

X1-828

BUSINESS

**BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

FILE NO. XI 828
FILE NO. XI 828

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

PERSONAL INFORMATION

NAME: MARUBASHI, Hanabichi

HOME ADDRESS: 306 W. 5th Ave., Vancouver, B. C.

REGISTRATION NUMBER 05900 SEX: Male AGE: 48

OCCUPATION: Grocer

(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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sato

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: Hiroye (F) Manabu (M)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 15, 12 years.

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

1. LOCATION AND DESCRIPTION: (1) Lot 7-8A, Blk. 13, Dist. L. 2888, 306 W. 5th Ave., Van., B. C. (Also 316 W. 5th Ave.)
(Upstairs)

(2) Lot 7-8B, Blk. 13, D.L. 2889, 2109 W. Alberta St., Van., B. C.

Residential blocks each 33 ft. by 99 ft.

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) 25' x 45' wooden frame, 2 storey square roofed building. Ground floor being store & bean paste factory, the No. of the ground floor is 306. Upstairs dwelling quarters, 8 rooms. The No. is 316.

Also on (1) wooden frame, 2 storey, 5 room dwelling. The No. is 320 W. 5th Ave. On (2) wooden frame, 2 storey, 6 room, dwelling. 3 garages. 2 wooden sheds. The No. 2109 W. Alberta St., Van., B. C.

3. INSURANCE (Give particulars; state where policies are) On plate glass in No. 306, Pol. # Assn. Co. On bldg. & stock Nos. 306 & 316 \$2,000, Canada Accident & Fire Ins. Co. On #320, \$1500, Pol. #71475, Wawanesa Mutual (Pol. #205206.)

4. TAXES (Amount and where payable) On (1) about \$100 p.a., on (2) about \$65 p.a., last taxes paid 1939. City of Vancouver, B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Mortgage about \$2600. Estate of Mr. D. O. Telford (?) handled by Mr. J. S. Wright, Eton St., Van., B. C.

6. OCCUPANCY AND LEASES (If vacant so state) No 2109 Alberta St. rented at \$20 per mon. Nos. 306, 316 & 320 W. 5th Ave., will be rented from June 1, 1942. Declarant's agents Kellett & Trice, 336 W. Pender St., Van., B. C. will attend to the matters of leases, collection of rents, payment of taxes, water rates, interest on mortgage, etc. Any amounts left over after paying taxes & all expenses to be paid into declarant's account or forwarded to declarant or paid into his wife's account.

Title deeds in possession of Mr. J.S. Wright, Eton St., Van., B. C.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

See page 1

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

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.

See list attached.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None

MARUBASHI, Hanshichi,
306 W 5th Ave,
Vancouver, B.C.

Reg. No. 05900.

Left in the Garages and Sheds at No. 2109 W. Alberta St.,
and at No. 154 W. 5th Ave. (Japanese School House),
Vancouver, B.C.

HOUSEHOLD FURNITURE and EQUIPMENT:-

Flower Stand	1	\$ 1.00
Complete set of Books +		75.00
Buffet Cabinet	1	20.00
Picture Frames	6	25.00
Parlor Stove	1	10.00
Sewing Machine	1	75.00
Golf Bag and Clubs	8 clubs	25.00
Typewriter	1	50.00
Study Desk	1	10.00
Book Stand	1	1.00
Book Table	1	2.00
Carpets for the household	8 rooms	100.00
Chain Pendant Type Lamps (Utility Hanger)	4 rooms	40.00
World Map	1	7.50
Judo Trophy Cup	1	15.00
Window Blinds	5	5.00
Tea Set		5.00
Japanese Tea Set		5.00
Japanese Wine Set		5.00
Japanese Large Dish		3.00
Japanese medium Dish	2	15.00
Small Dishes - 3	4	10.00
Medium Dishes - 3	20	4.00
Large Dishes	20	5.00
Japanese Soup Dishes	4	4.00
Cookie Container	10	15.00
Class Cups	1	1.50
Trays	8	1.25
Table Cloths	2	2.50
Bedroom Stove	2	6.00
Large Clothes Closet	1	5.00
Room Screen	1	25.00
Room Partitions (Mahogany)	1	5.00
Beds	5	65.00
Couch	6	140.00
Bureau - 3	1	15.00
Drawer	1	15.00
Boy's Drawer	1	25.00
Small Book Case	1	5.00
Shoe Case	1	5.00
Chairs	1	5.00
	3	2.50
Bed Lamp	1	3.00
Office Desk	1	20.00

*Sold by auction 25/4/45
Vancouver 44*

KITCHEN EQUIPMENT and UTENSILS:-

Gas Stove	1	\$ 25.00
Kitchen sawdust burner Stove	1	100.00
Dining Table	1	25.00
Dining Chairs	8	24.00
Wall Cupboard (Mahogany)	1	25.00
Movable Cupboard set	1	25.00
Kitchen Cooking Utensils 3		50.00
Eating Utensils 3		50.00
Iron	1	5.00
Washing Mashine	1	125.00
Medicine Cabinet	1	3.00
Mirrors	2	10.00
Wash Tub	1	1.50
Wash Bowl	2	5.00
Water Tank for stove	1	15.00
Desk Lamp	1	2.50

BUSINESS EQUIPMENT and FIXTURES:-

Large Boiling Pot 24"x 24"x 18"	3	45.00
Food Choppers	3	210.00
Copper Tubs	3	35.00
Tubs, used for rice	6	10.00
Japanese Wooden Scoops (advertisement)	15,000 pcs	150.00
Wax		20.00
Labels for merchandise		50.00
Sale Receipt Books		25.00
Sales Counter Books		50.00

GROCERY STORE:-

Counters	2
Scale	1
Tobacco Display Case	1
ditto	1
Ice Box	1
Mirror	1
Ice Grinder	1

PRESERVED VEGETABLES or Japanese PICKLES (TSUKEMONO):-

Bamboo Strainer	5	25.00
Small bamboo Strainer	2	5.00
Sacharine used for pickles	3½ tins	20.00
Food Colour	4 "	18.00

EQUIPMENT which were in the Basement:-

Bicycles	2	45.00
Carpenter's Tools with trunk		75.00

STORAGE ROOM:-

Rice	8 sacks	64.00
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4. INSURANCE CARRIED ON ABOVE PROPERTY: None at present, but may insure against fire later.
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: \$1000.00 Sun Life Assn. Co. 20 years endow., beneficiary wife, Sato Marubashi. Other details unknown, policy in wife's possession.
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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 23rd day of May 1942

(Signature)

[Signature]
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE July 28, 1943

Our File No. X.I.828

Full Name MARUBASHI, Hanshichi
(Surname in Block Letters)

Registration No. 05900

Male - Female
(Check)

Age Feb. 11, 1894

Former Address 306 W. 5th Avenue, Vancouver, B. C.

Date Evacuated Interned: May 29/42 Naturalized - Canadian-Born - National
Released approx May 9th, 1946 (Check)

Present Address May 2/46: Homewood-Saniterium, -Guelph, -Ontario-
Apr. 28/47: 516 Queen Street West, Toronto, Ontario
Apr. 22/48: 343 Highfield Rd., Toronto, Ontario.

☒ Married - Single
(Check)

Name of Wife (Nee' NAKAGAWA), Sato - #05897

Name of Husband

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16

Shigeto (M) 19/9/25 -#15073

Hiroye (F) 22/9/26 -#15723

Manabu (M) 8/2/30.

Requested by ECT

Registered with Custodian Yes
(Yes or No)

☒ Additional Information

Grocer. Owner of 1 store at above address.

1 Lot and 2 houses.

REAL PROPERTY SUMMARY

Int 825

JAPANESE NAME: Hanshichi MARUBASHI Reg. No. 05900 (Interment 29/5/42)

PROPERTY ADDRESS: 2109 Alberta St., and 306, 316, 320 W. 5th Ave., Vancouver, B.C.

CATALOGUE NO: *Special Ad. - 1st. Aug. 20/43*

LEGAL DESCRIPTION: Subdivisions "A" and "B" of Lots 7 and 8, Block 13, D.L. 302, G. 1, N.W.D. Plan 5832.

TITLE: John Sylvanus Wright, John Edmund Braithwaite and William Fitzpatrick (In Trust Filing 23953) (*Arrears*)

ENCUMBRANCE: 81267H R. P. to Hanshichi MARUBASHI, \$4400.00 at 7% Vesting interest of Hanshichi MARUBASHI, 34647 filed 15/8/2 An unregistered mortgage to secure \$2600.00 with interest at 7% was held by J. S. Wright. The mortgagee was the Estate of William O'Dell Telford. No copy of mortgage on file.

ASSESSMENT: 1942

1. Subdivision A, Lots 7 and 8 -			
Land \$940.00	Improvements \$3350.00	Total	\$4290.00
Taxes \$136.19	Arrears \$90.00		
2. Subdivision B, Lots 7 and 8 -			
Land \$520.00	Improvements \$1850.00	Total	\$2370.00
Taxes \$49.33	Arrears \$69.68		
Totals A and B			
Land \$1360.00	Improvements \$4200.00	Total	\$5560.00
Taxes \$92.23	Arrears \$159.68		

CLASSIFICATION: In an industrial district.

"On Lot A (the corner, which is 30.48 feet by 99 feet, there is an old 1½ storey frame house which needs more repairs than the other buildings, and a two storey frame building containing a shop and living quarters on the ground floor and two suites of 4 rooms each, with a joint bathroom. The suites are rented to one tenant, who sublets one. These suites are in very good condition but the ground floor premises need decorating. The bathroom on the ground floor is very poor having only a shower and no space for a tub. The shower is Not enclosed.

On Lot B, which is of the same dimensions there is a 1½ storey frame house in fairly good condition and with a better basement than the other house.

There is no heating apparatus in any of the buildings.

On the back of Lot B there are three garages and a large storage shed or workshop. These are partly used as wood sheds and if Lot B were sold separately, there would be no access for garage use. Apparently no extra rent is paid for these.

ADMINISTRATION:

The owner appointed Kellett and Trice as his rental agents (so declared in J. P. declaration) and this firm reported on 9/6/2 the following tenancies:

2109 Alberta St., House rented for \$20.00 paid to June 23rd
320 W. 5th Ave., House rented for \$18.00 paid to July 1st
316 W. 5th Ave., Suite rented for \$25.00 paid to July 1st
Cor: 5th & Alberta Store rented for \$25.00 and paid to July 1st.

They had on hand the sum of \$88.00 gross leaving a net amount of \$83.60 to the credit of the Owner.

Kellett and Trice reported on rents from June 1942, remitting regularly. The four premises on these lots were occupied and the rental revenues were as follows:-

No. 300 - 5th Ave. by Mrs. W. Munro from 1/6/2 to 31/12/2 and by Mrs. McDonald from 1-1-3 to 31-3-4, 22 months at 25.00 550.00
No. 306 5th Ave. by J. D. Bennett from 1/6/2 to 31/3/44, 22 mos. at 25.00 550.00

No. 376 - 5th Ave. by R. Best from 1-6-2 to 31-3-4, 22 mos. at 18.00 396.00

No. 2109 Alberta St., By D. Woudzia from 1-6-2 to 19-4-4 23 months at 20.00 460.00

Total rental revenue \$1956.00

APPRAISAL:

Was made by D. W. Reeves who reported on 21-5-3, "We are of the opinion that the present market value of Lot A, with Nos. 306-316 and 320 W. 5th Ave., is \$3000.00, and that the value of Lot B, with the house No. 2109 Alberta St., is \$1200.00 if vacant possession could be given to a buyer who wished to live in the house, or \$1000. subject to the tenancy, with twelve months notice to vacate required.

If the two lots must be sold together, we are of the opinion that the total value of the property is \$4000.00.

ADVERTISED:

In Vancouver Province on 28-8-3. No tenders were received and the property was again advertised for sale on 22, 24, 25/1/4 in Vancouver Newspaper.

OFFERS:

Tenders were received in response to advertising for the two parcels, from D. J. Fawcett \$3500.00. Walter E. Nelson, through agency of F. A. Cleland, \$3000.00. Neither tender was acceptable and both tenderers advised on 17/2/4. A revised offer of \$4000.00 was received from D. J. Fawcett on 21/4/4.

SOLD:

CONVEYANCE:

To D. J. Fawcett for \$4000.00 as at 1/3/4.

On 20/3/4 the amount owing on the unregistered mortgage, given by Hanshichi MARUBASHI and held by the Estate of William O'Dell Telford, securing payment of the purchase price named in the agreement of sale, was \$2600.00 on principal and interest from 9/12/3 to 20/3/4, \$50.86 a cheque for \$2650.86 was sent on 27/3/44 to J. S. Wright, one of the registered owners in trust, and a deed from John Sylvanus Wright and William Fitzpatrick, the surviving executors of the Telford Estate, to Hanshichi MARUBASHI

CONVEYANCE:

was received from J. S. Wright on 20/3/44 and registered on 25/3/44 together with the transmission to the Secretary of State, and deed from the Secretary of State to David James Fawcett.

FUNDS:

Released to the credit of Hanshichi MARUBASHI- Sale price of property \$4000.00 plus rentals received \$1956.00, total \$5956.00 less commissions on rent \$97.80, repairs \$90.05, sundries \$128.88, taxes \$696.93, insurance \$75.00, interest on mortgage \$414.86, C. of E. \$1.00, appraisal fee \$10.00, advertising \$51.92, registration fees \$20.50, closing adjustments \$63.93, total \$1650.87. Net amount released \$4305.13.

TITLE:

C. T. 99658-L issued on 8/4/44 in the name of David James Fawcett, held to his order in the Land Registry Office.

OLD TITLE:

GT3547-L was on file in the Land Registry Office.

NOTE:

Copies of the Agreement of Sale and of the mortgage are not on file, but Mrs. J. S. Wright exhibited the Agreement and a record of the payments made on the Mortgage to Mr. K. W. Wright, the record showing that on the Mortgage \$400.00 had been paid on principal. See Mr. K. W. Wright's memo of 20/2/43.

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

Jan Macpherson

TM:GY

Oct. 1/47

September 29, 1947.

INSURANCE SUMMARY

Re: Hanshichi MARUBASHI, Reg. 05900 & 302, 306 to 320 West
5th Ave., and 2109 Alberta Street, Vancouver, B. C.

- No's. 306 - 316 ✓ Above declared premises insured with the North West Fire Insurance Co., Policy #205206, \$2000.00 on Building and stock. This was renewed with the Wawanesa Mutual Ins. Co., Policy 085346, \$2000.00 for 1 year expiring 22/9/44. Loss payable to the Executors of the Estate of William O'Dell Telford. Premium \$20.00 paid by the Custodian 22/9/43. Policy 085346 was transferred to David James Fawcett, purchaser from the Custodian and was mailed to him 14/4/44, additional insurance of \$1800.00 was placed on these premises with the Federal Fire Insurance Co., Policy #781604, 3 years expiring 15/4/46 and transferring to D. J. Fawcett, 14/4/44.
- No. 306 W. 5th ✓ Insurance on plate glass of this building was carried by the owner at date of his declaration with the Canada Accident and Fire Ins. Co., Policy #052903. This insurance was renewed by Policy 52932 in Oct. 1946 for a 3 year period expiring 17/10/46. Premium of \$9.23 was paid by the rental agents and deducted from their returns of Nov. 1943. Is charged as sundry in Ledger. Policy transferred to D.J. Fawcett and mailed to him 14/4/44.
- No. 320 W. 5th. ✓ Insured by Marubashi with Wawanesa Mutual Ins. Co., Policy #71475, \$1500.00. Insurance was renewed by Wawanesa Mutual, Policy #55002, \$1500.00 3 years expiring 14/9/45. Premium of \$9.00 paid by Custodian. Policy transferred to D. J. Fawcett and mailed to him 14/4/44.
- No. 2109 Alberta St. Insured by Marubashi with Wawanesa Mutual, Policy #71475, \$1500.00 renewed by Policy #55003, \$1500.00, 3 years expiring 14/9/45. Premium of \$9.00 paid by the Custodian. Policy transferred to D. J. Fawcett and mailed to him. 14/4/44.
Until sale of the property to Mr. Fawcett was completed all above policies were endorsed with loss payable to the Estate of William O'Dell Telford.

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

[Signature]

REF. NO.

NAME

FILE NO.

05900

MANURASHI, Hensachi.

Int. 226.

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The Vancouver Mutual Insco. Co.	<i>Transferred to New Owner - Jamnath C. 55002</i>	\$1,500.	Sept.	14th	1945	No. 320 South side 5th Ave. E., Vancouver, B. C.
The Vancouver Mutual Insco. Co.	<i>Renewed - Pol. C 55060 - Jamnath C. 55060</i>	\$2,000.	Sept.	22nd	1943	Nos. 306 and 316 on the South Side of 5th Ave. E., Vancouver, B.C.
The Vancouver Mutual Insco. Co.	<i>Transferred to New Owner - Jamnath C. 55003</i>	\$1,500.	Sept.	14th	1945	No. 2109 on the W. side of Alberta St., Vancouver, B.C.
The Canada Accident and Fire Assco. Company.	<i>Renewed - Pol. C 52932 - Jamnath C. 52932</i>		Oct.	17th	1943	INTERSECTION S.W. Corner 5th Ave. E. & Alberta St., Vancouver, B. C.
Federal Fire Insurance Company	<i>Transferred to New Owner - Jamnath C. 761604</i>	\$1,000.	April	15	1946	306-316 W. 5th Ave. Vancouver, B. C.
Vancouver Mutual Insurance Co.	<i>Transferred to New Owner - Jamnath C. 5346</i>	\$100.00	Sept.	22	1944	7-8-9 A Bldg. 13 E.C. No. 2 302 Nos. 306 & 315 S. Side W. 5th Ave. Vancouver.
The Canada Accident and Fire Assco. Company	<i>Transferred to New Owner - Jamnath C. 52932</i>		Oct.	17	46	S.W. Corner 5th Ave. West & Alberta St. Vancouver

CLAIMS SUMMARY

September 26, 1947.

File XI/828.

Re: Hasehichi MARUBASHI
Reg. No. 05900

A claim of \$30.00 was filed on 20/4/42 with the Custodian by J.B. McPhee. In a letter of 22/9/42, Mr. McPhee stated that the \$30.00 was a balance after crediting Marubashi with a \$50.00 bearer bond received. The claim settled by a pro-rata payment of \$11.89 as full payment. McPhee's letter, 23/9/46.

A claim of \$30.00 was filed 22/9/42 by Tameo Marubashi. Claim was cancelled. See letter Commandant, Angler Camp, 2/3/46.

A claim of \$1000.00 was filed on 9/4/42 by Tejuro Inamoto. Claim was settled in full by a pro-rata payment of \$396.17. Total liabilities filed \$1030.00 and cash to Marubashi credit \$408.06.

This Summary is certified to be in accordance with the information on file.

IN:CM


J. B. McPhee

CHATELS SUMMARY

X.I.828

Hanshichi MARUBASHI (Mr.)

Reg. No. 05900

A quantity of chattels under the headings "Household Furniture & Equipment", "Kitchen Equipment & Utensils" and "Business Equipment & Fixtures" was declared by Mr. Marubashi in a list attached to his JP form dated May 23, 1942, which goods he stated were to be left in the garages and sheds at 2109 Alberta Street and at 154 W. 5th Avenue (Japanese Language School), Vancouver, B. C.

Mr. Marubashi was interned on May 29th, 1942 but his wife was not evacuated until October 28, 1942, according to our records.

On July 8, 1942 we wrote to Messrs. Kellett & Trice, agents appointed by Mr. Marubashi, stating that there appeared to be a considerable amount of personal property left in the garages and shed at 2109 Alberta Street and also at 154 W. 5th Ave and requested them to let us know if the tenants then in occupancy had agreed to look after the safe custody of the household furniture and personal effects referred to above. Messrs. Kellett & Trice replied on July 9, 1942 that the personal property left by Mr. Marubashi was in a separate shed next to the garages and was locked up and being looked after by Mr. Dennett, a tenant in the store. They stated that Mr. Marubashi's chattels consisted of tools and utensils he used in making a Japanese food which he sold to other Japanese stores, that it was not salable now and the utensils were not worth much to anyone else.

When the real property owned by Mr. Marubashi was sold we wrote to the new purchaser, Mr. D. J. Fawcett, on March 27, 1944 stating that certain Japanese chattels were on the premises and it was understood that the Custodian reserved the right of access for the purpose of inspection or removal of these chattels. On the same day Mr. E. W. Wright sent a memo to Mr. Spain advising of the above sale of real property and stating that our file indicated the Japanese had left on the premises, stored in garages and sheds at 2109 Alberta Street, chattels described as kitchen equipment, business equipment and household furniture, and as we had no inventory of these goods and a portion of them had been removed to 154 W. 5th Avenue, he suggested that Mr. Spain make a search of the whole property for possible Evacuee chattels as the premises, namely 2109 Alberta Street and 306-320 W. 5th Avenue, were formerly occupied by Japanese families. On March 28, 1944 Mr. Spain reported that this property had been visited and searched for personal property with the following result:

2109 Alberta St.: The tenant, Mr. Woudzia, informed Mr. Spain that nothing remained there except:

1 tobacco display cabinet	} in use in
1 wall mirror 3'x4'	
1 ice shaving machine	- in yard

316 W. 5th Ave.: Tenant, Mr. Best, held the following:

4 cartons - contents unknown
1 carton - 2 large lamp shades

320 W. 5th Avenue: Shed in rear contained an enormous collection of unsalable articles and rubbish and hardly anything of sufficient value to justify expense of sending a truck to haul it away.

Mr. Spain reported that the shed, once nailed up, had been broken open and ransacked and anything of value removed. He said the name of B. T. Kondo, Reg. No. 05402 (file 14866) was noted on some boxes and presumed the contents of this shed belonged to Kondo

File X.I.828

(Kondo's file does not reveal that any chattels were removed from the premises formerly owned by Mr. Marubashi but reveals that goods were found in his name at 154 W. 5th Avenue and sold at auction under his name).


Mr. Spain's memo also stated that all goods from these premises, i.e. 2109 Alberta Street and 316-320 W. 5th Avenue, were being moved to auction as soon as possible; that there was nothing answering the description of kitchen equipment, unless it was a built-in sink, nor Business Equipment - unless it was the aforementioned display case, and certainly no household furniture.

The auction sheets reveal chinaware sold at auction (presumably the contents of the 4 cartons said to be 316 W. 5th as per memo 28/3/44) but there is no indication as to what happened to the display cabinet, mirror, ice shaving machine or 2 large lamp shades. Although not shown on file, it is presumed that the chattels sold at auction, with the exception of the trunk, were removed from the premises formerly owned by Mr. Marubashi. The trunk was removed from 154 W. 5th Avenue, Vancouver.

The Chattel Schedule reveals a great discrepancy between goods declared and those sold at auction but according to Messrs. Kellet & Trice (9/7/42) Mr. Marubashi's chattels only consisted of tools and utensils used in making a Japanese food, which was no longer salable and the utensils were of little value to anyone else, and Mr. Spain's memo of March 28, 1944 reveals that very few chattels were found at 2109 Alberta Street & 305-316-320 W. 5th Avenue, Vancouver. Mr. Marubashi's declaration mentions goods left at 154 W. 5th Avenue, and if more than a trunk (which incidentally does not show on his declaration) was left there by this Japanese it is possible such were among those taken when the building was broken into by thieves. Also, it is possible that chattels were disposed of by Mrs. Marubashi before she left Vancouver, as she was not evacuated for five months after Mr. Marubashi was interned.

In any event, no funds remain in this man's account with the Custodian, the balance having been disbursed on a pro rata basis to his creditors in September 1946.

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


E. Robertson,
October 15, 1947

(Note: On checking Mrs. Marubashi's file 13281 it is revealed that some books were sold at auction in her name, but as none were declared by her and books were declared by Mr. Marubashi, the net proceeds from this sale were forwarded to Mr. Marubashi on May 20, 1947)

(Note: On checking the shipping records kept on a separate file, they reveal that on January 13, 1944 1 carton and 1 screen frame were shipped to "Mr." Marubashi at Lemon Creek, B.C. - X.I.828. No member of Mr. Marubashi's family has a name commencing with "K" but as his wife resided at Lemon Creek, presumably an error was made in the initial on the shipping form.)

(over)

CHATELS SCHEDULE

File No. X.I.528

Hanshichi MARUBASHI

Reg. No. 05900

Declared by Mr. Marubashi
on May 23, 1942 (attached
to JP form) to be left in
garages and sheds at 2109
W. Alberta St. and at 154
W. 5th Avenue (Fair Jap.
Language School).

Household Furniture and
Equipment:

1 flower stand
Complete set of books
1 Buffet Cabinet
6 picture frames
1 parlor stove
1 sewing machine
Golf bag and 8 clubs
1 typewriter
1 study desk
1 bookstand
1 book table
Carpets for household - 8
rooms
Chain Pendant type Lamps
(utility hanger) - 4 rooms
1 World Map
1 Judo Trophy Cup
5 Window Blinds
Tea Set
Japanese Tea Set
Japanese Wine Set
Japanese Large Dish (2)
4 Japanese Medium Dishes
20 small dishes
20 medium dishes
10 Jap. soup dishes
Cookie Container
8 glass cups
2 trays
2 table cloths
1 bedroom stove
1 large clothes closet
1 room screen
5 room partitions (Mahogany)
6 beds
1 couch
1 bureau
1 drawer
1 Boy's drawer
1 small bookcase
1 showcase
3 chairs
1 bed lamp
1 office desk

KITCHEN EQUIPMENT & UTENSILS:

Gas stove

AUCTIONED:

Apr. 25/45 - Auction 44

Carton glassware

Carton dishes

Carton glasses &
saucepans

Tin of dishes

2 tins dishes

Chest of drawers

Ping Pong Table

Net: \$9.61

Nov. 7/45: Auction 56

* Books

Net: .45¢

Mar. 29/46: Auction 59

Trunk

Net: \$7.10

CHATEL SCHEDULE - 2

Declared - cont'd

Kitchen sawdust burner stove
Dining table
8 dining chairs
Wall cupboard (Mahogany)
Movable cupboard set
Kitchen cooking Utensils
Eating Utensils
Iron
Washing Machine
Medicine Cabinet
2 Mirrors
Wash tub
Wash Bowl(2)
Water tank for stove
Desk lamp

BUSINESS EQUIPMENT & FIXTURES:

Large boiling pot 24x24x18" - 3
3 Food choppers
3 co per tubs
6 tubs used for rice
15,000 pcs. Jap. Wooden Scoops
(Advertisements)

Wax
Labels for merchandise
Sale receipt books
Sales counter books
Grocery store
Counters - 2
Scale
Tobacco Display Case
Tobacco Display Case
Ice Box
Mirror
Ice Grinder

Preserved Vegetables or
Japanese Pickles(Tsukemono)
5 bamboo strainers
2 small bamboo strainers
3 1/2 tins Saccharine used for pickles
4 tins food color
Equipment which were in basement:
Bicycles - 2
Carpenter's tools with trunk
Storage room:
8 sacks rice

Ed. 10/47

PERSONAL PROPERTY SUMMARY

X.I. File 828

MARUBASHI, Hanshichi (Mr.)

Reg. No. 05900

Chattels:

A long list of chattels was filed by the above Japanese person when declaring his assets to the Custodian on May 23, 1942. He stated that these would be left in the garages and sheds at 2109 W. Alberta Street and at No. 154 West 5th Avenue (Japanese School House), Vancouver, B. C. (See Chattels Summary and Schedule attached).

Life Insurance:

Mr. Marubashi declared a \$1000.00 Sun Life Policy, 20-year endowment, beneficiary - wife. He stated the policy was in his wife's possession. From information supplied by the Sun Life it was revealed that the Policy No. was 2173162 against which there was a Loan of \$352.49 as in August 1942. On June 25th, 1946 the Sun Life advised that their Montreal office had received a letter from Marubashi stating he would like to continue payments on this policy and as he had lost his policy to furnish him with a duplicate. They stated that their records indicated this policy had lapsed for non-payment of premiums in February 1943 and was no longer in force on their records. The Sun Life wished to know if they might deal with this Japanese direct. On June 27, 1946 the Custodian advised that this office had no objection to their (Sun Life) dealing with this Japanese direct but that we would like a copy of their letter to him for our file. A copy of the Sun Life's letter to Marubashi dated July 5, 1946 states that the total indebtedness at that time was \$560.00 and that an application for reinstatement would have to be accompanied by satisfactory evidence of his continued good health in the form of a medical examination and a payment on account of the indebtedness would have to be made, sufficiently large to reduce the indebtedness to an amount where it would be less than the reserve value in the policy and they stated they would be pleased to obtain the calculation for him if he still wished to apply for reinstatement. No further reference to this policy appears on file and it is possible that Marubashi did not make application for reinstatement in view of the indebtedness against the policy.

(Policy 2173162 still in possession of Custodian - Sun Life Insurance Co. Ltd.)
1 R. Oct 14/47

Account Receivable:

On July 17, 1945 this Japanese person's account was credited with the sum of 90 cents, representing an interim dividend of 8 $\frac{1}{2}$ ¢ on the dollar paid by the Powell Fish Company Limited to its creditors. Mr. Marubashi's claim was \$10.56.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

E. Robertson

E. Robertson,

October 14, 1947

OFFICE OF THE CUSTODIAN—Enemy Section

File No. 828.

Name: MARUBASHI, Hanshihi Reg. No.: 08900 P/W/ A-90.
Home Address 306 West 5th Avenue, Vancouver

STATEMENT OF ALL REAL PROPERTY

1. Location and Description *Sold - See remarks*
(1) B7 & 8/13/302 D2889 - 2109 Alberta St. 6-Room Dwelling,
& 3 Garages. (2) A7 & 8/13/302 D2889 - 306-16-20 West 5th Ave. 2-Storey Building,
Store & Factory with 6-Rooms upstairs & 5-Room Dwelling *(Yes, #34647.)*
2. Buildings and Other Improvements As above.

3. Insurance *Wawanesa #55010 - \$2000. Expires Sept. 22/43.*
Wawanesa Policy #55003 - \$1500. Expires - Sept. 14/45. On 2109 Alberta St.
4. Taxes (amount and where payable) *#55002 - \$1500. 12/45. On 306-16-20 W. 5th.*
1942 - \$73.54 (Pd.) City of Vancouver.
5. Encumbrances Mortgage \$2600. R.P. #81267 - Wm. Telford

6. Occupancy and Leases (if vacant so state) *306 W. 5th - J. F. Bennett. 316 W. 5th - Mr. W. Woudzia.*
2109 Alberta St.
Leased to Mr. W. Woudzia at \$20.00 per month
320 W. 5th Ave - Ray Best.
7. State if any other person has any interest

STATEMENT OF PERSONAL PROPERTY OWNED


1. Give brief description and state location of Furniture, Fixtures, Equipment and Machinery, Stock in
Trade and Personal Effects Kitchen Equipment, Business Equipment, Grocery Store
Equipment Household Furniture and Equipment left in Garages and Sheds at 2109 W
Alberta St. and at #154 W. 5th (Japanese School House)

2. Name and Address of any person having any claim on such Property
3. Insurance Carried on Personal Property
4. Bonds, Debentures, Shares, Stocks or other Securities
5. Bank Accounts and Disposition of same
6. Life Insurance SunLife Policy for \$1,000.00.
7. Liabilities other than items 4 and 5 J.D. McPhee - \$30.00. Sun Life Premium - \$47.33
1942 Taxes on West 5th property - \$263.33.

8. Remarks We are awaiting information re balance on Mortgage. These two
properties were advertised for sale Aug. 28 - Sept. 15/43. No bids. Valuation by
Johnson & Bear. May 21/43. (1) \$1,200.00 (2) \$3,200.00. This property
had been sold to Mr. D. J. Sawcath at Feb. 17/43.
a price of \$4,000.00.



PHONE PACIFIC 6532
ESTABLISHED 1910

TRICE
KELLETT & ~~HICKMAN~~
REAL ESTATE  INSURANCE
NOTARIES PUBLIC

336 WEST PENDER STREET
VANCOUVER, B.C.

June 9th 42

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

JUN 10 1942

Mr R.P.Alexander
Office of the Custodian
506 Royal Bank Bldg;
City.

Dear Sir;

re File # 10006. Hanshichi Marubashi

In reply to your letter of June 6th;
Mr Marubashi appointed us his agents to collect
certain rents for him, and to apply the proceeds
on arrears of Taxes and Mortgage interest, and
for us to charge a collection fee of 5% on the
gross rentals collected.

The Japanese owner and his family have
all evacuated, and the property is fully rented
as under;

- ✓ 2109 Alberta St; House, rented for \$20.00, paid to June 23rd
- ✓ 320 W.5th Ave House rented for \$18.00 paid to July 1st
- 316 W.5th Ave Suite rented for \$25.00 paid to July 1st
- Cor; 5th & Alberta Store rented for \$25.00 and paid to July 1st

We have on hand the sum of \$88.00 gross
leaving a nett amount of \$83.60 to the credit of
the Owner.

Do you wish us to send you this amount or
retain it and pay on account of taxes and Mortgage
interest.

Yours truly

Kellett & Trice
per J.P.B.



PHONE PACIFIC 6532
ESTABLISHED 1910

TRICE
KELLETT & ~~THORNTON~~
REAL ESTATE & INSURANCE
NOTARIES PUBLIC

336 WEST PENDER STREET
VANCOUVER, B.C.

July 6th 42

Mr F.G. Shears
Office of the Custodian
506 Royal Bk Bldg
City.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 7 1942

Dear Sir;

re H Marabashi

In reply to your letter of July 3rd 42.
the Mortgage on the property of the above
Japanese is for the amount of \$2600.00 Interest
at 7%. Interest due to June 9th 1942...\$91.00

We are enclosing forms filled out as
requested, also cheque for balance on hand.

We paid part of the Taxes in order to
get the discount, there is still \$181.25 owing
as per statement enclosed on Lot A. We paid
on Lot B.

Mr J.S. Wright holds the Mortgage for
Telford Estate, he is willing to wait for the
arrears of interest, until after the taxes are
paid.

In future we will send you the full
collections (less commission on collection only).
as we take it you will pay the Taxes, Interest,
etc;

Yours truly

James A. Trice
J. S. Wright

*I have
been told
to pay
the
taxes*

10006

July 8, 1942

Messrs. Kellett & Trice,
336 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Hanshichi Marubashi

In viewing our file in connection with the above we notice that in addition to the real estate, for which Mr. Hanshichi Marubashi appointed you as his agent, and which you report is fully rented, there appears to be a considerable amount of personal property left in the garages and sheds at 210 West Alberta Street and also at 154 West 5th Avenue.

Will you please advise if the tenants now in occupancy have agreed to look after the safe custody of the household furniture and personal effects referred to above.

Yours truly,

F. G. Shears,
Assistant Manager

FGS/PMH



PHONE PACIFIC 6532
ESTABLISHED 1916

Shear

TRICE

KELLETT & ~~HICKMAN~~

REAL ESTATE ~~R~~ INSURANCE
NOTARIES PUBLIC

336 WEST PENDER STREET
VANCOUVER, B.C.

July 9th 42

Mr F.G. Shears
Office of the Custodian
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 10 1942

Dear Sir;

re H Marubashi. File No; 10006

Your letter of July 8th received, the personal property left by Mr Marubashi is in a separate shed next to the Garages, and is locked up and being looked after by Mr Dennett a Tenant in the Store. it consists of tools and utensils he used in making a Japanese food which he sold to other Japanese stores. it is not saleable now. and the utensils are not worth much to anyone else.

Yours truly

Kellett & Trice
~~per.....~~

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
VICTORIA BLDG., 7 O'CONNOR STREET
OTTAWA, CANADA

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)
FORM "D"

Ref. No. Sup life
From the Sup life Insurance
Company of Canada
Date of Discovery, August 1942.

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy
or annuity contract for each "enemy."

Policy No. 2,173,162

Life Insured

- Name Hanabishi Marubashi
Born February 11, 1894
Address Vancouver

Owner - if third
party insurance

- Name
Address

Beneficiaries

- Name Sato Marubashi
Addresses
Relationship to
Life Insured Wife

Record of Current Assignments
(other than to company for
policy loan)

- give names and addresses -

Date of Policy (i.e. due date of first
regular premium)

January 5, 1934

Plan of Policy

20-year Endowment

Sum Assured see

Investment

Can. \$1,000

Premium - Amount

How Payable

Due Dates

Can. \$52.75
Annually
January 5th

Policy Loans (automatic or otherwise)

Can. \$352.49

Approximate Cash Value, if any, including
dividends, after deducting all policy
indebtedness

NIL

Nature of Automatic Non-Forfeiture
Provision

Automatic Premium Loan

Approximate Cancellation Date under
Automatic Non-Forfeiture

January 1943

Special Notes:

Rec'd	AUG 22 1942
File No.	
Ans.	
Received	



PHONE PACIFIC 6532
ESTABLISHED 1910

KELLETT & HICKMAN
TRICE
REAL ESTATE & INSURANCE
NOTARIES PUBLIC

336 WEST PENDER STREET
VANCOUVER, B.C.

Oct 2nd 42.

OCT 2 - 1942

Mr K.W.Wright
Custodian Office
Vancouver.B.C.

Rec'd	OCT 5 - 1942
File No.	
Ans.	
Referred	

Re File 828. Marubashi

Enclosed find statement of rents collected
and cheque for balance on hand.

We have no more summary forms.

We asked the Mortgagee Mr Wright, to furnish
you with Insurance particulars you requested, as we
did not put on the Insurance.

We wish to draw your special attention to
a request from Mrs Munro to have a handrail put on
the staircase going up to her suite, this staircase
is long and fairly steep, and Mrs Munro fell down
the stairs, and has been confined to bed for two weeks
in consequence. and now she has informed us about this
should she fall again, the Owner might become liable
for damages.

The roof is leaking in one place, which we
think should be fixed, to save the plaster.

Yours truly

Harold T. ...
W. J. B.

3 enc

828

918 Royal Bank Bldg.,
Vancouver, B. C.
October 3rd, 1942

Messrs. Kellett & Trice,
336 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: P/W A-90, MARUBASHI, Hanshichi

We have your communication of the 2nd instant and in accordance with your request are forwarding you under separate cover forms for rental return.

An official receipt for the cheque which you enclosed will go forward.

We note a hand-rail should be put on the staircase and that the roof is leaking. Will you be kind enough to have these matters attended to without delay and send us the accounts.

We have received particulars as to the insurance from Mr. Gerald Charlton.

Yours truly,

K. W. WRIGHT

For the Authorized Deputy of the Secretary
of State and/or Custodian

KWW/GM

Reviewed as of 13-1-43

File No. 828

P/W A-90 - MARUBASHI, Hanshichi - Grocer

13-1-43

Ledger Balance - \$105.22

DEBTS

Trans. on property in Alberta St.
Trans. at 7 1/2% bond Dec. 9, 1942

J.D. McPhee 2600.00

Sun Life Premium 184.00

Taxes - 1942 on B/7 & B/13/302 \$ 30.00

(2109 Alberta St.) 47.33

Taxes - 1942 on Lot A/7 & B/13/302 73.54 - Paid

(306-16-20 West 5th) 263.33

Yonco Marubashi 30.00

Yonco Marubashi 1000.00

CHATELS

Stored in shed and looked after by Dennett, tenant.

LIFE INSURANCE

Policy #2173162 with Sun Life, 20 Year Endowment
for \$1,000.00, in our hands.

REAL PROPERTY

Subdivision A & B. of Lots 7 & 8, Blk. 13, D.L. 302,
Group 1, D. of N.W., Plan 5832.

Registered by Hanshichi MARUBASHI, and title in the
name of J.W. Wright & J.E. Braithwaite, W. Fitzpatrick
(in trust filing 23953)

R.P. 81267-H to Hanshichi MARUBASHI from W. Telford
\$400.00 cash, balance \$1,000.00, 9th June, 1931,

\$1,000.00, 9th June, 1943, \$1,000.00, 9th June, 1933,

\$1,000.00, 9th June, 1934, 7% interest half yearly.

On this property is located the following:-

2109 Alberta Street	Rented for \$20.00	<i>Mr. W. Wright</i>
320 West 5th Avenue	"	<i>Mr. Ray</i>
316 West 5th Avenue	"	<i>Mr. Ray</i>
Cor. 5th & Alberta	"	<i>Mr. W. Donald</i>
Street (Store)	"	<i>Mr. J. E. Dennett</i>
	\$25.00	
	\$25.00	
	\$88.00	

Rents are collected through appointed agents, Messrs.
Kellett & Trice.

Fire Insurance fully covered & particulars on file.
Vested - August 10th, 1942.

FUTURE DISPOSITION

We must have complete statement of amount owing on
property. Still awaiting Mrs. Wright's answer.
Debts cannot be fully ascertained until we hear
about balance of mortgage & Mr. McPhee's \$30.00.

MEMORANDUM

File Nos.: 13127 }
Int. 675 }
Int. 828 }

February 1st, 1943

To: Mr. Wright

From: Mr. Green

Re: FAIRVIEW JAPANESE SCHOOL
(Go-Gakko School)

Would you kindly refer to our memorandum of October 13th which will give you the present position of this school.

As you will see from memorandum of December 29th, there is some quite valuable furniture stored therein including a chesterfield, two pianos, sewing machine, etc. etc. In view of the fact that this neighbourhood is a happy hunting ground for thieves and houses are being constantly broken into, I should like to arrange protection in the shape of a caretaker.

There are some rooms at the back and I can secure reliable tenants for these rooms who will pay a nominal rent in exchange for the quarters and for their services. May I arrange with Messrs. Morris and MacLennan for a rental to be set by them and arrange accordingly?

HFG:IF

C
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P
Y

C
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P
Y

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
Office of the Custodian

Legal Section.

Victoria Building, 7 O'Connor Street,
Ottawa, Ontario, February 5th, 1943.

GWA/MSD.

Dear Mr. Shears:-

Re: Life Insurance and Evacuees

This question is being pursued further at the present time, and I would appreciate being advised as to the number of life insurance policies that have been left in the protected area by evacuees in so far as this information is available to you.

It appears desirable that your office should not accept life insurance policies from evacuees if you can convince the evacuees that they should keep the policies themselves. You should however, wherever possible, make funds available to pay life insurance premiums, thus increasing the equity of the evacuee in the policy which is indirectly to the benefit of his creditors, if any. This is in accordance I think with the general policy on life insurance as set out in the brief.

If Mr. Gibson has the information, you might also advise me as to the number of life insurance policies that have been reported to him, regardless whether or not the actual policies are in the protected area.

Yours very truly,

"G.W. McPherson"
Executive Assistant

F.G. Shears, Esq.,
506 Royal Bank Building,
Vancouver, B.C.

*In this case wife is
beneficiary. Creditors could not benefit from policy
without her consent.*

February 20, 1943.

MEMORANDUM TO MR. PEERS

Re: P/W A-90, MARUBASHI, Hanshichi

Mrs. J.S. Wright called at the office to-day relative to the mortgage on 2109 Alberta Street (Corner of 5th Avenue) and 306-320 West 5th Avenue.

Mrs. Wright produced a ledger kept by her husband, who is an executor of the estate, and the first entry shows that in 1932 the amount of principle on the mortgage was \$3,000.00 bearing interest at the rate of 7%. Numerous entries appear in the account including March 28th, 1938, payment on principle \$200.00 and June 17th, 1940, payment on principle \$200.00 thereby reducing the principle sum to \$2,600.00. The last entry was made on June 26th, 1942 showing a payment of interest to December 9th, 1941 amounting to \$91.00 and it would, therefore, appear the mortgage now stands at \$2,600.00 principle owing and interest thereon at 7% from the 9th day of December, 1941.

According to the Confirmation of Ownership the title stands in the names of:

John Sylvanus Wright
John Edmund Braithwarte
William Fitzpatrick
(In Trust Filing 23953)

Mrs. Wright also produced an Agreement for Sale, dated June 9th, 1930:

William O'Dell Telford and
Hanshichi Marubashi

Lot Sub. A & B and Lots 7 & 8
Block 13, D.L. 302.

The sale price was \$4,400.00 and there is an acknowledged payment of \$400.00 on execution of the agreement. This document, however, provides that the sum of \$1,000.00 is to be due and payable on the 9th of June, 1931, \$1,000.00 on the 9th of June, 1932, \$1,000.00 on the 9th of June, 1933 and \$1,000.00 on the 9th of June, 1934, interest at 7% payable half yearly on the 9th day of June and December of each year.

William O'Dell Telford died on the 25th of September, 1931 and probate was granted to John Sylvanus Wright, John Edmund Braithwarte (now deceased) and William Fitzpatrick. Mrs. Wright produced the original probate.

A check should issue to the executors of the estate for \$182.00 interest to December 9th, 1942.

KNW/DO

K.W. WRIGHT

2600
174.00

2600
174.00

Sal 253
Wm H. Wright, 3517 Etn St

ck to Estate of W. O'Dell Telford
182.00

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER

TELEPHONE SEYMOUR 3327-3328
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

Paid	JUN 5 1943
File No.	
Ret.	MR Peers

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

4th. June, 1943.

The Custodian's Office,
Room 912 - Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

File No. 828
Legal Department.

For Mr. R. W. Wright

Dear Sirs:-

re P/W A-90- MARUBASHI, Henshichi
306-316-320 West 5th. Avenue and
2109 Alberta Street

You will be interested to know that I was stopped on the street this morning by the tenant of the store on this property - Mr. J.F. Dennett, who wanted to know whether I could suggest a price to him to make an offer for this property, but I told him that I was not in a position to give him any figure or advise him.

He said that he was thinking the matter over and that he understood that the Japanese owner had paid \$4,000., for this property.

I think that Mr. Dennett has that figure in mind as a basis for making an offer.

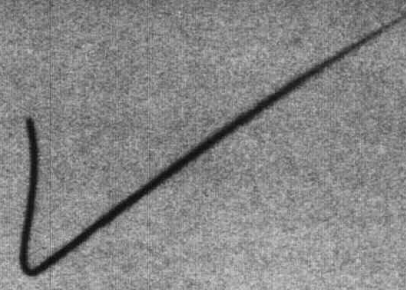
On returning to the office I looked up my file and I find that \$4,000., was the amount of my valuation.

Yours faithfully,

Douglas W. Reeve

DWR

Lot "A"



File No. 828

Hanshichi MARUBASHI

P/W A-90

ADDRESS - 306-316-320 West Fifth Avenue . Lot A
2109 Alberta Street Lot B.

LEGAL DESCRIPTION - Subdivisions "A" and "B" of Lots 7 and 8, Block 13,
D.L. 302, Group 1, NWD, Plan 5832

DESCRIPTION - Lot A. Old $1\frac{1}{2}$ storey frame house. Two storey
frame building with store and living quarters, with
shower on ground floor and two-four-room suites
with joint bathroom on upper floor. Lot 30.48 x 99'.
No furnaces.

Lot B. $1\frac{1}{2}$ storey frame house with basement. No
furnace. Lot size 30.48 x 99'

TITLE - John Sylvanus Wright, John Edmund Braithwaite and William
Fitzpatrick. (Estate of Wm. O'Dell Telford).
R. P. Hanshichi MARUBASHI, balance \$2600.00 plus interest,
(confirmed by Internee). Certificate of Encumbrance on
File. Certificate of Title at Land Registry Office.

ANNUAL TAXES - Lot A - \$133.59 Arrears including
Lot B - 49.22 Consolidated \$391.62

ASSESSED VALUE - Lot A. Land - \$940.00 Improvements - \$3250.00
Lot B. Land - \$520.00 Improvements - \$ 850.00

VALUATION - Johnson & Reeve. Lot A \$3200.00
Lot B. \$1000.00 to \$1200.00

FINANCIAL POSITION

Annual Rental		\$1076.00
Taxes \$133.59		
47.59	\$181.18	
Water Rates	60.00	
Interest	182.00	
Agent's Fees	53.80	
Repairs	150.00	
		627.98
		\$448.02
Depreciation at 5%		200.00
		\$248.02
Arrears of Taxes	\$396.60.	

Balance at Credit \$134.69

CHATTELS - As per the attached list.

Property advertised August 28th, 1943. Tenders close, September 15th, 1943.

TENDERS RECEIVED

No Tenders Received

File No. 828

Hanshiichi MARUBASHI (P/W A-90)

Left in the Garages and Sheds at No. 2109 Alberta Street, and at
No. 154 West Fifth Avenue, (Japanese School House), Vancouver, B.C.

HOUSEHOLD FURNITURE AND EQUIPMENT:

Flower Stand	1
Complete set of books	1
Buffet Cabinet	1
Picture Frames	6
Parlor Stove	1
Sewing Machine	1
Golf Bag and Clubs	8 Clubs
Typewriter	1
Study Desk	1
Book Stand	1
Carpets for the household	8 Rooms
Chain Pendant Type Lamps (Utility Hanger)	4 Rooms
World Map	1
Judo Trophy Cup	1
Window Blinds	5
Tea Set	
Japanese Tea Set	
Japanese Wine Set	
Japanese Large Dish	2
Japanese Medium Dish	4
Small Dishes	20
Medium Dishes	20
Large Dishes	4
Japanese Soup Dishes	10
Cookie Container	1
Glass Cups	8
Trays	2
Table Cloths	2
Bedroom Stove	1
Large Clothes Closet	1
Room Screen	1
Room Partitions (Mahogany)	5
Beds	6
Couch	1
Bureau	1
Drawer	1
Boy's Drawer	1
Small Book Case	1
Show Case	1
Chairs	3
Bed Lamp	1
Office Desk	1

KITCHEN EQUIPMENT AND UTENSILS

Gas Stove	1
Kitchen Sawdust burner Stove	1
Dining Table	1
Dining Chairs	8
Wall Cupboard (Mahogany)	1
Movable Cupboard set	1
Kitchen Cooking Utensils	
Eating Utensils	
Iron	1
Washing Machine	1

KITCHEN EQUIPMENT AND UTENSILS (cont'd)

Medicine Cabinet	1
Mirrors	2
Wash Tub	1
Wash Bowl	2
Water Tank for stove	1
Desk Lamp	1

BUSINESS EQUIPMENT AND FIXTURES:

Large Boiling Pot (24"x24"x18")	3
Food Choppers	3
Copper Tubs	3
Tubs, used for rice	6
Japanese Wooden Scoops (advertisement)	15,000 Pcs
Wax	
Labels for merchandise	
Sale Receipt Books	
Sale Counter Books	

GROCERY STORE:

Counters	2
Scale	1
Tobacco Display Case	1
Ditto	1
Ice Box	1
Mirror	1
Ice Grinder	1

PRESERVED VEGETABLES or JAPANESE PICKLES (Tsukemono):

Bamboo Strainer	5
Small bamboo strainer	2
Sacharine used for pickles	3½ tins
Food Colour	4 "

EQUIPMENT WHICH WAS IN THE BASEMENT:-

Bicycles	2
Carpenter's Tools with trunk	

STORAGE ROOM:-

Rice	8 sacks
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MEMORANDUM

File 828

September 16, 1943.

TO: MR. F.G. SHEARS
 FROM: MR. K.W. WRIGHT

Re: Tenders for Real Estate received in
 response to advertisements appearing
 in Vancouver papers on August 28th
 and 30th.

The following is a list of the tenders which you opened in this office
 to-day.

26 Moncton Street

Stanley Sopel	\$450.00	Cheque rec'd \$45.00
W.J. Deagle	\$200.00	Cheque rec'd \$20.00

536 E. Cordova

Ker & Ker for Peter Seniuk	\$850.00	Cert. Cheque \$85.00
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58 Chatham

Rosa Sopel	\$750.00	Cheque rec'd \$75.00
Canadian Fishing Co.	\$600.00	Cheque rec'd \$60.00
J. Wisky	\$275.00	Cash rec'd \$27.50

1810 Cotton Dr.

Moore & Moore	\$1210.00	Cheque rec'd \$121.00
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2565 Pandora St.

Moore & Moore	\$1205.00	Cheque rec'd \$120.50
John Vrlak & Co. for Mrs. Bessie Wagich	\$1505.00	Cheque rec'd \$150.50
H. McCartney	\$1600.00	Cheque rec'd \$160.00

18 E. 6th Ave.

A.A. Cameron	\$1000.00	Cheque rec'd \$100.00
Gordon M. Thompson for Mrs. K.S. Brook	\$ 830.00	Cheque rec'd \$ 83.00

513 E. Cordova

W. Green	\$1255.00	Cheque rec'd \$125.50
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58 Moncton Street

Percy Phillip Hobbs Florence M. Hobbs	\$1000.00	Cheque rec'd \$100.00
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Vacant Lot on Moncton
Street

W.J. Deagle	\$ 60.00	Cheque rec'd \$ 6.00
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No tenders were received on the following:

✓ 306-316-320 West 5th Ave.
 2109 Alberta Street
 236 Powell Street
 116-118 Main Street
 2993 West 23rd Ave.

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
802 WEST HASTINGS STREET
VANCOUVER, B.C.

21st May, 1943.

The Custodian's Office,
Room 912,
Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

File No. 828
Legal Department

Attention of Mr. K. W. Wright

Dear Sir:

re P/W A-90, MAHURASHI, Hanahichi
and 306, 316, 320 West 5th Avenue,
and 2109 Alberta Street
Lots A and B Subdivisions 7 and 8
Block 13 District Lot 302

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

The location is in an industrial area where there would nearly always be a demand for housing accommodation. The present rents are reasonable and could probably be maintained except in very hard times.

We have given a good deal of thought to the possibility of selling these lots separately and believe that there might be some advantage in this.

On Lot A (the corner), which is 30.48 feet by 99 feet, there is an old 1½ storey frame house which needs more repairs than the other buildings, and a two storey frame building containing a shop and living quarters on the ground floor and two suites of 4 rooms each, with a joint bathroom. The suites are rented to one tenant, who sublets one. These suites are in very good condition but the ground floor premises need decorating. The bathroom on the ground floor is very poor having only a shower and no space for a tub. The shower is not enclosed.

On Lot B, which is of the same dimensions there is a 1½ storey frame house in fairly good condition and with a better basement than the other house.

There is no heating apparatus in any of the buildings.

On the back of Lot B there are three garages and a large storage shed or workshop. These are partly used as wood sheds and if Lot B were sold separately, there would be no access for garage use. Apparently no extra rent is paid for these.

We are of the opinion that the present market value of Lot A, with Nos. 306-316 and 320 West 5th Avenue is \$3,200, and that the value of Lot B, with the house No. 2109 Alberta Street, is \$1,200 if vacant possession could be given to a buyer who wished to live in the house, or \$1,000 subject to the tenancy, with twelve months' notice to vacate required.

If the two lots must be sold together, we are of the opinion that the total value of the property is \$4,000.

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

- Page 2 -

The Custodian,
Vancouver, B.C.

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.
21st May, 1943.

We believe that it might be easier to sell the
lots to two buyers than to one. For instance the tenant of 2109
Alberta Street might buy that house and the tenant of the store
or another purchaser might buy the corner lot more readily if not
obliged to take the other house.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Reeve

DWR

File No. 828

EXHIBIT No. 1031 - 4
DATE 11 May 1948
FILED BY J. W. G. Hunter

Advertisement in the Vancouver Daily Province, August 28, 1943

"Lot "A" of Lots 7 and 8, Block 13, D. L. 302, Group 1,
New Westminster District, Plan 5832, known as 306-316-
320 West Fifth Avenue, being a one and one-half storey,
five-room frame dwelling and a two storey frame store
with living quarters above;

"Lot "B" of Lots 7 and 8, Block 13, D. L. 302, Group 1,
New Westminster District, Plan 5832, known as 2109
Alberta Street, being a one and one-half storey, six-
room frame dwelling;"

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

July 6, 1948.

C. McHughan

EXHIBIT No. 1031 0 5
DATE 11 May 1948
FILED BY J. W. G. Hunter

File No. 828

Advertisement appearing in Vancouver Newspapers
on January 22, 24 and 25, 1944

"Lot "A" of Lots 7 and 8, Block 13, D. L. 302, Group 1,
New Westminster District, Plan 5832, known as 306-316-320
West Fifth Avenue, being a one and one-half storey, 5 room
frame dwelling and a 2-storey frame store with living
quarters above."

"Lot "B" of Lots 7 and 8, Block 13, D. L. 302, Group 1,
New Westminster District, Plan 5832, known as 2109 Alberta
Street, being a one and one-half storey, 6 room frame dwelling."

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

July 6, 1948.

H. C. McHugh



INTERIM RECEIPT

(ADOPTED BY THE VANCOUVER REAL ESTATE EXCHANGE LIMITED)
CONFIRMED

RECEIVED from

Walter H. Nelson

Vancouver, B.C.

Feb 12th

the sum of Three hundred /100 Dollars being deposit on account of the proposed purchase price of Lot A and B of Sub 7 and 8 Block 13 District Lot 341 City of Vancouver Municipality of Vancouver for the price of sum of 3000.00 payable on the following terms, namely: Cash on completion of agreement, of which the deposit shall form a part, the balance as follows:

Subject to Building restrictions if any.

All deferred payments to bear interest at the rate of _____ per cent. per annum, payable half-yearly from this date. _____ until paid. If sale completed, all adjustments of income and outgoings to be made as of this date. Balance of the cash payment to be made and sale completed within _____ days from date of confirmation hereof. An agreement of sale, containing the usual covenants contained in agreements of sale of land within the Province of British Columbia, to be entered into on the terms hereof. The purchaser to have possession of the premises on the completion of the agreement of sale, subject to existing tenancies.

Purchaser to assume and pay all taxes, rates, local improvements and other charges from the date hereof.

This receipt is given by the undersigned as Agent and subject to the owner's confirmation, and upon the same being confirmed by the owner, it shall form a binding agreement of sale and purchase. It is understood that time shall be of the essence hereof, and unless the balance of the cash payment is paid and the agreement entered into within the time mentioned, the owner may (at his option) cancel this agreement, and in such event the amount paid by the purchaser shall be absolutely forfeited to the owner as liquidated damages. Notice of confirmation hereof by the owner shall be deemed to have been given to the purchaser when he has either been notified verbally that such confirmation has been given or when notice has been mailed to him at his address as follows: _____

J. B. [Signature]

Agents for Owner.

I hereby agree to purchase the above described property at the price and on the terms and subject to the conditions above set forth, and also agree to the terms and conditions of the above Interim Receipt.

Walter H. Nelson

Purchaser.

I hereby accept the above offer and its terms and covenant, promise and agree to and with the said _____

to duly carry out the sale on the terms and conditions above mentioned, and I also agree with said _____

as Agents, to pay them out of the initial cash payment the regular commission payable in respect to said sale in accordance with the official schedule of the Vancouver Real Estate Exchange, Limited. In the event of the sale not being consummated and the deposit being forfeited, I agree that the deposit, or a sufficient part thereof up to the amount of the commission which would have been payable to the Agent in respect of said sale, shall be retained by, or paid to the Agent, any balance to be paid to or retained by me.

DATED this _____ day of _____, 194 _____

Owner.

TELEPHONES
PACIFIC 1161-1162



F. A. CLELAND
A JUSTICE OF THE PEACE
FINANCIAL & INSURANCE BROKER

REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO.
RENTAL AGENT
MONEY TO LOAN

R.P. 1

ROOM 22
535 PENDER STREET. W.

VANCOUVER, B.C. Feb. 12th. 1944.

The Custodian,
Japanese Evacuation Section,
509-510 Royal Bank Bldg.
City.

Dear Sir:-

Please find enclosed herewith Tender of Walter
H. Nelson, together with certified cheque in the sum of \$300.00
on the proposed purchase of Lots "A" and "B" of Lots Seven(7)
and Eight (8) of Block Thirteen (13) District Lot Three Hundred
and Two (302) , City of Vancouver, Province of British Columbia.

Yours very truly,

F. A. Cleland

FAC/C.
Enclos.

*306-316-320 West 5th Ave &
2104 Alberca St.*

8281

R.P. 6

D.J. Fawcett,
219 West 49th Ave.,
Vancouver, B. C.
February 9, 1944.

The Custodian,
509 - 10 Royal Bank Building,
675 West Hastings St.,
Vancouver, B. C.

Dear Sirs:-

I hereby tender the price of thirty-five hundred dollars
(\$3500.00) for:-

Lot "B" of 7 and 8, Block 13, D.L. 302 Group 1, New
Westminster Dist., Plan 5832, known as 2109 Alberta St., being
a one and one - half storey, 6 room frame dwelling, and:-

Lot "A" of Lots 7 and 8, Block 13, D.L. 302 Group 1 New
Westminster Dist. Plan 5832, known as 306 - 316 - 320 west
five avenue, being a one and one - half storey, 5 room frame
dwelling, and a 2 - storey frame store with living quarters
above.

Enclosed please find certified cheque for three hundred
and fifty dollars (\$350.00). Ten per cent of offer.

Yours truly,

Per D.J. Fawcett
(D.J. Fawcett)

D.J.F/PW
Encl. 1

W. J. Fawcett
219 St. 49th. Ave.
Vancouver, B. C.
Feb. 21, 1944.

R.P.8

ENEMY SECTION	
Rec'd	FEB 21 1944
File No.	
Ans'd	
Refer'd	MR. Bess

Dear Sirs:-

I hereby acknowledge receipt
of cheque for \$350.- deposit on
tender 306 - 316 - 320 West Fifth
Avenue, and 2109 Alberta St.,

I wish to submit a revised
tender, offering Four Thousand

dollars (\$4000.-) cash, for the
above mentioned property. Refer
to file # 828. Legal Dept.

Yours truly,

W. J. Fawcett.

File No. 928

February 23rd, 1944

Tenders for Real Estate received in response
to advertisements appearing in Vancouver papers
on January 22nd and 24th, 1944

306-16-20 West 5th Avenue
& 2109 Alberta Street

Amt. of Bid

Cheque Rec'd

F. A. Cleland,
Rm. 33,
539 West Pender St.,
Vancouver, B. C.
(on behalf of Walter Nelson)

\$ 3,000.00

\$ 300.00

D. J. Fawcett,
219 West 49th Avenue,
Vancouver, B. C.

\$ 3,500.00

\$ 350.00

Johnson & Reeve valuation - West 5th Ave. - \$3200.00
Alberta St., \$1000.00 to \$1200.00

828A
Legal Department

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

509-10 Royal Bank Bldg.,
Vancouver, B. C.
February 28th, 1944.

Dear Mr. McPherson:

Re: P/W A-90, MARUBASHI, Hanshichi,
and 306-316, 320 West 5th Ave. and
2109 Alberta St.

Attached hereto you will find Transmission and Deed in duplicate
for signature of the Deputy Custodian.

This property was advertised for the first time on August 28th,
1943, and no bids were received. It was again advertised on January 22nd,
1944, each lot separately, and we received two offers for the whole parcel,
the higher being for \$3500.00. Both tenders were rejected and revised
offers requested. We are now in receipt of an offer of \$4,000.00 from Mr.
David J. Fawcett, Grantee named in attached Deed.

This property consists of two adjoining lots, one facing Alberta
Street and the other on 5th Avenue. You will note from Mr. Reeve's report
of May 21st, 1943, copy of which is enclosed, that situate on Lot "A" is
an old 1½ storey frame house and a 2 storey frame building containing a
shop and living quarters on ground floor and two suites of four rooms each
with a joint bathroom. The ground floor premises need decorating and the
bathroom on the ground floor is very poor. On Lot "B" there is a 1½ storey
frame house in fair condition, three garages and a storage shed. There is
no heating apparatus in any of the buildings.

Title to this property stands in names of John Sylvanus Wright,
John Edmund Braithwaite and William Fitzpatrick, who are executors of the
estate of William O'Dell Telford (deceased). Hanshichi Marubashi purchased
the property from Mr. Telford under Agreement for Sale dated June 9th, 1930.
There is at present \$2600.00 owing for principal, and interest at 7% is
paid up to December 9th, 1943. This will be paid off from proceeds of sale
and conveyance in favor of Marubashi obtained. The property has been vested.

Mr. Reeve places a value of \$4,000.00 on the two lots if sold
together, and we therefore recommend the acceptance of the offer received
from Mr. Fawcett.

Your kind attention to this matter will be appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W

828
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
March 27th, 1944

Mr. D. J. Fawcett,
219 West 49th Avenue,
Vancouver, B. C.

Re: Subdivisions A and B of Lots 7 and 8,
Block 13, D.L. 502, Group 1, N.E.D., Plan 5832

Dear Sir:

We are advised by the Land Registry Office that the Deed, in your favour, covering your purchase of the above noted property has been filed under No. 99532-L, and we therefore enclose a Statement of Adjustments, as at March 1st, 1944, showing a balance in your favour of \$83.25, and our cheque for this amount will be forwarded to you as soon as we are advised that the Certificate of Indefeasible Title in your favour has been issued.

You will note that the rents for this property are paid as follows:

2109 Alberta Street - Tenant - W. Woudzia - \$20.00 monthly, paid to April 19th inclusive.
306 West 5th Avenue - Tenant - D. J. Dennett - \$25.00 monthly, paid to March 31st inclusive.
316 West 5th Avenue - Tenant - R. Best - \$18.00 monthly, paid to March 31st inclusive.
320 West 5th Avenue - Tenant - Mrs. McDonald - \$25.00 monthly, paid to March 31st inclusive.

We are informing all tenants and our Agent for the property of the sale to you.

Water Rates have been paid as shown in the Statement of Adjustments, and we are advising the Water Rates Department to send all future Water Rates Bills to you.

Mr. D. J. Fawcett

-2-

March 27th, 1944

Fire and Plate Glass Insurance Policies are being transferred to your name, and when transfer is complete, we will forward the Policies to you.

Certain Japanese chattels are on the premises and it is understood that the Custodian reserves the right of access for the purpose of inspection or removal of these chattels.

Yours truly,

K. S. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/JF
Encl.

File No. 828

March 27th, 1944

D. J. FANCETTIN ACCOUNT WITH

The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at March 1st, 1944)

RE: Subdivisions A and B of Lots 7 and 8,
Block 13, D.L. 302, Group 1, N.W.D. Plan 5832

	<u>DEBIT</u>	<u>CREDIT</u>
Purchase Price	4,000.00	
By cheque received		4,000.00
<u>Adjustments of Rents</u>		
2109 Alberta Street, Paid to April 19th incl.		
(D. Woudzia -\$20.00) Mch. 1 to April 19th -\$33.33		
306 W. 5th Avenue - Paid to March 31st incl.		
(J.D. Dennett \$25.00) March 1 to 31st/44	25.00	
316 W. 5th Avenue - Paid to March 31st incl.		
(R. Best - \$18.00) March 1 to 31st/44	18.00	
320 W. 5th Avenue - Paid to March 31st incl.		
(Mrs. McDonald \$25.00) March 1 to 31st/44	25.00	
	\$ 101.33	
Less Agent's Fees	5.06	96.27
<u>Adjustment of Taxes</u>		
1/6 of \$176.15		29.36
<u>Adjustment of Water Rates</u>		
2109 Alberta Street, Paid to June 30/44		
2/3'rds of \$7.00	4.67	
306-316 W 5th Ave., Paid to Feb. 2/44		2.79
On basis of previous bill, 27/120 of \$12.40		
320 West 5th Ave., Paid to June 30/44		
2/3'rds of \$7.00	4.67	
<u>Adjustment of Insurance</u>		
Wawanesa Mutual #C85346-\$2,000.00, Expiry		
September 22nd, 1944	11.18	
Wawanesa Mutual #C55002, \$1,500.00, Expiry		
September 14th, 1944	4.61	
Federal Fire #781604, \$1,000.00 - April 16/46	14.16	
Wawanesa Mutual #C55003 - \$1500.00 - Sept. 14/45	4.61	
Canada Accident #52932 Plate Glass Oct. 17/46	8.09	
Registration of Deed paid to Land Registry Office	2.50	
Balance	63.93	
	\$ 4,128.42	\$ 4,128.42
Balance		\$ 63.93

828
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
March 27th, 1944

Mr. J. S. Wright,
3517 Eton Street,
Vancouver, B. C.

Re: Subdivisions A and B of Lots 7 and 8,
Block 13, D.L. 302

Dear Sir:

Enclosed please find our cheque amounting to \$2,650.86,
in full payment of the mortgage held by the Estate of William
O'Dell Telford in connection with the above noted property. This
cheque is made up as follows:

Principal	2600.00
Interest, December 9th to March 20th, 1944, 102 days at 7%	<u>50.86</u>
	<u>\$ 2650.86</u>

When acknowledging receipt of this remittance, will
you kindly let us have the Insurance Policies held by you in con-
nection with this property. These Policies should each be en-
dorsed with the following wording:

"We hereby certify that we have no further interest in the within
Policy. Estate of William O'Dell Telford".

This declaration should be signed by yourself as executor.

Yours truly,

K. E. WRIGHT
COUNSEL TO THE CUSTODIAN

350-56

GHP/JF
Encl.

File No. 828

MEMORANDUM

TO: MR. K. W. WRIGHT
FROM: MR. G. B. SPAIN
RE: 2109 Alberta Street,
306-320 West Fifth Avenue, and
P/W A-90. MARUBASHI, Hanshichi

March 28th 1944	
ENEMY SECTION	
Rec'd	MAR 28 1944
File No.	
Ans'd	
Refer'd	Mr. Peers

The above properties have been visited in a search for personal property with the following results:

2109 Alberta Street: The tenant, Mr. Woudzia, informed me that nothing remained here except:

306 WS
1 Tobacco Display Cabinet)
1 Wall Mirror 3' x 4') in use in the shop
1 Ice Shaving Machine) in the yard

Donnett

316 West Fifth Avenue: The tenant, Mr. Best holds:
4 cartons - contents unknown
1 carton -- 2 large lamp shades

320 West Fifth Avenue: The shed in the rear contains an enormous collection of unsaleable articles and rubbish, and hardly anything of sufficient value to justify the expense of sending a truck to haul it away.

The shed (once nailed up) had been broken open and ransacked and anything of value removed. I noted the name of B. T. KONDO, Registration No. 05402, (File No. 14866) on some boxes and so presume the contents of this shed belong to him.

All goods are being removed to auction as soon as possible.

There was nothing answering the description of kitchen equipment, unless it was a built in sink. Business equipment - unless it was the aforementioned Display Case; and certainly no household furniture.

G. B. Spain
GEO. B. SPAIN

GBS/JF

2119

DD

306 36

300

K. 110

828

509 Royal Bank Building
Vancouver, B.C.
June 10th, 1944

The Commandant
Angler Internment Camp
Angler, Ontario

Dear Sir:-

Re: P/W A-92. NARUMASHI, Hanshichi

Will you kindly advise the above named
Internee that his property described as Subdivision
A and B of lot 7 and 8, Block 13, D.L. 302, Group 1,
HWD, Plan 5832, known as 306 - 320 West 5th Avenue
and 2109 Alberta Street, Vancouver has been sold.

An independent appraisal indicated a value
of \$4000.00 and the sale was obtained at this price.
The balance of the mortgage against the property
amounting to \$2600.00 has been paid from the sale
price.

The proceeds from the sale of this property
have been credited to the account of the Internee with
the Custodian.

Yours truly,

E. F. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/PR

828

309 Royal Bank Building
Vancouver, B. C.
July 25th, 1944

The Commandant
Internment Camp #101
Angler, Ontario

Dear Sir:-

Re: H. MARUBASHI, P/V A-90.

In reply to the above named Internee's statement contained in your letter of the 20th instant, we give below a Statement of Account showing the revenue and disbursements in connection with his Vancouver property.

	<u>DR.</u>	<u>CR.</u>
Rents received from KELLETT & TRICE		\$1936.00
Agents Fees paid Kellett & Trice	\$ 96.80	
Taxes	280.81	
Sundry Repairs	100.28	
Water Rates	118.90	
Fire Insurance	75.00	
Mortgage Interest	364.00	
Appraisal & Advertising for Sale	61.92	
Remittances & purchases for Mrs. Marubashi	599.65	
Remittances & purchases for H. Marubashi	151.83	
Balance shown on previous statement	86.81	
	<u>\$1936.00</u>	<u>\$1936</u>

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CURATOR

GHP/PR

File 101-P-90

DEPARTMENT OF NATIONAL DEFENCE
-Army-

ENEMY SECTION	
Rec'd	AUG 4 1944
File No.	

Internment Camp,
Angler, Ontario
July 31st. 1944.

Authorized Deputy Custodian,
912 Royal Bank Building,
Vancouver, B.C.

Re: P/W MARUBASHI, H. #90

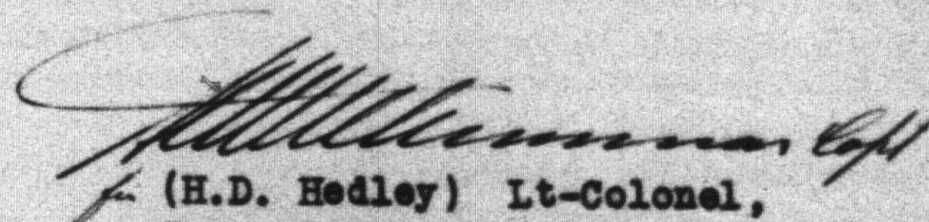
Receipt is acknowledged of your letter File
No. 828 dated July 25th. 1944, re the m/n.

The Internee states:-

"Acknowledge your letter dated 25th. inst. with
thanks. Although I am not satisfied with tax, water, and
mortgage payments, I am anticipating this and your previous
letter regarding my property will be of some valuable reference
in the future. Since the above mentioned matters cannot be
settled at the present time, I look forward to the day when it
will be possible to do so.

Once again, I take this opportunity in extending
to you, my thanks for your past services."

Copy to D.P.O.W.


(H.D. Hedley) Lt-Colonel,
Commandant,
Angler Internment Camp,
Veterans Guard of Canada.

File No. 828

March 27th, 1944

MEMORANDUM

TO: MR. G. B. SPAIN

FROM: MR. K. W. WRIGHT

RE: 2109 Alberta Street and 306-320 West
Fifth Avenue, Vancouver, B. C.

The above property has been sold to Mr. D. J. Fawcett and our file indicates that the Internee has left on the premises, stored in garages and sheds at 2109 Alberta Street, chattels described as kitchen equipment, business equipment and household furniture.

We have no inventory of these goods and as a portion of them have already been removed to 154 West 5th Avenue, will you kindly see that these goods are removed to storage, and we would suggest that you make a search of the whole property for possible Evacuee chattels, as these four premises were formerly occupied by Japanese families.

GHE/JT

K. W. WRIGHT

File 828

INTERNMENT OPERATIONS
Prisoner of War Business Letter

From No. P.O.W. #90
Name MARUBASHI, Hanshichi
Camp 101
Angler, Ontario
Date March 19, 1945

To: Norris & MacLennan
Barristers & Solicitors
311-602 West Hastings St.,
Vancouver, B. C.

Gentlemen: Attention: Mr. J. A. MacLennan

Three years ago, as president of the Fairview Japanese Language School Maintenance Association, I had the responsibility of entrusting to you the entire properties of the above-mentioned Association.

At the time of our conference, I had requested you to board all doors and windows of our school building, so as to prevent breakage and entering. I am confident that this has been carried out accordingly. However, having heard from different sources that unlawful damage and entering have been committed on Japanese properties around that district, I have been of late gravely concerned over the Association's school property.

Moreover, there are many publicly and privately owned equipments, furnitures, and luggages stored in the building, all of which I am held responsible, and for this reason my anxiety regarding this matter is most serious.

If it is at all possible could you look into this at your earliest possible convenience and write to me full particulars as to the conditions of the school building. Also, at the same time, could you inform me with a detailed financial report, the expenses incurred during these three years and the cash balance there is at present.

Trusting that you will give the above matter your immediate attention, I remain,

Yours respectfully,

"H. Marubashi"

MARUBASHI, Hanshichi
P.O.W. #90

828 (Int)
13127 - Legal Dept.

509 Royal Bank Building,
Vancouver, B. C.
April 5th, 1945

Messrs. Norris & MacLennan,
Barristers and Solicitors,
602 West Hastings Street,
Vancouver, B. C.

Re: P/W A-90, MARUBASHI, Hanshichi
Fairview Japanese Language School

Dear Sirs:

The Director, Prisoners of War, Department of National Defence,
Army, Ottawa, has forwarded the enclosed communication addressed to you
by the above named Internee.

It occurs to us that you may wish to inspect the premises if
you decide to make a report, and we will be glad to arrange this if you
will get in touch with our Mr. H. F. Green, Telephone Pacific 6131.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

NORRIS & MACLENNAN
Barristers, Solicitors

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

19th April 1945

The Custodian,
509 Royal Bank Building
Vancouver, B. C.

Attention Mr. Wright

Dear Sir:

Re Fairview Japanese Language School
Your File #828 (Int) 13127 - Legal Dept.

Further to your letter of the 5th instant enclosing communication from Mr. Marubashi, in this connection we have now inspected the premises in conjunction with two representatives from your office, and enclose herewith in duplicate our report to Mr. Marubashi. The second copy is for your information and for the purpose of being retained on your files.

Would you kindly forward the original to Mr. Marubashi through your office.

Yours truly,

NORRIS & MacLENNAN

Per: "J.A. MacLennan"

JAMacL/P
Encl.

NORRIS & MacLENNAN
Barristers, Solicitors

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

April 19, 1945

Hanshichi Marubashi, Esq.,
P.O.W. #90,
Angler Internment Camp #101,
Angler, Ontario

Dear Sir,

We acknowledge your letter of the 19th ultimo, and upon receipt of it arranged with the office of the Custodian for us to inspect the premises in order that we could give you a full report.

You mention that at the time of our conference you had requested us to board all doors and windows of the School Building to prevent breaking and entering and that you were confident that this had been carried out accordingly. Actually, we do not recall you giving us any such instructions, but we did ascertain, before the interested Japanese had left this area, that the doors and windows had been boarded up satisfactorily. Some of the windows were heavily boarded and others were covered with corrugated sheet metal, and the doors were securely fastened.

The situation is, however, that about a year ago the premises were broken into on several occasions. Entry was effected by partial removal of a sheet of metal covering one of the ground floor windows, and the effects on the premises were tampered with by the intruders. It is impossible to say just what has been taken, if anything, as we had no record of the contents of the individual packages and trunks. The Police were notified and every effort was made to apprehend the intruders through the efforts of the office of the Custodian, but they have never been apprehended. It appears that only the trunks and packages stored in the building were tampered with and all the personal effects have now been removed from the premises. Articles not of a purely personal nature were, we understand, sold at public auction by the Custodian and the remaining articles of purely personal nature are stored in a warehouse of the Custodian.

Ninety school desks and ninety-one seats, we have been informed, were removed in April 1943 at the request of the B. C. Security Commission on the written authorization of three of the Trustees of the School and are now on loan to a Japanese School or Schools in the interior of the Province. Originally they were scheduled to go to the school at Lemon Creek near Slocan. Books and other school property still remain on the premises. Some equipment of Dr. Shimo-Takahara is also still on the premises.

The building itself is not injured in any way and the only change would be the natural deterioration between the time you left and the present time, except for one broken pane in the window which was forced open to admit the intruders which we have mentioned. A corrugated metal sheet securely covers that window now, as, in fact, it did before the breaking and entering.

You mention that you are held responsible for the equipment, furniture and luggage stored in the building. That, however, is not the situation and even if it were, every effort has been taken to prevent loss and you have nothing to worry about on that score. You may remember that when you interviewed us prior to your departure from this area, we gave to you a form for the signature of people who were going to leave their goods in the School for storage. The form was in the following words:

"I, the undersigned, hereby acknowledge that the Trustees of the Fairview Japanese School and (or) the said School are not responsible in any way for damage or loss which may be sustained in respect to storage of my/our goods in the School at 154-5th Avenue West, Vancouver, British Columbia.

DATED at Vancouver, British Columbia, this day of April, 1942.

Witness

We presume that persons storing their goods at the School completed such a form, but even if they did not we can see no force in the suggestion that you or any of the Trustees are at all responsible for any loss that may have resulted.

We enclose, herewith, detailed financial statement showing the funds which we had to start with, which we received from you, and the expense incurred, and trust you find the same in order. We also enclose, herewith, our receipted account for these special services rendered in connection with the report for which you have asked.

Yours truly,

NORRIS & MacLENNAN

Per: "J. A. MacLennan"

JAM/CK (Encls).

NAME MARUBASHI, Hansichi

REGISTRATION NO. 05900

FILE NO. Int. 828

P/W A-90

The following chattels were sold by public
auotion at 992 Powell St., Vancouver, B. C. on April 25, 1945.

Carton glassware	\$ 0.60
Carton dishes	1.75
Carton glasses and saucepans	1.40
Tin of dishes	1.30
2 Tins dishes	0.50
Chest of drawers	4.50
Ping pong table	3.75

Total	(Auctioneer's Fee) \$1.38
Less Expenses:	(Advertising) 0.38
	(Movings) 2.43

Net Proceeds Credited:

\$ 13.80
\$ 4.19
\$ 9.61

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 44.

Remarks.

August 21st, 1945

MEMORANDUM RE SALE OF CHATTELS

FILE NO: 828
NAME: MARUBASHI, Hanshichi

AMOUNT REALIZED: \$ 9.61

SOLD AT AUCTION: April 25, 1945

LIST OF CHATTELS SOLD:	Carton glassware	\$.60
	Carton dishes	1.75
	Carton glasses and saucepans	1.40
	Tin of dishes	1.30
	2 Tins dishes	.50
	Chest of drawers	4.50
	Ping pong table	3.75
		<u>\$ 13.80</u>

LESS EXPENSES:	Auctioneer's Fee:	\$ 1.38	
	Advertising	.38	
	Moving:	<u>2.43</u>	<u>4.19</u>
			<u>\$ 9.61</u>

MEMORANDUM

October 2nd, 1945

TO: Mr. Johnston

FROM: Mr. Dewet

Re: Tojuro INAMOTO, #04012 - File 2297
Hanbichi MARUBASHI - File Int. 828

The following is an extract from a letter dated September 28th, 1945 from Tojuro Inamoto, Registration #04012, at Tashme, B. C.:

"Also on the "JP" form I have stated that I have loaned Mr. Hanbichi Marubashi, former address 306 West 5th Ave., the sum of One thousand (\$1,000.00) dollars. Can you notify me if his house has been sold and if I could receive this amount. Waiting for your earliest reply, I remain,

Your file number is Int. 828.

PD/ER

[Handwritten signature]
✓
ev. 465.51 2/10/45

628-8
Enemy Section

509 Royal Bank Building,
Vancouver, B.C.,
5th October, 1945.

The Commandant,
Internment camp #101,
Angler, Ontario.

Dear Sir:

Re: P/E A-90. MATUBASHI, Masahichi

We are informed by Tejuro Inamoto, formerly of
946 W. 7th Ave., Vancouver, that the above named Internee owes
him the sum of \$1,000.00.

If the above is correct, kindly advise us what
arrangements the Internee wishes to make to repay Inamoto.

Balance at credit is \$464.61.

Yours truly,

W.J. JOHNSTON
ADMINISTRATION DEPARTMENT

WJJ/DO

Internment Camp
Angler, Ontario
October 15, 1943

Custodian
509 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir:

The content of yours attached herewith noted, and although the sum requested by Mr. Inamoto cannot be agreed upon, I owe him a sum of money for a loan which I borrowed is quite correct.

I would, without hesitation, meet my obligation if my financial position would permit me, but at the present this is hardly possible.

As clearly shown on the attached copy, I have only \$464.61 left in my account which I must keep to see myself and sons through the as yet indefinite period of internment. Furthermore, I must take into consideration the numerous expenses which my family in Lemon Creek might incur in the future.

Under such circumstances, I must ask Mr. Inamoto to wait until such times when I will be in better position to repay him.

I have no intentions of ignoring my indebtedness to him and you can assure him that I will do my utmost towards making an amicable settlement when my position can warrant it.

Yours very truly,

H. Marubashi
Hanshichi Marubashi
P.O.W. # 90

2297 - Int. 828

October 20th, 1945

Mr. Tojuro INAMOTO,
Reg. No. 04012,
Tashua, B. C.

Dear Sir:

With reference to the second paragraph of your letter of September 28th respecting the loan of \$1000.00 which you have declared you made to Mr. Hanshichi MARUBASHI, our Internee Section have been in communication with the above, who is a prisoner-of-war. We feel we cannot do better than give you an extract from his letter, which reads as follows:

"The content of yours attached herewith noted, and although the sum requested by Mr. Inamoto cannot be agreed upon, I owe him a sum of money for a loan which I borrowed is quite correct.

"I would, without hesitation, meet my obligation if my financial position would permit me, but at the present this is hardly possible.

"As clearly shown on the attached copy, I have only \$464.61 left in my account which I must keep to see myself and sons through the as yet indefinite period of internment. Furthermore, I must take into consideration the numerous expenses which my family in Lemon Creek might incur in the future.

"Under such circumstances, I must ask Mr. Inamoto to wait until such times when I will be in better position to repay him.

"I have no intentions of ignoring my indebtedness to him and you can assure him that I will do my utmost towards making an amicable settlement when my position can warrant it."

From the above you will understand that there is nothing more that we can do in this matter in the meantime.

Yours truly,

P. Douet,
Administration Department

FD/ER

NAME MAHURASHI, Hanshichi

REGISTRATION NO. P/A-90

FILE NO. Int. 928/A

The following chattels were sold by public
auction at Vancouver, B. C. on November 7th, 1945.

Books

\$.60

Total

Less Expenses: { Auctioneer's Fee \$.06
 { Advertising .02
 { Moving .07

\$.60

\$.15

Net Proceeds Credited:

\$.45

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 56

Remarks.

C
O
P
Y

Camp 101,
Angler, Ontario.

Feb. 12, 1946

The Custodian,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

I am writing you today on behalf of the Fairview Japanese School Maintenance Association in regards to the disposition of the Fairview Japanese Language School, located at 154 West 5th Avenue, Vancouver, B.C.

According to a newspaper report, it stated that a certain Youth Group in that district had leased the premises for their use. I had anticipated to hear full details concerning this matter, but to date, I have heard nothing.

As president of the above-mentioned Association, I feel it my responsibility to inform other members full particulars regarding the eventual disposition of the School Building and Property.

I would appreciate very much if you will look into this matter at your earliest possible convenience and inform me your findings.

Anticipating to hear from you soon, I remain,

Yours truly,

"Hanshichi MARUBASHI"
P. O. W. #90.

L Johnston
13227 - Int. 828

February 18th, 1946

Mr. Hanshichi MARUBASHI,
P. O. W. #90,
Camp 101,
Angler, Ontario.

Dear Sir:

Re: Fairview Japanese Language School,
154 W. 5th Ave., Vancouver, B. C.

We are in receipt of your letter of February 12th and regret that through an oversight you were not advised that the school portion of this property was rented for a period of six months from November 1st, 1945, to the Fairview Youth Club, at a rental of \$40.00 per month. Any arrangement subsequent to the expiration of the 6-month period is to be on a monthly basis. You, of course, are already aware that the rooms at the rear of the building were rented to a tenant for \$20.00 per month, and this arrangement still continues.

We would also take this opportunity of advising you that after a careful inspection of this building in September last it was found necessary to have a considerable amount of work done in the replacing of eavestroughs, downpipes, side steps, etc., and this work was put in hand and completed to the satisfaction of our agents and ourselves. The cost involved was \$202.50. In addition to this, it was considered advisable to have the whole of the building painted on the outside with two coats of paint and the rough shingles with one good coat of stain. The lowest estimate obtained for this work was \$295.00 and here again the work was done in a satisfactory manner.

It will be appreciated that the above enhances the value of this property which should be reflected in the price obtained when the property is sold. In this connection we would state that no decision has yet been arrived at as to the policy to be adopted respecting the disposal of properties of this nature, so that in the meantime the property will continue to be rented as at present. At the moment there is a balance of \$156.95 standing to the credit of this account.

Yours truly,

P. Doust,
Administration Department

PD/ER
cc Messrs. Norris & MacLennan.

SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

VANCOUVER BRANCH
A. L. WRIGHT, G.L.U., BRANCH MANAGER
H. A. FAIRBAIN, ASSISTANT MANAGER
C. E. MAY, BRANCH SECRETARY

ROYAL BANK BUILDING
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

ENEMY SECTION 25, 1946.	
Rec'd JUN 26 1946	
File No.	
Ans'd	
Refer'd	✓

Re: Policy No. 2,173,162 - Hanshichi MARUHASHI
(Interned) Your File No. 828

EVACUATION SECTION	
Rec'd JUN 26 1946	
File No. 828	
Ans.	
Referred	309

Our Montreal Office have received a letter from the above named policyholder, addressed from c/o Homewood Sanitarium, 130 Delhi St. Guelph, Ontario, in which he mentions that due to evacuation from the Coast, payments had been quite irregular and asking that we furnish him with details as to the present status of his policy as he would like to continue payments. He also mentions that his policy has been lost and asks that we furnish him with a duplicate.

Our records indicate that this man was interned and that in consequence any correspondence subsequent to his internment was directed through your office. The policy had been carried under the automatic premium loan provision since 1936 and the last recorded payment was made March 31, 1942 when a payment of \$15.00 was made on account of the existing arrears. The policy finally lapsed on February 1943, and you were duly notified to this effect in our letter of February 20, 1943 in which you were advised that the amount necessary to keep the insurance in force had not been received in response to previous notices, and that the policy had, therefore, lapsed in accordance with its terms, and was no longer in force on our records.

Unless this man is not now ^{and etc} in surveillance, any question of reinstatement of the policy would have to be referred to your office. It may be mentioned that the amount of arrears due as at the date of lapse on February 19, 1943 amounted to \$410.95. Before taking any further action, please let us know if we may deal with this man direct.

Yours faithfully,



BRANCH SECRETARY.

CEH:NW

Office of the Custodian.

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE: MONTREAL

COPY

ENEMY SECTION

Rec'd JUL 6 1946
File No.
Ans'd
Refer'd

July 5, 1946.

Mr. Masahichi Marubashi,
c/o Rossmore Sanitarium,
120 Dalhousie Street,
GUELPH, Ontario.

Dear Mr. Marubashi:

Re: Policy No. 2,173,162

EVACUATION SECTION

Rec'd JUL 6 1946
File No. 2-173-162
Ans.
Referred 509

Your letter of May 21st addressed to our Head Office has been referred to us for our attention since your policy records are in our care.

Your policy is not in force at the present time having lapsed on February 19, 1945 at which date the indebtedness under the policy exceeded the reserve value in the policy. At the date the policy lapsed, there was an indebtedness of approximately \$410.00, and if reinstatement were applied for at the present time, the total indebtedness would be approximately \$860.00. Any application for reinstatement would have to be accompanied by satisfactory evidence of your continued good health in the form of a medical examination and a payment on account of the indebtedness would have to be made, sufficiently large to reduce the indebtedness to a point where it was less than the reserve value in the policy. The calculation in this connection would have to be secured from our Head Office, and should you still be interested in applying for the reinstatement, we will be pleased to secure the required quotation from our Head Office upon hearing from you again.

Yours faithfully,

C. E. HAY,

MANAGER SECRETARY.

OL/WH

Per: 9

NAME MARUBASHI, Haneichi

REGISTRATION NO. 05900
P/w A-90

FILE NO. Int. 828

The following chattels were sold by public
auction at 771 Hastings St. E. Vancouver B.C. on March 20th, 1946.

Trunk

\$ 10.00

Total

\$ 10.00

Less Expenses:

(Auctioneer's fee \$ 1.25
(Advertising .27
(Moving 1.38

\$ 2.90

Net Proceeds Credited:

\$ 7.10

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 59

Remarks. *184 to 5th Ave*

13127, 13214,
Int. 828

August 26th, 1946.

Mr. H. MARUBASHI,
c/o Homewood Sanitarium,
130 Delhi St.,
Guelph, Ontario.

Dear Sir:

Re: Fairview Japanese Language School.

In reply to your inquiry of August 2nd, this will advise you that we have already paid the New Canadian the sum of \$28.50 covering their invoice dated July 13th, for advertising in their paper in regard to the above school.

In regard to the chattels which were stored in these premises, our records indicate that all of those which were situated in the back five rooms belonged to Mr. K. MIYAZAKI, and correspondence has been carried on with him in regard to these items.

With regard to the chattels belonging to the Association, which you declared in May 1942, certain items were shipped to Lemon Creek for use by the B.C. Security Commission.

There remains at the present time located at 154 West 5th Avenue, the following items:-

- | | |
|--------------------------|-----------------------------|
| 1 Large wooden bench | 1 glass case |
| 2 bookcases | 1 roll top desk |
| 1 "New Haven" wall clock | 1 monarch range |
| 1 counter | 1 kitchen cabinet |
| 1 set bookshelves | 1 small cabinet |
| 1 bookshelf | 1 glass sign (sign in silk) |
| 1 long table | 4 school seats. |
| 1 wooden platform. | |

We understand that Messrs. Norris & MacLennan are engaged in formal winding up of your Association and we presume that the sale of these items, together with the real property, will be handled by them.

We are advising Messrs Norris & MacLennan in regard to these items.

Yours truly,

NW:ML

Wm. Wills,
Protection Department.

II 828 ✓
13127

July 14, 1947.

Mr. Henshichi HANABASHI,
Registration No. 05900,
516 Queen Street West,
Toronto, ONTARIO.

Dear Sir:

Re: Fairview Japanese Language School,
154 West 5th Avenue, Vancouver, B.C.

We wish to apologise for failing to report sooner
regarding the above account.

We now have to advise you that we are forwarding
Custodian cheque for the sum of \$324.60, made payable to The
Fairview Nippon Go-Gakko (Fairview Japanese Language School)
Maintenance Association, to your Solicitors, Messrs. Norris
and MacLennan, to be passed on to you. This cheque
represents the total credit belonging to the Association in
this Office.

We attach a statement of account covering receipts and
disbursements up to the present date, which follows the state-
ment of February 23, 1946, previously sent to you.

Mr. J. A. MacLennan will, no doubt, report to you
regarding the sale of Real Property and also some of the chattels,
disposition of which were arranged jointly with this Office.

With reference to school equipment sent to Lemon Creek
we would refer you to our letters of November 20, and December 4,
1946. These goods were released to the Department of Labour at
your request and have not been under the control of this Office
since that time. The Department of Labour, Japanese Division,
whose address is 360 Homer Street, Vancouver, B. C., will, no
doubt, have already satisfied you regarding these things.

A copy of this letter is going forward to Mr. MacLennan
with our cheque.

Yours truly,

A. G. McArthur
Office of the Custodian

AGM:HB

c.c. Messrs. Norris and MacLennan
Enc. (1)

X I. 828

November 24, 1948

Mr. Hanshichi MARUBASHI,
Reg. No. 05900,
343 Highfield Road,
Toronto, Ont.

Dear Sir:-

Personal goods now in Custodian storage include
1 large framed picture listed in the name of Hanshichi
MARUBASHI.

If this item belongs to you and you wish to
receive it, please inform the Custodian on or before the
31st day of January, 1949, giving your full name and address
for shipment.

Failing to hear from you by the above date, the
Custodian will assume that you have no interest in these goods,
and will dispose of them at his discretion.

In addition to the goods listed as belonging to your-
self and others, there are various unidentified shrines, kotos,
trophies, photographs and papers which will be abandoned as of no
value unless evidence of ownership is submitted to the Custodian
on or before the 30th of June 1949.

We enclose a stamped addressed envelope for your
reply.

Yours truly,

WJJ/DD.
Enc. 1.

W.J. Johnston,
Office of the Custodian.

343 Highfield Road,
Toronto, Ontario,
December 14th, 1948.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville,
Vancouver, B.C.

Attention Mr. W.J. Johnston

EVACUATION SECTION	
REC'D	DEC 20 1948
FILE NO.	828
ANS.	
RECEIVED	

Dear Sir:

May I thank you for your letter of November 24th regarding 1 large framed picture now in your custody. Before I request shipment of this item, would it be possible for you to give me a description of this picture, size, etc. Also, what express charges would be involved.

You mentioned in your letter that there are additional goods listed in my name and others. Would it be possible for you to list what goods are in my name and also specific names of others who have left their belongings at the same locale as mine.

In regards to the unidentified shrines, kotos, trophies, photographs and papers, it is my opinion that these items formerly belonged to the Fairview Japanese Language School. As ownership of these items cannot be submitted to you in the required legal procedure due to loss of many documents of the school, would it be possible for you to send these items to me and I will do my utmost to dispose of same. However, I would appreciate further itemized list of these unidentified goods.

Your further comments and information will be appreciated,
I remain

Yours respectfully,

H. Marubashi

put on list to examine

? check none

nothing else for him - mis-read our letter

will write him re this at later date

May 6, 1949.

Mr. Hanshichi MARUBASHI,
343 Highfield Road,
Toronto, Ontario.

Dear Sir:

We are in receipt of your letter of April 13th,
and in reply wish to advise that on May 4th, 1949, we
shipped to you prepaid, via Canadian Pacific Express,
1 large framed picture which was in our storage.

When said parcel is received by you, please
acknowledge receipt of same for our records.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ/jm

File No. XI/828

MEMORANDUM

August 26, 1949.

TO: Mr. D.T. Braidwood

FROM: Mr. F.G. Shears

Re: Hanshichi MARUBASHI - Case No. 1031

Your memorandum to Mr. Good of August 24th. May I refer you to Mr. K.W. Wright's letter of 28th February to Mr. G.W. McPherson, which is on the claim file.

You will note that these lots were advertised together on August 28, 1943, no bids being received. They were again advertised separately on January 22, 1944. This resulted in two offers being made for the whole property, the highest being \$3500.00. Both were rejected until the sum of \$4000.00 was obtained.

The claimant's own evidence on page 5 also indicates that he considered it logical for the two lots to be sold together and that to sell them separately would, in his judgment, have necessitated additional buildings being erected.

F.G. Shears

CASE NO. 1051.

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

Toronto, Ontario,

May 11th, 1948.

IN THE MATTER OF THE CLAIM OF
MANBUCHI MANBUCHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
 Dominion Government.

R.A. BEST, Esq.,

appearing for the
 Claimant.

A. WATSON, Esq.,

Secretary.

MRS. F.L. HANDFORD,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30

H. Marubashi,
In Chief.

MR. BEST: This is another case, my lord, where an English speaking man informs me he is perfectly familiar with the claim.

THE COMMISSIONER: Very well.

TAMBO MARUBASHI, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q Mr. Marubashi, is that your father's signature?

10 A Yes.

Q And is that form prepared upon your father's instructions?

A: Yes.

(DOCUMENT MARKED EXHIBIT NO. 1).

THE COMMISSIONER: This relates to all three parcels of real estate.

MR. BEST: Yes, my lord, it is all in the one form since I understand it is a corner lot.

Q Is that correct, Mr. Marubashi?

A Yes.

20 Q The corner of West 5th Avenue and Alberta Street?

A Yes.

Q And part of the property faces on West 5th Avenue and part on Alberta Street?

A That is right.

Q Now the whole of that parcel was purchased in 1930 as one block, is that correct?

A In two lots.

Q In two lots, but it was all purchased at the same time, was it not?

A: Yes.

30 MR. BEST: Would my friend care to put in the Johnson &

Reeve appraisal. I might ask one or two questions on it.

MR. MUSTER: I will file the appraisal of Johnson & Reeve, dated the 21st of May, 1943, appraising these properties at \$4000.00, my lord.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. BEST: Q: Mr. Marubashi, did you and your family, or your father and his family, occupy one of these premises?

A: Yes, we did.

10 Q: Which one?

A: The one at 306

West 5th Avenue.

Q: You occupied that whole house and then the additional store and the suites above it and 2109 Alberta Street was rented, is that it?

A: The house at 321 and 2109 Alberta was rented.

Q: I see. Now there is, as I understand it, another store, is there not, besides the one at 306?

A: Prior to evacuation my dad had a business and we used the ground floor of those premises and the above second floor for living quarters.

20

Q: I see. Well now, Mr. Marubashi, in the appraisal made on behalf of the Custodian there is this, "On Lot 'A', which is the corner, it is 30.48 feet by 99 feet, there is an old one and one-half storey frame house which needs more repairs than the other buildings, and a two storey frame building containing a shop and living quarters on the ground floor, and two suites of four rooms each, with a joint bathroom". Now, what do you say about the condition of the one and one-half storey house on the corner,

30

T. Marubashi,
In Chief.

which apparently is the one you have told us your family was occupying?

10 A Well, sir, it was built in 1930, in the latter part of the year 1930, and the condition of the house in my mind is quite good, and just prior to evacuation we wall-papered all the rooms both on the ground floor and on the second floor, installing new lighting fixtures, and I presume in my mind the rent we offered to the people coming in was far below the rents which were being collected at that time.

Q Now, further in the same paragraph, referring to the suites over the shop of the two story building, it says, "These suites are in very good condition, but the ground floor premises need decorating. The bathroom on the ground floor is very poor having only a shower and no space for a tub. The shower is not enclosed." Now, is that the situation there?

20 A We had an Oriental bath there and thinking that the Occidental was coming into the house, it would be better if we disposed of the Japanese bath and we installed a shower.

Q Now there is a remark in your claim, "Properties were rented as follows: Store and living quarters at back, \$25.00", and then, "\$25.00 for two apartments upstairs. 330 West 5th Avenue, \$18.00, 2159 Alberta, \$20.00". When were these properties rented at those rentals?

A In March of 1942.

Q Were they all rented at that time?

30 A Yes.

9
T. Marubashi,
In Chief.

Q These then were new tenancies which were entered into just prior to evacuation? were they?

A Yes.

Q And after you had had notice of that?

A Yes.

Q I see. There is a further remark in the appraisal, Mr. Marubashi, "If the two lots must be sold together, we are of the opinion that the total value of the property is \$4000.00. We believe that it might be easier to sell the lots to two buyers than to one. For instance, the tenant of 2109 Alberta Street might buy that house and the tenant of the store or another purchaser might buy the corner lot more readily if not obliged to take the other house". Do you know of any reason why these properties should be sold either together or separately? In your opinion is there any advantage?

A I would think it would be to our advantage to have the two lots or the three houses sold together because of the fact that behind Lot No. "B" we had a big woodshed and three garages, and if we sold the lots separately, one lot would be without the garages or the woodshed.

Q I see. So that you don't think you could have got a higher price if you were attempting to sell them separately, eh?

A Well, if we were selling the property ourselves, we would have devised ways and means of having a garage for the people in the Lot "A" or Lot "B". It was quite possible to build another garage on Lot "A".

MR. BEST: All right, thank you.

MR. HUNTER: It is submitted, my lord, that the property was sold for its fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q I show you a photograph, Mr. Marubashi, of what purports to be 306, 316, 320 West 5th Avenue. I presume 306 and 316 are the store premises, would that be so?

A: That is right, sir.

10 Q And the building at the extreme righthand side of that photograph, that would be what? That would be 320, wouldn't it, West 5th? The one you can see just beyond a car.

A: Yes.

Q And at the extreme left hand side of that photograph would be just the roof of 2109 Alberta?

A That is right, sir.

Q Now I show you a photograph of what purports to be 320 West 5th Avenue. Is that a photograph of those premises?

A: Yes, that is

20 right, sir.

Q And a photograph of what purports to be 2109 Alberta Street. Is that a photograph of 2109 Alberta Street?

A That is right, sir.

MR. HUNTER: Thank you. I put these in as one exhibit, my lord.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3).

MR. HUNTER: This property was advertised in the "Vancouver Daily Province" on August 28th, 1943. I tender a
30 copy of the advertisement. In response to that

advertisement no tenders were received. That will be Exhibit 4.

(ADVERTISEMENT MARKED EXHIBIT NO. 4).

THE COMMISSIONER: Were the properties advertised for sale together?

10 MR. HUNTER: Yes, my lord. I would tender another advertisement, again advertising these properties for sale. They are described separately, my lord. Possibly when I said they were advertised for sale as one lot, your Lordship might gather a better impression by looking at the advertisement yourself, because you might gather from it that it is advertised as two properties.

THE COMMISSIONER: There is nothing appearing in the advertisement that prohibits the intending bidder to bid on the part or the whole.

MR. HUNTER: No. This appeared in the Vancouver newspapers on January 22nd, 24th and 25th, 1944. I tender that as Exhibit 5.

20 In response to that advertisement on February 9th, 1944, an offer of \$3500.00 was received from D.J. Favett. This was rejected. On February 12th, 1944, an offer of \$3000.00 was received from F.A. Cleland on behalf of Walter H. Nelson. This was rejected. On February 21st, 1944, a revised offer was received from D.J. Favett of \$4000.00. This was accepted. I don't actually see the closing date. I will see if I can find the statement of adjustment, my lord, and give it to you. It was sold as of the 1st of March, 1944.

30

8
T. Marubashi,
Cross-Exam.
Discussion.

THE COMMISSIONER: Was the sale passed upon by the committee?

MR. HUNTER: I don't see a record of that, my lord.
I see a letter of February 28th, 1944, to D.G. McPherson at Ottawa recommending acceptance of the offer, but unquestionably it would have come before the advisory committee. All of these were dealt with as a matter of routine. I could probably find the date in the master file somewhere. There is no question, my lord. It appears to be a question of value. There are no questions.

THE COMMISSIONER: Any re-examination, in view of those documents that have been put in?

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

THE COMMISSIONER: If it is completed now, that is all, Marubashi.

MR. BEST: The claimant has given me one copy of a type-written sheet if it would assist, my lord, elaborating particularly the repairs and painting and that sort of thing with dates on it. I don't know that you consider it necessary.

THE COMMISSIONER: I do not know that it will be very helpful. After all, the condition as at the date the Custodian took over is really the condition that I will have to deal with.

MR. BEST: Yes, my lord, there is nothing further.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DUE)

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

J. P. Herdman
"J. P. HERDMAN"
Official Reporter.

Urban Property
TORONTO, Ont.
May 11, 1948.

DEFENCE BRIEF

Hanshichi MARUBASHI

File No. XI/828

Case No. 1031

REAL PROPERTY CLAIM

1. Real Property Claim

\$7500.00

Appraised at

\$4000.00

Sold for

\$4000.00

(a) Witness: D. W. Reeve of Johnson Reeve and Company

Question of fair market value only.

Note that three pieces of property are involved.

See Exhibit 1.

(b)

Property registered in names of John Sylvanus Wright, John Edmund Braithwaite and William Fitzpatrick. (In trust file 23953)

Claimant has a right to purchase for \$4400.00. Interest 7%.

SUMMARY DEFENCE WITNESSES:-

WITNESS

D. W. REEVE

WHERE REQUIRED —
1(a).

JLG/CH

Name of Claimant **MANUBASHI, Hanekichi**Case **1071**Custodian File **X1 828**

<u>REAL PROPERTY</u>										Total		
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village					
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
4000.00	200.00 69.92								SPECIAL	200.00		
										269.92		
<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 & Not Found & Recorded Now Missing	45% of amount in next preceding column					
<u>NETS</u>												
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price		
<u>MISCELLANEOUS CHATTELS</u>												
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price					
TOTAL RECOMMENDATION										469.92		

November 3rd, 1950.

Mr. Hanshiichi MARUBASHI,
343 Highfield Road,
Toronto 8, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1031

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$469.92.

Cheque in your favour is enclosed for \$442.74
and we have paid the Co-Operative Committee .. \$ 27.18
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.