A lean-to Shed is attached to the building at the rear and a wood walk leads to a frame garage with wood floor, ship-lap walls and shingle roof - all unpainted. This is built on wood sills on the ground.

In my opinion a fair valuation as at the date of inspection, 16th June, 1944, is \$1,100.00.

Since making my inspection and arriving at the above valuation there has appeared in the Press a proposal for the widening of East Hastings Street. If this were carried out, it would take 20 feet off the front of this Lot and necessitate the moving of the building back this distance. I do not believe, owing to the physical condition of the structure, that it could be moved and if the proposal is carried out there would only be a residual value in the building as used material on demolition.

Yours faithfully,

Loewen and Harvey, Limited.



Director.

ARH/F.
encl. 1.

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A. B. C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

August 4th, 1944.

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

Dear Sir:

Re: Catalogue No. 454 - Lot 17, Block 12,
District Lot 121.

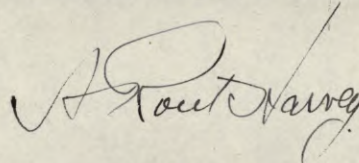
This is a vacant lot adjoining the corner Lot on the S. West corner of East Hastings Street and Willingdon Avenue. It is 33 x 140 feet to a 20 foot lane and has been cleared and cultivated. It is from 12 to 18 inches below the level of the Street, sloping slightly up towards the rear at which point it is level with lane. An old hand cut cedar picket fence is on the North, West and South sides.

In my opinion a fair valuation is \$400.00.

Since inspecting this Lot there has appeared in the Press a proposal for the widening of East Hastings Street. If this were carried out it would take 20 feet off the front of the Lot. I feel that any loss in value, due to loss of property would be made up in improvement of access.

Yours faithfully,

Loewen and Harvey, Limited.



Director.

ARH/F.
encl. 1.

EXHIBIT No. 11,86 - 2

DATE OCT 1 8 1948

FILLED BY K. O. Christie

OZAWA, Mary Chiyona (Mrs. Shosaku)
4472 E. Hastings St., Burnaby, B.C.
Evac. File 7254



Picture Taken June 23, 1943.

NOTICE OF ASSESSMENT, 1943

Corporation of the District of Burnaby

EDMONDS, B. C.

EXHIBIT No. 1186-4
 DATE OCT 18 1948
 FILLED BY R. A. Christie

District Lot	Block	Sub-Div.	Re-Sub-Div.	Lot	No. of Acres or Lots	Value per Acre or Lot	Total Value of Land Excl. of Imp.	Value of Improvements
121	12			17	1	500	Improved	
				18	1	530		1000
<i>Former Owner - Mary Agawa</i>								

TAKE NOTICE that the above property is assessed as above for the year 1943. Court of Revision will be held at the Municipal Hall, Edmonds, B.C., on the 8th February, 1943, at 10:00 a.m. Section 234 of Municipal Act reads as follows:

"234 (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount, in any case if the assessment of land complained of, or appealed against, is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount, in any case if the assessment of improvements, complained of, or appealed against, is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding."

W. P. PHILPS, Assessor.

NOTICE OF ASSESSMENT, 1944

Corporation of the District of Burnaby

EDMONDS, B. C.

District Lot	Block	Sub-Div.	Re-Sub-Div.	Lot	No. of Acres or Lots	Value per Acre or Lot	Total Value of Land Excl. of Imp.	Value of Improvements
121	12			17	1	500	Improved	
				18	1	530	530	1000

TAKE NOTICE that the above property is assessed as above for the year 1944. Court of Revision will be held at the Municipal Hall, Edmonds, B.C., on the 8th February, 1944, at 10:00 a.m. Section 234 of Municipal Act reads as follows:

"234 (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

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W. P. PHILPS, Assessor.

OFFICE OF THE CUSTODIAN

DATE Oct. 18/48

JAPANESE SECTION

FILED BY

K.A. Christie

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: OZAWA, Mary Chiyono (Mrs. Shosaku)

HOME ADDRESS: 4472 E. Hastings St., Vancouver, B. C.

REGISTRATION NUMBER 06934 SEX: Female AGE: 32

OCCUPATION: Housewife "formerly storekeeper doing business under name of

Willingdon Grocery".

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: SHOSAKU

ADDRESS OF WIFE OR HUSBAND: Thunder River Road Camp, Blue River, B. C.

NAMES OF ANY LIVING CHILDREN: Bernard (m) Percy (m)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 9, and 5 yrs.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: 4472 E. Hastings St., Vancouver, B. C.

Lot 17 and 18, D.L. 121, Block 12, in the district of Burnaby, Edmonds,

B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1½ storey frame bldg. store in

front, living quarters in rear and upstairs.

3. INSURANCE (Give particulars; state where policies are) New England Fire Ins. Co.

for BUILDING, \$1,000. Agent: E.A. Alm, 538 W. Pender St., Vancouver, B.C. #6251718

4. TAXES (Amount and where payable) \$119.63 per yr. paid for 1941, payable At Bank of Commerce, Burnaby, B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

6. OCCUPANCY AND LEASES (If vacant so state) Rented ~~to~~ ^{upstairs} ~~dwelling~~ to ARTHUR TRENTHAM who is now occupying. \$35 per month ^{Water rates \$1.17. Also Sold STORE to same man three months ago.} (Business)

Due on 27th of each month

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
- 9. IF FARM LAND STATE CROPS SOWN: None

- 4. INSURANCE
- 5. MORTGAGES
- OTHERS

- 6. MONEYS OW
- MRS. MAX DA
- MRS. IDA MA

- 7. BONDS, DEB
- \$100 Victory B
- 2 - \$5 War Sav
- 8. BANK ACCO
- 9. LIFE INSUR

- 10. INTEREST I
- 11. SAFETY DE

LIABILITIES:

- 1. PERSONAL
- 2. TRADE DEB

I, the undersig
tected area as set
tures, bonds or oth

I certify that
every description
and indirect.

Dated this...

"A. G. McARTH

FOR DEPARTM

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: None
- 2. LANDLORD'S NAME AND ADDRESS: None
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
- 4. STATE WHEREABOUTS OF LEASE: None
- 5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
- 6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None
- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None
- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF

OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

paid 4/27/42 in settlement
MRS. MAX DAVIES, 2449 Eton St., Vancouver, B. C. \$33.00 *Mrs. Davies produced a/c it is \$32.75 on 29.10.42.*
MRS. IDA MARCOUX, 4500 Block E. Albert St., Vancouver, B. C. \$60.00 *for groceries supplied*

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

\$100 Victory Bond, 1951 maturity, K-4A543130, in own possession

2 - \$5 War Savings Certificates, in own possession

8. BANK ACCOUNTS: Bank of Commerce, Vancouver Heights Branch, Acc. # unknown, \$1,000.00

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 2nd day of May 1942

(Signature) "Mrs. M. C. Ozawa"

"A. G. McArthur"
Witness

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

FOR DEPARTMENTAL USE

Jan. 7/49 *Stray m.w.*

EXHIBIT No. Oct. 18/48
DATE.....
FILED BY K.A. Christie

No. 52756
Your file No. 7254

*bat 45'4
and 45'5*

CERTIFICATE OF ENCUMBRANCE

Land Registry Office

New Westminster, B. C.

--- minutes 10 o'clock 15th day of October, 1943

I HEREBY CERTIFY that the following is the state of the title to -----
Lots 17 and 18 Block 12 of Lot 121 Group 1 Map 1054 Municipality of Burnaby in the
District of New Westminster

Registered Owner: ⁶⁹³⁴ MARY CHIYONO OZAWA viz:

Register of Indefeasible Fees Folio No. 149202E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24217

Application for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E. S. Stokes"
Registrar

To Office of the Custodian.

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

Jan. 8/40 *L. May*

rec'd

EXHIBIT No. _____
DATE Oct. 18/48
FILED BY K.A.Christie

Macaulay, Nicolls, Maitland & Co. Ltd.

435 Howe Street

Vancouver, B. C.

In replying to this letter
please refer to
W. V. Belcher

June 23, 1944.

Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Rec'd JUN 23 1944
File No. 7254
Ans. _____
Referred HARROP

Dear Sirs:-

re Catalogue #454 & 455
4472 E. Hastings St. &
4400 Block E. Hastings St.


We understand the offer of \$1200.00 to purchase the
above property submitted by us on behalf of Mr. H. H.
McConnell has been refused by the committee.

Mr. McConnell has authorized us to increase his offer
to \$1500.00 and we are enclosing herewith his cheque for an
additional Thirty Dollars to bring his deposit up to 10% of
the purchase price. Kindly let us know as soon as possible
if this offer is acceptable.

Yours truly,

MACAULAY, NICOLLS, MATTLAND & CO. LTD.

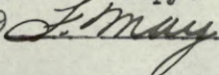
Per:

 "V. Belcher"

Rental Department

WVB/BB
enc.

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

Jan. 8/49 

mu

1136-8

EXHIBIT No. _____
DATE Oct. 18/48
FILED BY K.A.Christie

Willingdon Grocery
4472 Hastings St.
Oct. 8th, 1943

Macaulay Nichols & Maitland Co. Ltd.
Attention Mr. Belcher
Sir;

EVACUATION SECTION
Rec'd OCT 13 1943
File No. _____
Ans. *Willingdon*

As you know I have purchased the business at the above address from Mrs. Lalonde.

As I am planning on developing this store into a modern grocery it will be necessary to make considerable alterations in the shelving etc. (which, by the way is of 1918 vintage)

Any changes I make will definitely improve the property as I am doing so under the direction of "Red & White Stores". The shelving will remain the property of the Custodian and if any damage is done to walls etc. I assume all responsibility for same.

Yours truly,

"H. H. McConnell"

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

Jan. 8/49 *J. May* *nuw*

REMOVE BOND

REAL PROPERTY SUMMARY

File No: 7254

1136-9

EXHIBIT No.

Oct. 18/48

JAPANESE NAME: Mary Chiyono OZAWA - - Reg. No. 06934.

DATE

FILED BY

K.A.Christie

CATALOGUE NO: Numbers 454 and 455 - advertised.

PROPERTY ADDRESS: 4472 East Hastings Street, Burnaby, B. C.

LEGAL DESCRIPTION: 8 Lots 17 and 18 Block 12 of Lot 121 Group 1 Map 1054 Municipality of Burnaby in the District of New Westminster.

TITLE: In the name of Mary Chiyono OZAWA.

ENCUMBRANCE: Vesting 24217 - 29th June 1942.

ASSESSED VALUE: 1944 -
 Land \$530.00 1030.00
 Improvements \$500.00 Total \$1030.00 Taxes \$60.38
 1000.00 2030.00

CLASSIFICATION: Commercial building and dwelling. Mr. J.M. Nicols reported the property as having a frontage of 70 feet on Hastings Street with a depth of 140 feet on the South West corner of Hastings Street and Queens Ave. The building is a 1½ storey frame building containing a general merchants store and stock-room, and living quarters at the rear were living-room, kitchen, pantry, washroom, and sawdust shed and 3 bedrooms and bath-room, upstairs, all in good condition excepting the ground floor which has sunken in some places and should be repaired, with a garage at the rear of the property.

HISTORY OF ADMINISTRATION:

The property was rented by the owner in February 1942 to A. TRENTHAM at \$35.00 per month plus water rates, and TRENTHAM occupied the premises up to August 26th, 1943 when he sold his stock and trade to Mrs. Lumena A. LA LONDE. The Custodian leased the property on 27th July 1943 to Mrs. LA LONDE for a period of 2 years from date of lease at a rental of \$780.00 plus water rates of \$1.17 per month and repairs. Mrs. LA LONDE sold the stock to H.J. McConnell and the lease was assigned with the Custodian's consent to him on the 19th October 1943. The property was under the control of the Custodian from the 17th January 1942 to the 15th August 1944, a period of 31 months and the total rental amounted to \$939.25.

SOLD: To Hilliard Joseph McConnell and Macie Margaret McConnell for \$1500.00 as of the 7th August 1944.
 Sale approved by the Advisory Committee on the 29th June 1944.

TITLE: C. of T. number 178128-E was delivered to and receipt acknowledged by Hilliard Joseph McConnell on the 24th January 1945.

FUNDS: Released to the credit of Mary Chiyono OZAWA, sale price \$1500.00 plus rental \$939.25, closing adjustments \$84.66, total \$2523.91; less Certificate of Encumbrance \$1.00, repairs \$51.35, commission on rentals \$45.50, sundries \$21.00 water \$16.00, taxes \$301.61, insurance \$37.75, appraisals \$10.00, advertising \$8.00, registration fee \$9.75, commission on sale \$75.00, total \$576.96. Net amount released \$1946.95

OLD C. OF T.
NO. 149202-E:

In the Land Registry Office.

PROTEST:

In a letter dated February 14th, 1945, Mrs. OZAWA protested against the sale of the property at the price received, asking "why Japanese property had depreciated to half its original value while other real estate had either doubled or troubled its peacetime valuation."

The above summary is certified to be in accordance with the information on file and on record by accounting department.

"Ian Macpherson"

DATED August 6th, 1946.

IM:ML

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

Jan. 8/49

L. May