

Name of Claimant **TABUCHI, Taiji**

Case 1144

Custodian File **12211**

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
2800	140.00 12.50									152.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
<b>TOTAL RECOMMENDATION</b>									<b>152.50</b>	



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CASE NO. 1144.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
October 19, 1948.

IN THE MATTER OF THE CLAIM OF  
TAIJI TABUCHI

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 19, 1948

IN THE MATTER OF THE CLAIM OF  
TAIJI TABUCHI

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C., appearing for the Dominion Government.

F. A. BREWIN, ESQ., appearing for the Claimant.

\_\_\_\_\_ Secretary.

D. J. HANDFORD, ESQ. Official Interpreter.

J. B. MCGREGOR, ESQ. Official Reporter.



T. Tabuchi,  
In chf.

1

2

TAIJI TABUCHI, the claimant herein, being first  
duly sworn, testified as follows:

3

DIRECT EXAMINATION BY MR. BREWIN:

4

Q. What is your occupation? A. I am a radio  
technician.

6

Q. I have here a document entitled "Real Estate,  
Other Than Farm" -- is that your signature?

8

A. Yes.

9

Q. Subject to a matter I am going to bring out  
in a minute or so, are the facts stated therein correct?

11

A. Yes.

12

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

13

Q. Your claim is in respect to property  
known as 1842 Adanac Street? A. Yes, sir.

15

Q. And perhaps at this stage my friend would  
like to produce the report of Johnson, Reeve & Watson?

17

MR. CHRISTIE: I tender the appraisal of Johnson,  
Reeve & Watson, dated 2nd. August 1943, as Exhibit 2,  
and the appraised value is \$2800.

20

(APPRAISAL OF JOHNSON, REEVE & WATSON, MARKED  
EXHIBIT NO. 2).

21

MR. BREWIN: I see first of all that this is  
described as a four roomed house? A. Yes.

23

Q. Is that correct? A. Well, I don't know  
what the proper term would be but there was four large  
rooms, a hall, and there was also a large breakfast  
nook, and a large bathroom with a built-in tub. It  
is described as 30 x 30, which is quite a large place.

28

Q. I am showing you a photograph, what is that  
a photograph of? A. That is a photograph of my home  
immediately after purchase, before very much of the

30



T. Tabuchi,  
In chf.

1 improvements were made.

2 (PHOTOGRAPH OF HOUSE MARKED EXHIBIT NO. 3)

3 THE SUB-COMMISSIONER: This property is in  
4 Vancouver? A. Yes.

5 MR. BREWIN: I see you paid \$2350. for the house  
6 in 1939? A. That is correct.

7 Q. Is there anything you want to say about what  
8 you paid for it or the circumstances at the time of the  
9 purchase? A. Well, there isn't very much except  
10 the cash down payment on the place was low. It was  
11 made low enough and we had quite a large mortgage given  
12 to us on the property, and since then the improvements  
13 have been made. The reason for the low cash payment  
14 was they understood we had quite a bit of money to put  
15 into it to make it livable, repairs and decorations  
16 and removing garbage from the lot, because the builder  
17 left the debris around and building supplies and odd  
18 nails.

19 Q. It was in an unfinished state at that time,  
20 was it? A. Yes, it was.

21 Q. What was unfinished about it? A. Well, for  
22 instance the lower part of the house was finished, the  
23 floors were laid and everything, and the walls were up  
24 and wall papers, but the sash weights weren't in and  
25 the windows were put on temporarily with nails. The  
26 lot itself hadn't even been cleared or cleaned. The  
27 upper part of the house was finished to provide a more  
28 or less duplex style but just shiplap has been laid down.

29 Q. I see that in 1940, after you had bought it,  
30 you proceeded to spend the money set out in Exhibit 1,



T. Tabuchi,  
In chf.

1  
2 in repairs and repainting and redecorating, in new  
3 fixtures and in landscaping and gardening? A. Yes.

4 Q. In 1942 a new furnace and pipes were put  
5 in? A. Yes.

6 Q. Where did you get the furnace and pipes?

7 A. The furnace and pipes were bought and  
8 installed by a firm right near home. I don't  
9 remember the name of the party but I think I have  
10 receipts showing the purchase. Incidentally, the  
11 work and everything was paid for on time because we  
12 couldn't afford the cash outlay and the terms con-  
13 tinued on until after the evacuation and we kept  
14 paying for it after we left our home.

15 Q. I notice that was in 1942. At what time  
16 were you evacuated? A. I left Vancouver on  
17 approximately February 25th, 1942.

18 Q. And the furnace had just been put in a few  
19 weeks before? A. Yes.

20 Q. You went on paying for it afterwards?

21 A. My mother stayed there until April, 1942.

22 Q. Now, I see it refers to a new roof on a  
23 double garage. You had that put on before you left  
24 there too? A. Yes.

25 Q. Your garage was in satisfactory condition  
26 before you left? A. Well, it had a new roof on  
27 and stucco sides, the doors were all right and it  
28 was in fair condition. The roof was new. It had a  
29 concrete floor also.

30 Q. I see the appraiser says in August, 1943,  
it was dilapidated and of no value. You were not



T. Tabuchi,  
In chf.

5.

1 there at that time, but have you any comment to make  
2 about that? A. Nothing, except when we were  
3 evacuated we left one of our friends, not close  
4 friends, but I let the family have the house, and  
5 naturally they wouldn't want to spend money on the  
6 upkeep of the home and I imagine that was the reason.  
7 Also they had a lot of odds and ends stored in the gar-  
8 age and I guess in time it gives it a dilapidated  
9 appearance. Especially in B.C. there is a lot of  
10 paint work and when it is not put on so often it  
11 gets very shabby in appearance. It is not like brick.

12 Q. I notice on the form which you filed you  
13 show that since the evacuation the unfinished upper  
14 part has been finished. Did you go back to see this  
15 property? A. Yes, I was out there last March.

16 Q. March, 1947? A. The March before last,

17 Q. You saw the property then? A. Yes.

18 Q. Who was in occupation then? A. Mr. Symon --  
19 I don't know the gentleman's name upstairs. There  
20 were two separate tenants there.

21 Q. Who was the owner? A. Mr. Sweid.

22 Q. I think he was the gentleman that bought it  
23 from the Custodian? A. That is correct.

24 Q. I see you say the house is now being sold  
25 for \$6500. Is that correct? A. Whether it has  
26 been definitely sold or not I couldn't tell you, but  
27 at the time I was there it was offered for sale for  
28 \$6500.

29 Q. We should amend this statement to say the  
30 house was being offered for sale in March, 1947, for



T. Tabuchi,  
In chf.

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\$6500? A. Yes.

Q. At that time did you inquire what the rentals were? A. Yes, I did.

Q. How much were they? A. \$35. for each, the upper and lower separately.

Q. Making \$70. altogether? A. Yes.

Q. You observed what additions or changes had been made since you were there? A. Oh yes, I still had a small piece of personal property left in the house and the people I left it with let me go through the whole house and I noticed that things were in a poor state of repair mostly because of neglect of work in keeping it up.

MR. CHRISTIE: I tender as Exhibit 4, the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 4)

MR. BREWIN: Now, you say here that the unfinished upper part has now been finished. What remained to be finished after you left? A. To make a four room suite upstairs they needed a partition to separate it into four separate rooms. Up until that time it was just a wide open space.

Q. They put a partition in? A. Yes.

Q. What type of partition? A. As far as I could see from down below it was just more or less temporary work so these persons could occupy the premises. I noticed a lot of woodwork had not even been painted; it was just left.

Q. The partition had been put in since you left?  
A. Yes.





T. Tabuchi,  
In chf.

1 Q. What else had been done, if anything?

2 A. I couldn't see anything else.

3 Q. I see that the appraiser says that the  
4 attic and stairs were unfinished; were they still  
5 unfinished when you went back? A. No, the stairs  
6 were there, except that the hardwood tread has not  
7 been put in.

8 Q. Were the stairs there when you left?

9 A. Oh yes, we were using the upstairs as  
10 more or less a rumpus room. We had a bed up there.

11 Q. The appraiser says the attic and stairs  
12 were unfinished. I suppose he means the upstairs  
13 room. Now you talked of the partition; was it  
14 unfinished in any other respect.

15 A. At the time I left?

16 Q. Yes --? A. Well, how shall I describe  
17 it -- it has been finished, but the stairs were  
18 there and the treads were there, although it was just  
19 rough lumber, and the side walls going up to the  
20 upper floor were finished. I think the word "attic"  
21 is really a false description because it is really  
22 a large space.

23 Q. I take it it must be fairly large. It  
24 has been rented apparently for \$30. since?

25 A. Yes.

26 Q. And then when you went back had a new floor  
27 been put in? A. That I couldn't say.

28 Q. You didn't actually see the upstairs?

29 A. No.

30 Q. What was done with the stairs?



T. Tabuchi,  
In chf.

1  
2 A. I don't know. The only thing I was  
3 informed was that it was made liveable; the partition  
4 was put up by the owner and it was rented.

5 Q. Now, did you have a mortgage on this  
6 property? A. Yes, sir.

7 Q. Have you got the mortgage with you?

8 A. Yes, I have.

9 Q. I see you are producing the original of  
10 the mortgage dated 7th November, 1939, and it is  
11 between Taiji Tabuchi, Yoshio Tabuchi, and Sakae  
12 Tabuchi, and the Ontario Loan and Debenture Company.  
13 What was the principal amount secured by this  
14 mortgage? A. \$2050. or close to that, I believe.

15 Q. The mortgage company had no interest in  
16 the house before the mortgage was taken, had they?

17 A. I am not very familiar with that actually.

18 Q. Was it from the mortgage company you bought?

19 A. I don't remember that.

20 Q. This was a mortgage to secure the balance  
21 of the purchase price? A. Yes.

22 Q. That is who you purchased it from, is it?

23 A. Yes, I think it is. It is a corporation.

24 Q. Now, I notice from Exhibit 4, the Certificate  
25 of Title, it shows the property registered in the  
26 names of Taiji Tabuchi, Yoshio Tabuchi, and Sakae  
27 Tabuchi. Now, you of course are the first named  
28 person there? A. Yes.

29 Q. What about the other two people who are  
30 shown? A. They have assigned all the property  
to me in 1943.



T. Tabuchi,  
In chf.

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Q. Have you got the document? A. Yes.

MR. CHRISTIE: I think we are prepared to admit that he was the owner. I think it should be cleared up that the title showed three names though.

MR. BREWIN: What sort of district is this Adanac Street? A. It is a residential district situated near Victoria Drive, which is close to the Grand View District. There are no factories that I can remember. In other words it is just a residential district four or five blocks south of Hastings Street.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I tender as Exhibit 5 the Notice of Assessment showing the assessment to be \$2730.

(NOTICE OF ASSESSMENT FOR YEAR 1935, MARKED EXHIBIT NO. 5)

Q. I produce the J.P. form dated the 25th of February, 1943. Whose signature is that?

A. That is the signature I put on declaring the property to the Custodian.

Q. Is that your signature? A. Yes. I write back hand now. My fingers have got stiff.

Q. You are sure that is your signature?

A. Yes, that was in 1942.

Q. This says 1943. A. That is when I came out here.

Q. It shows the witness's name as Shima?

A. That is my brother-in-law.

Q. Do you remember signing that now?

A. I signed so many things then --



1 I. Tabuchi,  
Cr. ex.

2 Q. I will file it in any event.

3 A. That is the declaration I made.

4 (J.P. FORM MARKED EXHIBIT NO. 6)

5 Q. Now, I notice the item here for improvements  
6 in landscaping and gardening is \$400? A. Yes.

7 Q. Will you tell me first of all who did that  
8 landscaping and gardening? A. The landscaping and  
9 gardening was done by a Japanese gardener with the  
10 help of ourselves.

11 Q. How much did you pay him? A. Oh, we  
12 paid him approximately on a daily basis about \$4.

13 Q. How many days did it take? A. I couldn't  
14 tell you exactly how many. That was done over a  
15 period not of weeks or months but over two summers.

16 Q. Now, what landscaping did you do that would  
17 make a figure of \$400? A. Shrubs were put in.

18 Q. How many? A. I couldn't say the exact  
19 number but there was shrubs around the house and one  
20 on each side of the lawn near the front. There were  
21 two below each window, one below the porch railing.  
22 You can see by the picture there the rockery we put  
23 in, and the plants amounted to quite a bit of money  
24 because the plants are pretty expensive, anywhere  
25 from 50 cents to \$1.00, and the lot was almost 50  
26 feet wide. A lawn was put in too.

27 Q. Did this gardener put in the lawn, or did  
28 you? A. Both of us put it in. He supervised  
29 the work and we supplied the labour, everybody just  
30 chipped in, that is all.



T. Tabuchi,  
Cr. ex.

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Q. What kind of furnace was put in in 1942?

A. A steel furnace and brick inside.

Q. Do you know the make? A. I can't remember the name now.

Q. What fuel did it burn? A. The fuel was a combination of wood and coal.

Q. Was this stucco over frame or over brick?

A. That was granite stucco over frame.

Q. You told my learned friend this place was offered for sale for \$6500. How did you obtain that knowledge, who told you? A. The tenant downstairs, Mr. Symon, told me.

Q. You didn't see any documents?

A. No. Also I believe the tenant upstairs. Both were eligible to buy it if they chose to.

Q. Do you know how old the property was when you bought it? A. As far as I can remember I think it must have been about -- I was lead to believe it was about 10 years old.

Q. That is all, thank you.

MR. CHRISTIE: I am tendering as Exhibit 7, a tender of J.D. Pratt in the amount of \$2000. It doesn't appear to be dated, and also a tender of McGregor, Johnston & Thomas, for \$2800.

(TWO TENDERS MARKED EXHIBIT NO. 7)

Q. I am tendering as Exhibit 8 the Real Property Summary.

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 8)

MR. CHRISTIE: It is submitted, your honour, that the real property was sold at its fair market



1 value.

2 That concludes the defence.

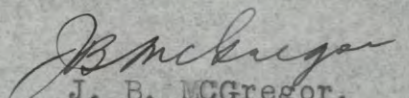
3 MR. BREWIN: The 1st of October, 1943, seems  
4 to be the date of sale. I would call attention to  
5 a letter of McGregor, Johnston and Thomas, who made  
6 an offer on the 16th of September, 1943, which was  
7 finally accepted and they say:

8 "It is pertinent to note that in November, 1939,  
9 the present owners, the Tabuchis, bought  
10 this property through our office, from The  
11 Ontario Loan and Debenture Company, for a  
12 price of \$2250.00. A sale at \$2800.00 would  
13 therefore be a considerable advance in price."

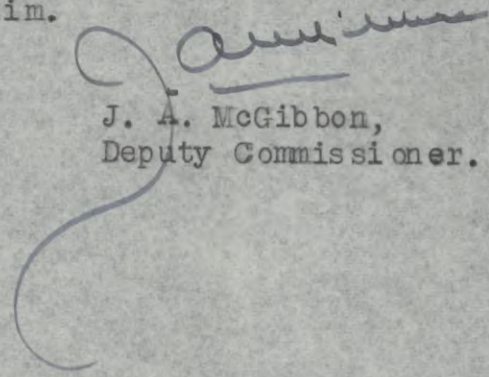
14 They do not say anything about the changes that  
15 had been made in the meantime. The sale eventually  
16 was made to Mr. Sweid.

17 (PROCEEDINGS ADJOURNED SINE DIE)

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

21   
J. B. MCGregor.  
Official Reporter.

22 I, J. A. McGibbon, Deputy Commissioner,  
23 appointed to hear a Commission to invest-  
24 gate claims of Japanese-Canadians for  
25 property loss, do certify the foregoing  
26 is a true copy of the evidence heard on the  
27 within claim.

28   
J. A. McGibbon,  
29 Deputy Commissioner.  
30

JAN 16 1948

base no 1144

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

12211

[Signature]

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

Toronto

(1) NAME TABUCHI TAIJI (RCMP) Reg. No. 09006  
(Print) Surname Given Name

(2) Pre-Evacuation Address 1842 Adanac St., Vancouver, B.C.

(3) Present Address 294 Cranbrooke Avenue Toronto

(4) REAL ESTATE  
(a) Street Address (if any) 1842 Adanac St., Vancouver, B.C.  
City or Municipality, Province

A.A. Best

(b) Legal description (lot number, block number, section number, etc.)  
Lot 7, Block 9, Subdivision E, Dist. Lot 183, Plan 180

(c) Type of Real Property (cross out words which do not apply):  
(i) ~~Farm~~  
(ii) Residence Type of business \_\_\_\_\_  
(iii) ~~Business~~ **Business** ~~XX~~  
(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 subject to mortgage

(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) - - - - - \$ \_\_\_\_\_  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 4500.00  
(v) Amount at which Custodian sold property and credited your account - - \$ 2800.00  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1700.00

(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")

(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) - - - - - \$ 1700.00

(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 No

Toronto

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, Taiji Tabuchi 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 14th day of January )  
 A.D. 1947 & . )

Taiji Tabuchi  
 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.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



TABUCHI, Taiji

(Claimant's Name)

REAL ESTATE  
(Other than farm)

EXHIBIT No. 1144-1

09006

DATE OCT 19 1948

Reg. No.

FILLED BY  
P. A. Brewin

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

4 rooms  
(upper floor unfinished)

Granite stucco

Living

49' x 124'

1939

Nov. 7

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

\$2,350.00

1940 - repairs to house (plumbing, woodwork, doors, stairs, etc.)	\$ 200.00
1940 - repainting exterior & interior	175.00
1940 - interior decorating (linoleum, etc)	95.00
1940 - new fixtures	50.00
1940-42-landscape and gardening	400.00
1942 - new furnace and pipes	280.00
1942 - new roof on double garage	50.00
1942 - new fence, 124'	40.00

\$ 4,500.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Tax assessment: 1943 Land-\$630.00 Improvements-\$2,100.00 \$ 2,730.00  
 Tax assessment: 1941 (the same)

Since evacuation the unfinished upper part has been finished (1944) and the house now being sold by Mr. J. D. Sweid for \$ 6,500.00.

At present the rent being paid is \$ 70.00 a month.

Claimant revisited property on March 14, 1948 and found that property was in a badly neglected state of repair. This probably had something to do with low evaluation.

Summary

Estimated value at date of sale \$ 4,500.00

Sale price by Custodian: 2,800.00

Claim: \$ 1,700.00

*T. Tabuchi*  
Signature

THE OFFICE

1944

1,700.00

1,800.00

4,500.00

Summary

1941 (the same) 1942-1943 1944-1945

2,750.00

Since acquisition the unfinished upper part has been finished (1944) and the house  
now being sold by Mr. J. B. Swain for \$3,500.00.

Residential 1941 4,250.00 1942 1943 1944-1945 2,750.00

1941 - new fence, 100' x 100' - new roof on double garage  
1942 - new furnace and pipes  
1943 - new fixtures and landscaping  
1944 - new fixtures  
1945 - interior decorating (linoleum, etc.) 32,000  
1946 - remodeling exterior & interior  
kitchen, doors, stairs, etc. 18,500  
1947 - repairs to house (plumbing) 5,000

4711

Home 4 floors (upper floor unfinished) Granite steps Living 10' x 12' 1946 1947

Value of house 4,500.00 Value of land 100.00

Home 4 floors 4,500.00 Value of land 100.00

REALESTATE 100.00

EXHIBIT No. \_\_\_\_\_  
 DATE \_\_\_\_\_ Oct 19, 1948  
 FILED BY \_\_\_\_\_ K.A. Christie

JOHNSON, REEVE AND WATSON  
 Estate Agents  
 Valuations, Arbitrations, Insurance, Real Estate, Mortgages

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

2nd August, 1943.

The Custodians' Office,  
 VANCOUVER, B. C.

File No. 14023/13657/12211

Dear Sir:

Catalogue No. 1  
 Lot 7 Block 9 D.L. 183E  
1842 Adanac Street.

We have inspected this property and beg to report as follows:-

<u>Location.</u>	A convenient one in the East End.
<u>Land.</u>	49' x 124'. Above the level of the street, with concrete steps and walks.
<u>Building.</u>	1½ storey frame house on concrete foundation with stucco walls and shingle roof. 30' x 30'. Attic and stairs unfinished. 1st floor 4 rooms, nook and bathroom 3 fixtures. Basement concrete floor, hot air furnace and laundry tubs.
<u>Finish.</u>	Oak floor and fireplace living room. Tile sink.
<u>Condition.</u>	about 18 years old. Oak floor worn. rooms need decorating, plumbing worn, concrete floor rough and see page showing, kitchen woodwork needs painting. Furnace new.
<u>Garage</u>	Dilapidated and of no value.
<u>Rent.</u>	\$30. per month
<u>City</u>	\$2,730 (Land \$630 Building \$2,100)
<u>Assessment</u>	
<u>Taxes</u>	\$92.64
<u>Appraisal</u>	We are of the opinion that the fair market value of this property is \$2,800.

Yours faithfully,

JOHNSON, REEVE & WATSON

per "D.W. Reeve"

DWR

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.  
 Date: January 10, 1949.

*E. Subase*



EXHIBIT No. 1144-3  
DATE OCT 19 1948  
FILLED BY J A Brown

STATEMENT TO THE COMMISSION

STATEMENT

the results of the evidence of statements

in interviews with the witnesses at  
those dates

and that such evidence will be used in the  
proceedings for the Commission have been  
stated

that the above evidence in support of such

statements, therefore, be in accordance with  
the rules of

on the day of \_\_\_\_\_ 1948  
Commission of the Court House at

will be used in the proceedings provided that

please take notice that such

ADVISED BY  
COURT HOUSE

PROPERTY CLAIMS COMMISSION

# JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE  
VANCOUVER, B.C.

Please take notice that your claim will be heard by the Japanese Property Claims Commission at the Court House at \_\_\_\_\_, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_ 1948, at the hour of \_\_\_\_\_.

Please, therefore, be in attendance at that time to submit evidence in support of your claim.

Counsel for the Committee have been advised that your evidence will be heard on the above date.

An Interpreter will be in attendance at the hearing of the evidence of claimants.

Yours truly,

SECRETARY TO THE COMMISSION.

LIFTED BY

DATE

EXHIBIT NO.

EXHIBIT No. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 FILED BY K.A. Christie

## CERTIFICATE OF ENCUMBRANCE

## LAND REGISTRY OFFICE

*Oct 1.*

File 12211. 13657, &amp; 14023.

VANCOUVER, B. C.

No. \_\_\_\_\_ minutes 10 A.M. o'clock 30th day of March, 1943.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,  
 Lot 7,  
 Block 9,  
 Subdivision "E",  
 District Lot 183,  
 Group 1, New Westminster District,  
 Plan 180.

Registered Owner: <sup>09006</sup> Taiji Tabuchi, <sup>09520</sup> Yoshio Tabuchi, and  
 Sakae Tabuchi (Wife of Yoshitaro Tabuchi)  
<sup>03018</sup> 1842 Adanac Street.  
 Volume 951, Folio 46722L. Indef.

Registered Charges: 15940 M. 24/1/40. 1.18. The <sup>ONTARIO</sup> Ontario Loan and Debenture  
 Company. Mortgage for \$2050. Payable by instalments, Balance  
 1/1/45. Int. 6%.  
 Filing 35965, Vested in the Custodian.

*(Taiji Tabuchi, Yoshio Tabuchi & Sakae Tabuchi)*

Applications for Registration: None

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

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To: Custodian's Office.

"W. C. Brown"  
 Registrar

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

Date: January 11, 1949.

*E. L. Brown*  
*J. J.*

**IMPORTANT**

Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

**TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER**

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

EXHIBIT No. 1144-1

DATE OCT 10 1943

FILLED BY K A Bristle

Notice Mailed

14023-02018  
13657-09530  
12211-09006

**1943**

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY		Taxes Levied
Rate on \$	19.732 Mills	\$ 4,170,227.41
	General Purposes	.....
	Interest and Instalments	.....
	Schools	3,216,282.81
	Gross	3,619,975.68
		\$11,006,485.90

**CITY OF VANCOUVER  
TAX STATEMENT, 1943**

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1943	
Land	\$111,204,915
Improvements	100,133,140
Total Value for Taxation	\$211,338,055

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS			CURRENT GENERAL TAXES 1943	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY	Nett amount if paid on or before JULY 3rd, 1943	
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED						
			CAPITAL SUM	INSTALMENTS DUE	1940 & PRIOR	1941	1942				
2100	630	1680					8 64	87 49Δ	96 13★	3 50	92 63★Δ
PAYMENT ON A/C APPLIED											

*Handwritten:* Paid July 8/43 per City Hall 9/11/43

REBATE ON CURRENT GENERAL TAXES:  
4% if paid on or before 3rd July, 1943.  
3% if paid on or before 3rd August, 1943.  
2% if paid on or before 3rd September, 1943.  
1% if paid on or before 4th October, 1943.

**POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.  
SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.**

Consolidated Arrears carry interest at 5% per annum.  
Other Arrears carry interest at 6% per annum.  
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,  
City Treasurer and Collector of Taxes.

*Handwritten:* Christian names, Surname  
Debit \$100

**TAIJI, YOSHIO & SAKAE TABUCHI,**  
1842 ADANAC ST.,  
VANCOUVER, B. C. B4564

B4564 LOT. 7/9 1842 Adanac St.,  
BLK. E  
D.L. 183  
Description of Property

ROLL No. **D.L. 183**

NOTE.—Is your property correctly described?

**READ CAREFULLY!**

If a deposit has been made in payment or part payment of these taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

**PAYMENT BY INSTALMENTS:**

CURRENT TAXES may be paid in instalments of not less than \$1.00, and such payments must be applied first to Local Improvements, Special Assessments and Miscellaneous Accounts (if any), on which no rebate is allowed.

REBATE: After payment of the Local Improvements, Special Assessments and Miscellaneous Accounts, Rebate will be allowed on the amount of General Taxes only as follows:

Up to 3rd July, 1943	.....	4 per cent.
Up to 3rd August, 1943	.....	3 per cent.
Up to 3rd September, 1943	.....	2 per cent.
Up to 4th October, 1943	.....	1 per cent.

ARREARS OF TAXES, other than Consolidated Arrears, can also be paid in amounts of not less than \$1.00, with interest thereon at 6% per annum from date of delinquency to date of payment, and such payment will be applied to the taxes longest in arrears. Taxes are levied for the calendar year, and become delinquent on 31st December in year of levy. Property becomes liable for Tax Sale when any arrears have been delinquent for a period of two full years.

Arrears of Taxes must be paid in full before payment of Current Taxes can be accepted, except in the case of Consolidated Arrears.

**CONSOLIDATION OF ARREARS:**

Under the "Vancouver Tax Consolidation Act, 1936 (Second Session)" all taxes remaining unpaid on 31st December, 1936, together with interest to that date (except such taxes as remained unpaid on properties which were included in the 1936 Tax Sale) have been consolidated, and the time for payment thereof extended over a period of 10 years in equal annual instalments.

Payment is required before 4th October, 1943, of the following:—

- A. Interest on the outstanding balance of the Capital Sum at 5% per annum.
- B. Seventh Instalment of the Original Capital Sum (if not already paid).
- C. The Full amount of the 1943 taxes.

Failure to make payment in full, as above, before the passing of the By-Law authorizing the Annual Tax Sale (about the 3rd of October in each year) will render the property liable to Tax Sale in that year.

Under the said Act all payments made after 31st December, 1936, will be applied under the Consolidation Scheme. The full amount of Consolidated Arrears with interest can, however, be paid up at any time.

Communications in reference to change of address should be sent to the City Assessment Commissioner, City Hall.

FOR FURTHER INFORMATION, call at Tax Office, City Hall, 453 West 12th Avenue, or phone FAirmont 2711.



# 1943

## CASHIER'S DUPLICATE

Return BOTH Original and Duplicate with your remittance.

### CITY OF VANCOUVER TAX STATEMENT, 1943 City Hall 453 West 12th Avenue

Notice Mailed

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/Cs IN ARREARS				LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1943	CURRENT GENERAL TAXES 1943	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY	Nett amount if paid on or before JULY 3rd, 1943
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED							
			CAPITAL SUM	INSTALMENTS DUE	1940 & PRIOR	1941	1942					
2100	630	1680						8 64	87 49Δ	96 13★	3 50	92 63★Δ
PAYMENT ON A/C APPLIED												

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.  
JAS. L. ARMSTRONG,  
City Treasurer and Collector of Taxes.

TAIJI, YOSHIO & SAAE TABUCHI,  
1842 ADANAC ST.,  
VANCOUVER, B. C. B4561

B4564 LOT. 7/9  
BLK. E  
D.L. 193  
ROLL No. Description of Property

### READ CAREFULLY!

If a deposit has been made in payment or part payment of these taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

#### PAYMENT BY INSTALMENTS:

CURRENT TAXES may be paid in instalments of not less than \$1.00, and such payments must be applied first to Local Improvements, Special Assessments and Miscellaneous Accounts (if any), on which no rebate is allowed.

REBATE: After payment of the Local Improvements, Special Assessments and Miscellaneous Accounts, Rebate will be allowed on the amount of General Taxes only as follows:

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Up to 3rd September, 1943 ..... 2 per cent.  
Up to 4th October, 1943 ..... 1 per cent.

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FOR FURTHER INFORMATION, call at Tax Office, City Hall, 453 West 12th Avenue, or phone FAIRMONT 2711.

D.P. 193  
BLK. E  
D.L. 193  
VANCOUVER B. C.  
1842 ADANAC ST.

EVAC. DIV. SECTION

Rec. May 1 1948

File 13211

Ans. 13211

OFFICE OF THE CUSTODIAN

REAL ESTATE

JAPANESE SECTION

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

EXHIBIT No. 1144 - 6

NAME: Taiji TABUCHI

DATE: Oct 19 1948

HOME ADDRESS: 1842 Adanac St., Vancouver City

FILED BY K.A. Christie

REGISTRATION NUMBER 09006

SEX: Male AGE: 30

OCCUPATION: Radio Engineer

(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:

MARRIED? Single

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: 1842 Adanac St. E. Lot (2) in block nine (9) in subdivision "E" of district lot One hundred and eighty three (183) Group One (1) New Westminster district. 4 rooms stucco building with basement & double garage unfinished attic.

2. BUILDINGS AND OTHER IMPROVEMENTS: New interior wall paper, new furnace. House fully painted, New fence, improved garden with front lawn & rockery garden.

3. INSURANCE (Give particulars; state where policies are) Insured by the Corporation

4. TAXES (Amount and where payable) Over \$90.00 a year included in the payment on the building.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Rented to Mr. Charles Salmon of Woodfibre without lease.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: With the Corporation
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Brother and Mother
9. IF FARM LAND STATE CROPS SOWN

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: 1842 Adanac St. E. 4 rooms stucco building with unfinished attic and basement & double garage.
2. LANDLORD'S NAME AND ADDRESS: Taiji, Yoshio, Sakae Tabuchi, % of S. Mori, R. R. 2, Kelowna, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent paid up the the month of January.
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Odd pieces of furniture & garden tools stored in the attic and basement of the house.
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: Sakae & Yoshio Tabuchi, - all in Care of S. Mori, R. R. 2, Kelowna, B. C.

- FORM "JP"
4. INSURANCE CAR
5. MORTGAGES, LI
- OTHERS:
6. MONEYS OWING
7. BONDS, DEBENT
8. BANK ACCOUNTS
9. LIFE INSURANC
10. INTEREST IN AN
11. SAFETY DEPOSI

**LIABILITIES:**

1. PERSONAL DEBT
2. TRADE DEBTS:

**I, the undersigned, tected area as set out a tures, bonds or other se**

I certify that the every description in an and indirect.

Dated this.....25.

"Pat Sh  
Wi  
FOR DEPARTMENT  
copy of th

poration.....

and Mother.....

s stucco.....

age.....

abuchi.....

G.....

ic and basement.....

INTEREST IN, OR.....

hi, - all in Care.....

FORM "JP"

FILE No. 101

4. INSURANCE CARRIED ON ABOVE PROPERTY: By the Corporation

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) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Sakae Tabuchi Insured with the B.C. Mutual Benefit Association.

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 25 day of February 1943

(Signature) "T. Tabuchi"

"Pat Shima" Witness

P.T.O

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

Date: January 11, 1949.

E. L. Basse

For complete particulars please get in touch with our Agent,

McGregor Johnston & Thomas Ltd.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: None

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

7. LANDLORD'S NAME AND ADDRESS: S. of S. Mart, R. R. 2, Kelowna, B. C.

8. BONDS, DEBITURES, SHARES, STOCKS OR OTHER SECURITIES (State whereof)

9. STATE WHEREABOUTS OF LEASE: None

10. BANK ACCOUNTS: None

11. LIFE INSURANCE: Sakae Tabuchi Insured with the B.C. Mutual Benefit Association.

12. INTEREST IN ANY ESTATES OR TRUSTS: None

13. IF FARM LAND, PARTICULARS OF CROPS: None

14. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS

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 25 day of February 1943

(Signature) "T. Tabuchi"

Witness "Pat Spink"

FOR DEPARTMENTAL USE I hereby certify that the foregoing words are a true

copy of the original whereof they purport to be a copy.

Date: January 11, 1943

*[Handwritten signature]*

1144 - 7  
EXHIBIT No. \_\_\_\_\_  
DATE \_\_\_\_\_ Oct 19, 1948.  
FILED BY \_\_\_\_\_ K.A. Christie

6783 E. Broadway  
Lochdale P.O.  
Burnaby, B. C.

The Custodian,  
506 Royal Bank Building  
675 West Hastings St.  
Vancouver, B. C.

*No. 1*

Dear Sir; re. 1842 Adanac St. Real Estate Catalogue No. 1

I hereby tender an offer to purchase the property known as Lot 7 Blk.9, Sub."E", D.L. 183 and being No. 1842 Adanac Street. Vancouver, B.C., for the sum of \$2000.00 cash and enclose herewith a bank draft for the sum of \$200.00 as deposit.

Yours very truly,

"Y.P. Pratt".

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

Date: January 11, 1949.

*E. J. Casey*  
*J. J.*

MCGREGOR JOHNSTON & THOMAS LIMITED  
General Insurance and Financial Agents  
Mortgage Department

*Accept*

414 Pender Street West,  
Vancouver, B. C. 16 Sept. 1943.

Attention of Mr. Shears.

EVACUATION SECTION	
Rec'd	<i>Sep 18 1943</i>
File No.	
Ans.	<i>P.M.H. 23/9/43</i>
Referred	<i>Harrop</i>

The Dept. of the Secretary of State  
Japanese Evacuees Section  
Royal Bank Bldg  
Vancouver, B. C.

Dear Sirs.

re. No. 1842 Adanac Street - Tabuchi.

We have a client who wishes to purchase the above mentioned property and we are fairly confident we can make a sale at a price of \$2800.00.

This particular property is listed in the No. 2 issue of your catalogue under Group "A", Catalogue No. 1.

It is pertinent to note that in November, 1939, the present owners, the Tabuchis, bought this property through our office, from the Ontario Loan and Debenture Company, for a price of \$2250.00. A sale at \$2800.00 would therefore be a considerable advance in price.

We shall be obliged if you will let us know whether your Department is prepared to accept an offer of \$2800.00. If such an offer is acceptable, we will endeavour to close the sale as quickly as possible.

Awaiting your decision and reply, we remain,

Yours very truly,

McGregor, Johnston & Thomas Ltd.

"Owen W. Thomas" Vice-pres.

O.W.T

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

Date: Jan 11, 1949.

*E. L. Basse J. G.*

REAL PROPERTY SUMMARY

1144 - 8

EXHIBIT No. Oct 19 1948

JAPANESE NAME: Taiji TABUCHI Reg. No. 09006

DATE.....  
FILED BY K.A. Christie

CATALOGUE NO: 1

*File No. 12211*

PROPERTY ADDRESS: 1842 Adanac Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 7, Block 9, Subdivision "E", District Lot 183, Group 1, New Westminster District, Plan 180.

TITLE: Registered in the names of Taiji TABUCHI, Yoshio TABUCHI, and Sakae TABUCHI (Wife of Yoshitaro Tabuchi).

ENCUMBRANCES: Registered: 15940-M. 24th January 1940. 1.18. The Ontario Loan and Debenture Company. Mortgage for \$2050. Payable by instalments. Balance 1st January 1945, interest 6%. Vesting Order filed No. 35965 dated March 29, 1943.

Unregistered: There is an unregistered Quit Claim Deed dated 31st May 1943 given by Yoshio Tabuchi, Reg. No. 09520 and Sakaye Tabuchi, Reg. No. 02018, to Taiji Tabuchi, Reg. No. 09006 relinquishing all the interests of Yoshio Tabuchi and Sakaye Tabuchi in the above property to Taiji Tabuchi. This is on file.

ASSESSED VALUE: Land \$ 630.00  
Improvements 2100.00 - \$2730.00 Taxes - \$96.13

CLASSIFICATION: This is a 1½ storey frame house, four rooms and bath on ground floor. Upstairs unfinished - concrete foundation - stucco walls. Hot air furnace - 30' x 30' built on a 49' x 124' Lot.

The valuator reports in part as follows:  
"A convenient location in the East End.  
Garage dilapidated - no value.  
We are of the opinion that the fair market value of this property is \$2,800.00"

"D.W. REEVE"

HISTORY OF ADMINISTRATION:

This property was rented to Charles Salmon on the 1st October 1942 at a monthly rental of \$30.00. The rent was paid into the office of Messrs. McGregor, Johnston & Thomas who in turn remitted \$27.50 to the Ontario Loan and Debenture Company, which was applied to the reduction of the mortgage. There was a portion of rent, viz. \$13.00 paid into our office and this was taken care of in the final adjustments, Messrs. McGregor, Johnston & Thomas were acting as rental agents.

SOLD:

To: Jacob David Sweid and Edith Swid (Joint Tenants) for \$2800.00, as at October 13th, 1943, who paid \$1262.66 cash and the balance by the assumption of mortgage No. 15940-M, in favour of the Ontario Loan and Debenture Company.  
Approval of Advisory Committee - September 29th, 1943.

Funds released to the credit of Taiji TABUCHI as at November 27th.



1944, against which were the following charges: Real Estate Commission \$140.00, Valuation \$5.00, Advertising \$4.00, Registration Fees \$3.50, Mortgage principal \$1526.63 plus Interest \$10.54 = \$1537.17, Water Rates \$8.40 = \$1698.07 leaving a net credit of \$1101.93 from said transaction.

Adjustments as at October 13th, 1943 to the amount of \$7.55 Unexpired Fire Insurance Premium, \$23.20 Purchaser's Share of 1943 Taxes = \$30.75 were placed to the credit of Taiji TABUCHI's account.

The following Fire Insurance Policy:

Employers' Liability Assurance Corporation Limited  
Policy No. 74616 - \$2,100.00 covering dwelling at  
1842 Adanac Street, Vancouver, B. C., Loss payable  
to The Ontario Loan and Debenture Company.

This policy was transferred to Jacob David Sweid and Edith Sweid on the 4th December 1943.

OLD CERTIFICATE OF TITLE:

No. 46722-L

Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 94940-L in the names of Jacob David Sweid and Edith Sweid (Joint Tenants) was left on deposit in the Land Registry Office, Vancouver, B. C., subject to Mortgage No. 15940-M.

The above summary is certified to be  
in accordance with information on file.

April 21st, 1947.

"D. A. Cramer"  
D. A. CRAMER

DAC:ic

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

Date: January 11, 1949.

*E. Salusse*  
S. J.