

Name of Claimant MACHIDA, Take (Mrs) for Denkichi Case 1372

MACHIDA, Deceased.

Custodian File 8861 and 3205

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
1750.00										900.00
<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			
						55.00				75.00
TOTAL RECOMMENDATION										975.00

CASE NO: 1372.

JAPANESE PROPERTY CLAIMS COMMISSION

Montreal, P.Q.,

June 8th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) TAKE MACHIDA.

PROCEEDINGS AT HEARING.

Original.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

10

Montreal, P.Q.,

June 8th, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS.) TAKE MACHIDA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

ROGER OUMET, Esq., K.C., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 MRS. F.L. HANDFORD, x Official Interpreter.
 A.G. VEITCH, Esq., C.S.R., Official Reporter.

30

Miss C. Machida,
In Chief.
Discussion.

MR. OUIMET: My lord, I will say that Mrs. Machida would
of course have to be re-sworn with respect to each
and every claim, but she will make the same
declaration concerning her daughter's ability to
testify on her behalf. In order to save time, my
friend might be ready to admit that part of the
evidence of Mrs. Machida, including the identification
of her signature and accept the admission of it in
each and every other record, and we might proceed
10 immediately with the evidence of Miss Catherine
Machida.

THE COMMISSIONER: You are satisfied with that, Mr. Hunter?

MR. HUNTER: Yes; my lord.

THE COMMISSIONER: Very well. We will take it, as
counsel requests.

(To Mrs. Take Machida): You understand that
the oath taken in respect of the first claim,
No. 1371, binds your conscience in respect of all
the others?

20 MRS. TAKE MACHIDA: Yes.

MR. OUIMET: My lord, this is a claim in respect of a
rooming house at 230 Alexander Street.

THE COMMISSIONER: Which number on the Montreal list?

MR. OUIMET: No. 16 on the Montreal list.

The original claim has to be amended. The claim
for land and buildings was for a balance of \$8,050.00,
established as follows: Land and building at
230 Alexander Street, Vancouver, \$9,800.00, less
amount credited by Custodian \$1,750.00, leaving a
30 net balance of \$8,050.00.

C. Machida,
In Chief.
Discussion.

The original claim, as your Lordship will see, also, was for business and there were quite a few amounts which had to be taken out. The total is from \$12,980.00 to \$8,050.00.

The personal chattels which have not been listed at the proper place on this claim: Personal chattels claim, contents of rooming house, \$809.75, less \$55.00, for which they were sold by Custodian, leaving a net claim of \$754.75.

10 The total claim being \$8,050.00 for real estate, \$754.75 for personal chattels, makes a grand total claim of \$8,804.75.

CATHERINE MACHIDA, having been previously sworn in Case No. 1371, called on behalf of the claimant herein, testified as follows:

DIRECT EXAMINATION BY MR. OUIMET:

Q Miss Machida, under the same oath, will you take communication of real estate claim in the sum of
20 \$8,050.00 bearing your mother's signature, identify the claim, your mother's signature, and file it as Exhibit 1? A: I do.

(PARTICULARS OF REAL ESTATE, OTHER THAN FARM, MARKED EXHIBIT NO. 1).

Q Take communication of a personal chattels claim for a total balance of \$754.75, bearing your mother's signature, identify the claim, your mother's signature, and file this claim as Exhibit 2?

A I do.

30 (PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO. 2).

C. Machida,
In Chief.

MR. OUIMET: I have here a detailed inventory of everything which was in the rooms, 1 to 28 inclusive, arriving at a total of \$809.75. Unfortunately we have not been able as yet to make a copy for the benefit of my friend, but I will let him have a copy this afternoon or tomorrow morning at the latest.

Subject to that, I ask:

10 Q Take communication of this inventory of chattels of 230 Alexander Street, Vancouver, coming to a total of \$809.75 for the 28 rooms in that house, and file the same as part of Exhibit 2?

A Yes. There are 23 rooms, not 28 rooms. There are certain numbers missing.

Q There are 23 rooms, but some numbers are missing-- like No. 13, for example? A: Yes, sir.

Q And Nos. 4, 6, 8 are missing? A: Yes.

(INVENTORY OF CHATTELS FILED AS PART OF EXHIBIT NO. 2).

MR. OUIMET: That is all, my lord.

20 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 was sold for its fair market value.

Your Lordship will appreciate that the analysis which was made has not much value in view of the fact that no inventory of items claimed has been produced until now. I would therefore suggest that one be prepared later and filed in Vancouver, a new one, because this one gives ---

30 THE COMMISSIONER: You have no objection, Mr. Ouimet?

MR. OUIMET: Certainly not, my lord.

MR. HUNTER: My lord, referring to the real property, I file the appraisal of B. W. Reeve, of Johnson & Reeve, dated April 21, 1943. It is rather long, but in the fourth paragraph he states:

10 "The building, besides being very old, is in deplorable condition. The foundations are rotten in many places and the whole building is very dirty and out of repair. The construction is of the cheapest possible kind and in view of the condition of the building generally and the plumbing in particular, it is very doubtful whether the present arrangement can be continued for any great length of time without the expenditure of perhaps \$2,000 or more. It is altogether likely that the City may condemn the building as they have done in other similar cases."

He then values it at \$1,500.00.

20 I tender that as Exhibit 3.

(APPRAISAL, JOHNSON & REEVE, APRIL 21, 1943,
MARKED EXHIBIT NO. 3).

This was the subject of a special sale. Negotiations were carried on for some considerable length of time. It was eventually sold to the Burrard Iron Works Limited for \$1,750.00.

30 There is quite a history of negotiations: Originally an offer of \$1,400.00 was received on March 17, 1943, from the Burrard Iron Works Limited, the company claiming the building was of no value to them and in any event would be probably condemned.

C. Machida,
Discussion.

This was submitted to and rejected by the Advisory Committee on April 7th, 1943, and the company on the 7th May, 1943, increased its offer to \$1750.00. This offer was accepted subject to existing leases and without warranty as to the location or condition of the building. It was sold to them with adjustments as of September 1, 1943.

10 Insofar as the chattels are concerned, they were appraised by Thompson & Binnington Limited, and in a report letter dated December 14, 1943, they report:

"Re: Machida - 230 Alexander Street".
and in the second paragraph state:

20 "The above premises can be classed as one of the lowest type of 'Flop Houses', we have doubts whether the Public would attend an Auction Sale. There are approximately twenty eight rooms, and the Furniture in most of them consist of, an old Iron Bed, small Table and a chair, the odd room has a cheap Dresser, the only saleable articles are the odd dresser & chair, and they are very old and dirty and of the cheapest manufacture.

30 "In our opinion the only way to dispose of this class of Furniture would be to call in a number of the Second Hand Junk Dealers and accept the highest offer, and make it a condition that whoever buys it, will have to remove everything, as the Buyer may leave a lot of the goods on the premises, in his opinion not

C. Machida,
Discussion.

"worth moving.

"Hoping this is the information that you require."

The first paragraph reads:

"As per the request of your Mr. Spain the writer personally inspected the Furniture & Effects on the above premises to determine whether it would be advisable to hold an Auction Sale, or the most equitable way to dispose of same."

10

I would tender that as Exhibit 4.

(REPORT LETTER, THOMPSON & BINNINGTON LTD.,
SEPT. 14, 1943, MARKED EXHIBIT NO. 4).

As a result the contents of the rooming house were sold for \$55.00.

Whether in view of the report by Thompson & Binnington your Lordship would require a detailed analysis, I do not know. It is rather dubious whether a detailed analysis could be prepared, in any event, as the furniture for what it was worth was just sold for \$55.00.

20

THE COMMISSIONER: I do not see that any analysis would be helpful at all.

MR. HUNTER: No.

THE COMMISSIONER: It was obviously a block sale.

MR. HUNTER: The picture of this place is in the file.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is that a photograph of 230 Alexander Street?

A Yes, that is right.

30 MR. HUNTER: I would tender that photograph as Exhibit 5.

G. Machida,
Cross-Exam.

(PHOTOGRAPH, CLAIMANT'S PREMISES, MARKED
EXHIBIT NO. 5).

Possibly I had better file this analysis. There are some sheets attached to it which are copies of various correspondence and memorandum, which will give your Lordship some picture of the situation.

(ANALYSIS OF PERSONAL PROPERTY, CORRESPONDENCE,
MARKED EXHIBIT NO. 6).

10 I do not think there are any questions. The real property seems to be entirely a question of value, and, similarly, the personal property.

THE COMMISSIONER: Any re-examination?

MR. OUIMET: Might my friend tender the appraisal made on April 6th, 1943, by A.R. Mackenzie, to give that valuation. I will be content with a copy, my lord.

THE COMMISSIONER: Very well.

MR. OUIMET: Will my friend tender this and file it as Exhibit 7?

(VALUATION, APRIL 6, 1943, MARKED EXHIBIT 7).

20 MR. HUNTER: The original was not there and I did not notice this. It is an appraisal by A.R. Mackenzie, dated April 6th, 1943, estimating the value at \$2,500.00.

MR. OUIMET: \$2,500.00 for the building and a total value of all property of \$4,375.00.

MR. HUNTER: Yes. I am sorry. That is the value of the building.

30 MR. OUIMET: It will be noted that there is a large discrepancy between the two, \$4,375.00 of A.R. Mackenzie, and the other of \$1,500.00. Your Lordship will notice in some appraisals they say there are

C. Machida,
Discussion.
Re-Direct Exam.

35 rooms, 28 rooms, 23 rooms, -- and another one
42 rooms. Miss Machida has sworn to 23 rooms.

THE COMMISSIONER: What does Mr. Mackenzie say?

MR. OUIMET: He says 35.

RE-DIRECT EXAMINATION BY MR. OUIMET:

Q You have taken communication of the appraisal of
Johnson & Reeve of April 21, 1943?

A Yes, sir.

10 Q What do you have to say about the household furniture
mentioned in the second paragraph?

A The rooming house was started in 1934 when my
father bought the building. From that time we took
considerable time to furnish all the rooms. Although
it may have been old in 1943, at the time it was
bought it was all new.

Q Was it in the same condition in 1942 as described on
April 21, 1943, by Johnson & Reeve, stating:
"there are approximately 42 small rooms in the
20 buildings, which we understand are rented at \$5.00
per month with a minimum of very poor furniture."

A No, sir.

THE COMMISSIONER: Q: Had you made a personal inspection
of these rooms? A: In 1942?

Q Yes; before you left? A: Yes.

That was in October, 1942.

MR. OUIMET: Q: First of all, were there 42 small rooms?

A There were 23 rooms in the front of the building and---

Q Were there unfurnished rooms? A: Yes.

30 At 230 and 1/2 Alexander at the rear of the building;

C. Machida,
Re-Direct Exam.

there were approximately 17 rooms in the back which were unfurnished.

Q The number being 230½? A: Yes, sir.

Q Now, there are remarks about the plumbing. What do you have to say about the condition of the plumbing in October, 1943?

A I do not know about 1943.

Q In 1942 ---? A: When we left in 1942 we had the place in good condition.

10 Q Was it occupied by tenants? A: Yes, sir.

Q Were the rooms all occupied? A: Yes, sir.

Q Is it true those rooms were renting at \$5.00 per month? A: No, sir. There were different rooms, large and small rooms, and, if you took an average it might come out to \$8.00 or \$9.00 possibly. I could not say that, for sure.

Q About the buildings, Johnson & Reeve say that they are very old. What do you have to say about that?

A It was bought in 1934, and we have put in considerable amount of repairs.

20 Q That the foundations were rotten in many places?

A In 1934 at the time of purchase we altered the whole foundation, made it into concrete foundations and put in the beams.

Q Beams and blocks? A: Yes.

Q What were the dimensions of the blocks, to the best of your recollection? A: I do not know that, sir.

30 Q Who could tell us whether or not there were sills resting on blocks, ten by ten cedar timbers?

A Possibly my mother may be able to tell you.

Q You could not? A: No.

Q Do you know anything about the painting of the premises?

A Yes.

Q Do you know when the house was last painted?

A In 1937 the whole building was painted.

Q Now, about the city having contemplated condemning the business, do you have any knowledge of that?

10 THE COMMISSIONER: Obviously that is a conjecture on the part of that man. If it is any help to you, Mackenzie refers to the building as 36 years old in 1943 because he bases his valuation on 36 years depreciation.

MR. OUIMET: Yes; being \$7,548.00.

THE COMMISSIONER: Yes.

MR. OUIMET: Q: Do you know whether there was any insurance on the property? A: Yes, there was insurance but I do not know the amount.

Q You do not know the amount? A: No.

20 Q Does your mother know that? A: I could not say.

Q You could not say? A: No.

Q Who would know to your knowledge and belief?

A I do not know.

Q With respect to this photograph taken on April 8th, 1943, does it represent the house as it was, or only part of that house, of the building?

A That is only part of the building. It covers a whole lot.

Q So that would be about, only ---

30 A Not even half.

Q Not half? A: No.

Q There is another document which says that Taiyo Printing was on the ground floor?

A Yes, sir.

Q That is the place which is shown boarded up?

A Yes, sir. It was occupied by Taiyo Printing.

Q Would you say that this picture taken on April 18th, 1943, gives a correct picture of the premises as you left them in 1942? A: If I remember correctly

10 there was a building right next which must have been torn down between that time.

Q On which side of the house was the building?

A On the left hand side.

Q Meaning that the 5 windows, or 4 windows and 1 door, which are shown on the left hand side, would have been covered by that building on the left hand side.

A There was a space in between the two buildings but there was another space on the left hand side.

Q Did that other building belong to your father?

20 A No, sir.

Q It did not? A: No, sir.

THE COMMISSIONER: Q: Is it not a fact that the frontage was 25 feet on Alexander Street?

A I do not know, sir.

THE COMMISSIONER: I observe that Mackenzie in Exhibit 7 bases his valuation on 25 front feet at \$75.00 a foot.

MR. OUMET: Yes.

THE COMMISSIONER: Now, let us see.

30 MR. OUMET: 91,500 cubic feet.

THE COMMISSIONER: I do not think Reeve gives us the frontage.

MR. OUIMET: No, he does not.

THE COMMISSIONER: Q: In referring to the photograph, Exhibit 5, I take it what you mean is that the whole side of the building is not taken in by the photograph? Is that correct? A: That is correct.

Q But the frontage is correct?

A That is correct. That is right.

10 MR. OUIMET: What is the exhibit number of the analysis of personal property, my lord?

THE COMMISSIONER: Exhibit 6.

MR. OUIMET: Q: In Exhibit 6, the analysis of personal property, it is said that your father declared, "I have no property of any kind whatsoever in any protected area of British Columbia." Would you be in a position to explain this declaration made by your father on October 3, 1943?

20 A No, sir. I have no explanation except that I think he must have been in a mix-up because he had so much to clear up and at the time he went he did not know whether he was coming or going. I think that is why he made the declaration.

THE COMMISSIONER: Are we concerned about that feature? There are no lost articles here.

MR. OUIMET: I thought that remark appeared to be a bit derogatory and it might need some explanation. It is to be noted he died on January 1, 1943.

30 THE COMMISSIONER: Yes. The only way in which I am concerned in a matter of this kind is when there are

C. Machida,
Discussion.

instances of loss or stolen property.

MR. OUIMET: Q: Now, Miss Machida, the building was supposed to be very dirty when it was seen by Johnson & Reeve. What do you have to say about that?

THE COMMISSIONER: That inspection was made a year after the lady left Vancouver. A lot of dirt can accumulate in a very short time. I do not think you need worry about that feature.

MR. OUIMET: Q: In September, 1943, Thompson & Binnington
10 Limited called it the lowest type of "flophouse".
What do you have to say about that?

A I cannot understand that. It certainly was not when we were there. My mother, herself, was looking after the place.

MR. OUIMET: Very well; your witness.

MR. HUNTER: I have nothing more.

THE COMMISSIONER: All right, that is all on this claim?

MR. OUIMET: Q: Is there anything else you wish to add?

A No, sir.

20 MR. OUIMET: That covers the real and personal chattels.

THE COMMISSIONER: Very well.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch
".A.G. VEITCH, C.S.R.,"
OFFICIAL REPORTER.

Case 1372.

NOV 27 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

8861
number

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

(1) NAME MACHIDA TAKE, Mrs. (RCMP) Reg. No. 02783
(Print) Surname Given Name

(2) Pre-Evacuation Address 336 Alexander St., Vancouver, British Columbia

(3) Present Address 4910 Sherbrooke St. West, Montreal, Que.

(4) REAL ESTATE

(a) Street Address (if any) 230 Alexander St., Vancouver, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot No. 24, Block 4, District Lot 196, Group 1, New Westminster District

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

- (i) ~~Farm~~
- (ii) ~~Residence~~ Type of business Rooming House, and also 7 unfurnished suites
- (iii) ~~Business~~ Ground floor rented by Taiyo Printing Co. Ltd.
- (iv) ~~Any other type of property (describe)~~ (See claim for Taiyo Printing Co. Ltd.)

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

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

(i) Land	- - - - -	\$ 3,500.00	<u>9800</u> <u>1750</u>
(ii) Buildings	- - - - -	\$ 6,300.00	
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	- - - - -	2,400.00 (23 fully furnished rooms)	
		1,380.00 (7 unfurnished suited)	
		1,200.00 (2 years rental from Taiyo Printing Co. Ltd.)	
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	- - - - -	\$ 14,780.00	
(v) Amount at which Custodian sold property and credited your account	- - -	\$ 1,800.00	
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - -	\$ 12,980.00	<u>8050</u> <u>88050</u>

(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.	<u>Contents of rooming house</u>	Estimated Value \$	<u>809.75</u>
2.		Estimated Value \$	<u>55</u>
3.		Estimated Value \$	<u>754.75</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 \$

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) - - - - - \$ 12,980.00

(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 (I have my own interpreter)

Montreal.

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, Mrs. Take Machida Take Machida of the 4910 Sherbrooke St. West
of Montreal 6 in the Province of Quebec

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 Montreal)
in the County of Holden)
this 26th day of November)

A.D. 1947. Louis H. Rappaport O.S.C. District of Montreal
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.

MACHIDA, Take (Mrs.)

(Claimant's Name)

REAL ESTATE
(Other than farm)

02783

Reg. No.

230 Alexander Street, Vancouver

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

Taiyo Printing
occupied

Business &
Rooming House

Business - ground floor
Rooming house - 42

Frame

Business

25 x 122

1934

June 25

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Business

The claimant does not know

1934 - Concrete foundation
& beams

\$900

\$9800. (\$3500 land
(\$6300. building)

1934 - Plumbing fixtures
installed

150

\$9800.

ground floor sink & toilet
2nd floor sink

1942 - (Jan. & Feb.) 23 rooms
wall papered

200.

1937 - Roof repairs, tar & sand
repairs to skylights

80.

1. approximate size (10 x 19)

2. " " (6 x 5)

10.

3. " " (5 x 3)

15.

complete repair

1937 painted building

200.

1937 repairs to outside (siding)

80.

1934 ground floor alterations

400.

to suit Taiyo printing
partitions removed
repainted (25 x 60)

2185.

Comments re upkeep of premises:

General miscellaneous
repairs for upkeep
\$100100 per year

Comments re Appraiser's report not covered above:

Assessment 1943

Land \$2000.

Building 3400.

Total \$5400.

Rent: (a) rooms

\$180.00 per month

(b) Business

50.00 " "

EXHIBIT No. 1372-1

DATE 8 June 1948

FILED BY R. O. ...

Summary

Estimated Value

\$9800.

Sold by Custodian

1750.

Claim

\$8050.

Take Machida

Signature

MACHIDA, Take (Mrs.)
(Claimant's Name)

PERSONAL CHATELS

02783

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
5 double beds complete	1934-1942	New	\$35. each - \$175.	Good	\$75.
14 single beds complete	"	"	25. each 350.	"	140.
4 3/4 beds complete	"	"	26. each 144	"	35.
34 blankets (wool)	"	"	9. each 306	"	103.
14 comforters	"	"	12. each 168.	"	74.

The claimant is claiming on the attached inventory valued at \$809.75

Description of Storage of Goods:

The chattels were left in the care of Mr. Edwin B. Skinner the tenant.

General Statement as to Chattels not Described above:

Additional Comments, if any:

EXHIBIT No. 1372-2
DATE 8 June 1948
FILED BY R. Ormish

Summary

Estimated Value \$809.75
Sold by Custodian 55.00
Claim 754.75

Take Machida

Signature

Mattels--230 Alexander Street.

Room 1

1 Double Bed Complete	\$15.00 ✓	
1 Dresser (Mirror, with 3 drawers)	5.00	
3 Chairs (kitchen)	3.00	
1 Rocking Chair	2.00	
1 Wooden cabinet for dishes	7.00	
2 tables (approx. 25" x 30")	3.00	
1 Gas Plate and Stand	5.50	
3 Curtains (7½yds.)	2.25	
2 Pillows and Pillow Slips	1.50	
1 Comforter for double bed	7.00	
2 sheets double (1 pr.)	3.00	
2 Blankets for double bed	8.00	
1 Counterpane double	3.00	
Carpet (linoleum)	7.00	
	<hr/>	\$72.25

Room 2

1 3/4 Bed (no mattress)	5.00	
1 Dresser (Mirror, 3 drawers)	4.00	
1 Wardrobe (dark colored)	8.00	
2 Tables (approx. 30"x36" and 25"x30")	3.00	
3 Curtains (7½ yds)	1.75	
1 Rocking Chair	3.50	
1 Chair (kitchen)	.50	
	<hr/>	25.75

Room 3

1 Single Bed Complete	10.00 ✓	
1 Blanket (wool)	3.00	
1 Comforter	5.00	
1 Pillow and pillow slip	.75	
2 Sheets (1 pr.) single	2.00	
1 Counterpane, single	2.25	
1 Towel (30"x15")		
1 Chair (kitchen)	.50	
1 Table (approx. 25"x20")	1.00	
1 Wardrobe	8.00	
1 Chest of Drawers (4)	5.00	
4 Curtains	1.00	
Carpet (linoleum)	2.00	
	<hr/>	40.50

Room 5

1 Single Bed Complete	10.00 ✓	
2 Blankets (wool)	6.00	
2 Sheets (1 pr.)	2.00	
1 Comforter	5.00	
1 Counterpane	2.00	
1 Pillow and pillow slip	.75	
1 Towel		
1 Curtain	.50	
1 Table (bedside)	1.00	
1 Chair (kitchen)	.50	
Carpet (linoleum)	2.00	
	<hr/>	29.75

Room 7

1 Single Bed Complete	\$10.00 ✓	
1 Blanket(wool)	3.00	
1 Comforter	5.00	
1 Counterpane	2.00	
2 sheets (lpr.)	2.00	
1 Pillow and pillow slip	.75	
1 Dresser(3)	5.00	
1 Table (bedside)	1.00	
3 Chairs (kitchen)	1.50	
1 Warming stove (2 covers)	15.00	
1 Gas Plate	3.50	
1 Cabinet	7.00	
Sink	3.00	
Carpet (linoleum)	2.00	
Curtain	.25	
	<hr/>	\$61.00

Room 9

1 Double Bed Complete	15.00 ✓	
2 Sheets (1 pr.)	2.00	
2 Blankets (wool)	6.00	
1 Pillow and pillow slip	.75	
1 Counterpane	2.00	
1 Table, bedside	1.00	
1 Chair (kitchen)	.50	
Carpet (linoleum)	2.00	
	<hr/>	29.25

Room 10

1 Single Bed Complete	10.00 ✓	
2 Blankets (wool)	6.00	
1 Counterpane	2.00	
2 Sheets (1 pr.)	2.00	
1 Pillow and pillow slip	.75	
1 Table (bedside)	1.00	
1 Chair (kitchen)	.50	
1 Chest of drawers (3)	5.00	
2 Blinds (green shade)	.50	
1 Curtain	.50	
1 Towel		
Carpet (linoleum)	2.00	
	<hr/>	30.25

Room 11

1 Single Bed Complete	10.00 ✓	
2 Sheets (1 Pr.)	2.00	
1 Blanket (wool)	2.00	
1 Comforter	5.00	
1 Counterpane	2.00	
1 Pillow and pillow slip	.75	
1 Chair (kitchen)	.50	
1 Blind (green shade)	.25	
1 Towel		
Carpet (linoleum)	2.00	
	<hr/>	24.50

Room 12

1 Single Bed Complete	\$10.00 ✓	
2 Sheets (1 pr.)	2.00	
1 Counterpane	2.00	
1 Blanket (wool)	3.00	
1 Comforter	5.00	
1 Table (bedside)	1.00	
1 Chair (kitchen)	.50	
1 Mirror		
1 Towel		
1 Pillow and pillow slip	.75	
1 Curtain (25¢) Blind (green shade-25¢)	.50	
Carpet (linoleum)	<u>2.00</u>	\$26.75

Room 14

1 Single Bed Complete	10.00 ✓	
2 Sheets (1 pr.)	2.00	
2 Blankets (wool)	6.00	
1 Counterpane	2.00	
1 Comforter	5.00	
1 Curtain	.25	
1 Mirror		
1 Table (bedside)	1.00	
1 Chair (kitchen)	.50	
1 Towel		
Carpet (linoleum)	<u>2.00</u>	28.75

Room 15

1 Double Bed Complete	15.00 ✓	
2 Sheets (1 pr.)	2.00	
2 Pillows and Pillow slips	1.50	
1 Comforter	7.00	
2 Blankets (wool)	6.00	
1 Counterpane	2.00	
1 Towel		
1 Chest of Drawers (3)	5.00	
2 Tables (approx. 30"x36", 25"x30")	2.00	
2 Chairs (1 Kitchen, 1 Easychair)	1.00	
3 Curtains	.75	
2 Blinds (green shades)	.50	
Carpet (linoleum)	<u>2.00</u>	44.75

Room 16

1 Double Bed Complete	15.00 ✓	
2 Blankets (wool)	6.00	
1 Comforter	7.00	
1 Pillow and pillow slip	.75	
2 Sheets (1 pr.)	2.00	
1 Counterpane	2.00	
1 Towel		
1 Dresser (3)	5.00	
1 Table (25"x30")	1.00	
2 Chairs (kitchen)	1.00	
3 Blinds (green shade)	.75	
Curtains (25¢) Carpet (linoleum-2.00)	<u>2.25</u>	42.75

Room 17

1 3/4 Bed Complete	\$10.00	
2 Blankets (wool)	6.00	
1 Towel		
1 Counterpane	2.00	
1 Comforter	5.00	
2 Sheets (1 pr.)	2.00	
1 Pillow and pillow slip	.75	
1 Chair (kitchen)	.50	
1 Drawer (3)	5.00	
1 Curtain	.25	
Carpet (linoleum)	<u>2.00</u>	\$ 33.50

Room 18

1 Double Bed Complete	15.00 ✓	
2 Sheets (1 pr.)	2.00	
2 Blankets (wool)	6.00	
1 Counterpane	2.00	
1 Towel		
1 Pillow and pillow slip	.75	
1 Dresser (3)	5.00	
1 Table (bedside)	1.00	
1 Chair (kitchen)	.50	
Curtain (25¢) Carpet (Linoleum 2.00)	<u>2.25</u>	34.50

Room 20

1 Single Bed Complete	10.00 ✓	
2 Sheets (1 pr.)	2.00	
1 Pillow and pillow slip	.75	
1 Blanket (wool)	3.00	
1 Counterpane	2.00	
2 Tables (approx. 25"x30", 18"x25")	2.00	
1 Chair (Kitchen)	.50	
Curtain (25¢) Blind (green shade 25¢) Carpet (linoleum 2.00)	<u>2.50</u>	22.75

Room 21

1 3/4 Bed Complete	10.00	
2 Sheets (1 pr.)	2.00	
1 Blankets (wool)	3.00	
1 Pillow and pillow slip	.75	
1 Towel		
1 Counterpane	2.00	
1 Table (bedside)	1.00	
1 Chair (kitchen)	.50	
Curtain (25¢) Blind (green shade 25¢) Carpet (Linoleum 2.00)	<u>2.50</u>	21.75

Room 22

1 Single Bed Complete	10.00 ✓	
2 Sheets (1 pr.)	2.00	
1 Counterpane	2.00	14.00

Room 22 (Cont'd)

1 Blanket (wool)	\$ 3.00	
1 Comforter	5.00	
1 Towel		
2 Tables (bedside)	2.00	
1 Chair (kitchen)	.50	
1 Mirror		
1 Pillow and pillow slip	.75	
Curtain (25¢) Blind (green shade		
25¢) Carpet (Linoleum 2.00)	<u>2.50</u>	13.75

Room 23

1 Single Bed Complete	10.00 ✓	
2 Sheets (1 pr.)	2.00	
1 Pillow and pillow slip	.75	
1 Comforter	5.00	
1 Blanket (wool)	3.00	
1 Counterpane	2.00	
1 Dresser (3)	5.00	
1 Chair (kitchen)	.50	
Curtain (25¢) Blind (green shade		
25¢) Carpet (Linoleum 2.00)	<u>2.50</u>	30.75

Room 24

1 Single Bed Complete	10.00 ✓	
2 Sheets (1 pr.)	2.00	
2 Blankets (wool)	6.00	
1 Pillow and pillow slip	.75	
1 Comforter	5.00	
1 Table, bedside	1.00	
1 Chair	.50	
1 Mirror Cabinet	2.00	
1 Mirror		
1 Towel		
1 Counterpane	2.00	
Curtain (25¢) Carpet (Linoleum		
2.00)	<u>2.25</u>	31.50

Room 25

1 Single Bed Complete	10.00 ✓	
2 Blankets (wool)	6.00	
2 Sheets (1 pr.)	2.00	
1 Counterpane	2.00	
1 Pillow and pillow slip	.75	
1 Towel		
1 Mirror		
2 Tables, bedside	2.00	
1 Chair (kitchen)	.50	
Curtain (25¢) Blind (green shade		
25¢) Carpet (Linoleum 2.00)	<u>2.50</u>	25.75

Room 26

1 Single Bed Complete	\$10.00 ✓	
1 Blanket (wool)	3.00	
2 Sheets (1 pr.)	2.00	
1 Pillow and pillow slip	.75	
1 Towel		
1 Curtain	.25	
1 Counterpane	2.00	
1 Table, bedside	1.00	
1 Chair (kitchen)	.50	
1 Mirror		
Carpet (linoleum)	<u>2.00</u>	\$ 21.50

Room 27

1 3/4 Bed Complete	10.00	
2 Sheets (1 pr.)	2.00	
1 Pillow and pillow slip	.75	
1 Towel		
1 Counterpane	2.00	
1 Blanket (wool)	3.00	
1 Curtain	.25	
1 Table, bedside	1.00	
1 Chair (kitchen)	.50	
Carpet (linoleum)	<u>2.00</u>	21.50

Room 28

1 Single Bed Complete	10.00 ✓	
2 Sheets (1 pr.)	2.00	
2 Blankets (wool)	6.00	
1 Comforter	5.00	
1 Towel		
1 Counterpane	2.00	
1 Pillow and pillow slip	.75	
1 Mirror		
1 Table, bedside	1.00	
1 Chair (Kitchen)	.50	
Curtain (25¢) Blind (Green shade 25¢) Carpet (Linoleum 2.00)	<u>2.50</u>	29.75
1 Warming Stove (3rd floor)	2.50	
1 Sitting Bench (3rd floor)	3.00	
1 Warming stove (2nd floor)	<u>7.00</u>	12.50
10 Prs. Sheets (Linen Room)	20.00 ✓	
25 Towels		
10 Counterpanes	<u>20.00</u>	40.00

Total Chattels

809.75

Rental Value at \$5.00 per month for 23 rooms
for 2 years

2,760.00

claimed

~~2,400.00~~

DATE 8 June 1948

FILED BY

"J. W. G. Hunter"

JOHNSON and REEVE

Estate Agents
Valuations, Arbitrations, Insurance, Real Estate, MortgagesBank of Nova Scotia Building
602 West Hastings Street
Vancouver, B. C.
21st April 1943.The Custodian's Office,
Room 506,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B. C.File No. 3205Attention of Mr. F. G. ShearsDear Sir: re Denkichi MACHIDA
230 Alexander Street
Lot 24, Block 4 D.L. 196

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

The location of this property is of an industrial character near the waterfrontage and fairly close to the business centre. The whole site is covered by a very old three storey frame building in two sections with a roofed light well between them in which there are balconies and staircases on both sides. On these balconies the only plumbing in the building is placed and this consists of one w.c. and a sink on each floor also some wash basins for the front section. The ground floor of the front section has been used as a printing office but is now boarded up. There are approximately forty-two small rooms in the buildings, which we understand are rented at \$5. per month with a minimum of very poor furniture. There are several rooms vacant.

We understand that the caretaker collects all the rents and pays all the disbursements necessary and that no special arrangement has been made with regard to wages, The caretaker being supposed to make what he can out of the operation of the building. We understand that the expenses have been very heavy owing to the condition of the plumbing which was severely damaged by the frost last winter and is in very poor condition. The front part of the building is heated by a stove on each floor and gas and electric light are ~~not~~ provided for the tenants.

The building, besides being very old, is in deplorable condition. The foundations are rotten in many places and the whole building is very dirty and out of repair. The construction is of the cheapest possible kind and in view of the condition of the building generally and the plumbing in particular, it is very doubtful whether the present arrangement can be continued for any great length of time without the expenditure of perhaps \$2,000 or more. It is altogether likely that the City may condemn the building as they have done in other similar cases.

We are of the opinion the value of this property as it stands is not more than \$1,500.

Yours faithfully.

DWR

JOHNSON, REEVE & WATSON
per "D. W. Reeve"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy. August 4, 1948. *M. Abbott*

1372-4
EXHIBIT No. _____
DATE 8 June 1948
FILED BY "J.W.G.Hunter"

THOMPSON & BINNINGTON LIMITED
Auctioneers and Appraisers

Royal Trust Building,
626 Fender Street West,
Vancouver, B.C.

September 14th, 1943

Department of the Secretary of State
Office of the Custodian
Royal Bank Bldg.
City

Dear Sirs:- Re - MACHIDA - 230 ALEXANDER ST.

As per the request of your Mr. Spain the writer personally inspected the Furniture & Effects on the above premises to determine whether it would be advisable to hold an Auction Sale, or the most equitable way to dispose of same.

The above premises can be classed as one of the lowest type of "Flop Houses", we have doubts whether the Public would attend an Auction Sale. There are approximately twenty eight rooms, and the Furniture in most of them consist of, an old Iron Bed, small Table and a chair, the odd room has a cheap Dresser, the only saleable articles are the odd dresser & chair, and they are very old & dirty and of the cheapest manufacture.

In our opinion the only way to dispose of this class of Furniture would be to call in a number of the Second Hand Junk Dealers and accept the highest offer, and make it a condition that whoever buys it, will have to remove everything, as the Buyer may leave a lot of the goods on the premises, in his opinion not worth moving.

Hoping this is the information that you require.

Yours truly,

THOMPSON & BINNINGTON LIMITED

per "W.G.B. Thompson"

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

August 6, 1948

M. Akbar

KA

Attached to Exhibit 1372-4

THOMPSON & BINNINGTON LIMITED

Auctioneers and Appraisers

Royal Trust Building,
626 Pender Street West,
Vancouver, B. C.

September 14th, 1943

Department of the Secretary of State
Office of the Custodian
Royal Bank Bldg.
City

STATEMENT RE-MACHIDA-230 ALEXANDER ST.VANCOUVER, B.C.

To our costs & expenses inspecting the Chattels and
Effects on the above premises \$5.00

"Received payment
September 18th 1943"

THOMPSON & BINNINGTON LTD.

"F. E. Binnington"

HOWARD SMITH
GEMO A BOND

MACHIDA, Denkichi
230 Alexander St., Vancouver, B.C.
Evac. File 3205



Picture Taken April 8, 1943

SOLD.

EXHIBIT No. 1372-5
DATE 8 June 1948
FILED BY J. W. G. Hunter.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8861

EXHIBIT No. _____

NAME Take MACHIDA

(Claim sheet #3)

REG. No. 02783

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION May 12/42 EVACUATION Oct. 3/42	TAKEN BY H.D. Campbell DATE Dec. 11/42					
"I have no property of any kind whatsoever in any protected area of British Columbia". <u>Denkichi MACHIDA</u> Reg. No. 02745 File 3205 - husband of Take MACHIDA made declaration April 9, 1942; Was evacuated Oct. 3/42 declared "I have no property of any kind whatsoever in any protected area of British Columbia". Died January 1, 1944	Contents of	At 230 Alexander Street, Vancouver, B.C.				
	28 rooms,	Rooming House and also				
	3rd floor hall,	7 unfurnished suites, itemized as follows,-				
	2nd floor hall, and	23 fully furnished rooms	2400.00		55.00	
	Extras on top 2 floors					
	of 230 Alexander St. Vancouver, B.C.	7 unfurnished suites, 2 years rental from Taiyo Printing Co. Ltd.	1380.00			
		Total claim	<u>4980.00</u>			
		Japanese Claim as above	2400.00	Sold for - 55.00 to D. Kupchak. Furniture		
		Japanese Claim as above	1380.00	As "Going concern" not considered in this analysis		
		Japanese Claim as above	1200.00	Rentals TAIYO PRINTING CO. LTD. - 2 years - considered in this Analysis.		
		Total Claim	<u>4980.00</u>			

EXHIBIT No. 1372-6
 DATE 8 June 1948
 FILED BY J. W. Hunter

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

55.00

55.00

old for - 55.00 to D. Kupchak. Furniture & Effects "MACHIDA'S Rooming House" at 230 Alexander St. Copy of Kupchak statement Sept. 17/43 attached. ✓
 "Going concern" not considered in this analysis

Inspection of chattels and Effects at 230 Alexander St. Rooming House by Thompson & Minnington Ltd. Sept. 14/43 - Copy attached. ✓
 Memo Sept. 18/43 by Green re these chattels - Copy attached. ✓

"Going concern" not considered in this Analysis

NOTE: "This is a Rooming House of 28 rooms which had been left in charge of Mr. E.B. Skinner, the arrangements made between MACHIDA and Skinner being that Skinner would collect all the rents, out of which he would pay operating expenses and retain a sum for his own services.
 H.D. Campbell's report indicated that this was a very poor type of Rooming house, the tenants for the most part were old aged pensioners paying very low rents and that Skinner was only making a very bare living", and "while this property is referred to as a Rooming House containing 28 rooms, the furniture, if it can be so called, in these rooms was practically worthless".
 (Above are extracts from Mr. Shears' letter of Sept. 20/43).

Rentals TAIYO PRINTING CO. LTD. - 2 years - as claimed, not considered in this Analysis.

NOTE: Extract from memo Sept. 16/43- Milsom ✓

April 20, 1948

Files Nos.

3205

Denkichi MACHIDA,
Reg. No. 02745

PERSONAL PROPERTY
SECTION

and

Claim Sheet #3

8861

Take MACHIDA,
Reg. No. 02783

EXTRACT from memo Sept. 16, 1943 - Milsom re
230 Alexander St. Vancouver, B.C.:-

"This is a rooming house which D. Machida left in charge of a Mr. E.B. Skinner with the understanding that Mr. Skinner could have anything over and above the operating expenses. The tenants were of a very poor class.

The lot on which this building stands was urgently needed by the Burrard Iron Works for war work and on the advice of the Advisory Committee it was sold to them for \$1,750.00. The Chattels of 28 rooms are being sold by our Protection Department and they estimate that they will be lucky if they can get \$100.00 for the lot, the best bid to date is \$50.00.

The ground floor of these premises was occupied by the Taiyo Printing Co. Ltd., of which Denkichi Machida, his wife and brother are owners. A liquidation order was applied for and the plant was sold by Messrs. P.S. Ross & Sons".

C O P Y

Sept. 17th 1943

Paid to the Office of the Custodian, the
sum of \$ 55.00.

For furniture and effects on the premises at
230 Alexander St. (Machida's Rooming House)

(signed) D. Kupchak
332 Powell

C O P Y

THOMPSON & BINNINGTON LIMITED
Auctioneers and Appraisers

Royal Trust Building,
626 Pender Street West,
Vancouver, B.C.

September 14th, 1943.

Department of the Secretary of State,
Office of the Custodian.
Royal Bank Bldg.,
City.

Dear Sirs:-

Re:- MACHIDA - 230 Alexander St.

As per the request of your Mr. Spain the writer personally inspected the Furniture & Effects on the above premises to determine whether it would be advisable to hold an Auction Sale, or the most equitable way to dispose of same.

The above premises can be classed as one of the lowest type of "Flop Houses", we have doubts whether the Public would attend an Auction Sale. There are approximately twenty eight rooms, and the Furniture in most of them consist of, an old Iron Bed, small Table and a chair, the odd room has a cheap Dresser, the only saleable articles are the odd dresser & chair, and they are very old & dirty and of the cheapest manufacture.

In our opinion the only way to dispose of this class of Furniture would be to call in a number of the Second Hand junk Dealers and accept the highest offer, and make it a condition that whoever buys it, will have to remove everything, as the Buyer may leave a lot of the goods on the premises, in his opinion not worth moving.

Hoping this is the information that you require.

Yours truly,

THOMPSON & BINNINGTON LIMITED

M.B. W.T.

per:(signed). W.G.B. Thompson

COPY

File No. 3205/1

MEMORANDUM

Sept. 18th, 1943

To: File

From: Mr. Green

Re: Denkichi MACHIDA

In view of Mr. Thompson's letter of September 14th and the fact that it was necessary to vacate the premises at 230 Alexander Street by September 15th, Mr. Smith tried to obtain offers for the disposal of this furniture. One second-hand dealer offered \$25.00 only, another \$50.00 and it was finally sold to Mr. Kupchak for \$55.00. This furniture has been seen by Messrs. Wright and Shears who were impressed with its negligible value.

(signed) HFG.

HFG:IF

EXHIBIT 1372-7

DATE 8 June 1948

FILED BY "J. W.G. Hunter"

VALUATION

Lot 24, Block 4, D. L. 196.

230 Alexander Street, Vancouver, B.C.

Owner: Denkichi MACHIDA

City of Vancouver's 1943 Assessed Value	Land \$2,000 Improvements <u>3,400</u>	Size of Lot 25' x 122'
	<u>TOTAL \$5,400</u>	

LAND Estimated 1943 Value

25 Front-feet @ \$75.00 - - - - - \$1,875.

BUILDING

Constructed in 1907.
 3-storey frame, no basement.
 Store on street floor, remainder of buildings used as rooming house, -35 rooms.
 Heated by hallway stoves.
 5 Toilets, no baths.
 Building occupies entire lot.

1943 Replacement Cost:-

91,500 cubic feet @ \$0.11 -----\$10,065.
 Less 36 years' depreciation, 75%----- 7,548.

Estimated 1943 Value of Building ----- 2,517. Say \$2,500

ESTIMATED TOTAL 1943 VALUE OF PROPERTY -----\$4,375.

A. R. Mackenzie

6 April, 1943.

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

August 6, 1948

M. Abbott -mw