

725'4

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 1156-5
EXHIBIT NO. 1156-5
DATE OCT 1 8 1943
FILLED BY A. H. H. H.

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

PERSONAL INFORMATION

NAME: OZAWA, Mary Chiyono (Mrs. Shosaku)

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

REGISTRATION NUMBER 06934 SEX: Female AGE: 32

OCCUPATION: Housewife formerly Storekeeper now
business under name of Willingdon Grocery
(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: SHOSAKU N199 - No claims 14-9-43

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

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

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 9, and 5 yrs.

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

1. LOCATION AND DESCRIPTION: 4472 E. Hastings St., Vancouver, B.C.
Lot 17, and 18, D.L. 121, Block 12, in the district of Burnaby,
Edmonds, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 1/2 storey frame bldg., store in
front, living quarters in rear and upstairs

3. INSURANCE (Give particulars; state where policies are) New England Fire Ins. Co.
for BUILDING, \$1,000. Agent: E.A. Alm, 538 W. Pender St., Vancouver, B.C.
#6251718

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

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Rented soon
who is now occupying. \$35 per month. Water rates \$1.17. Also
Sold STORE to same man three months ago
(business) due on 27th of each month

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

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

FILE No. _____

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____ None

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

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

MRS. MAY DAVIES, 4449 Eton St., Vancouver, B.C. \$33.00

MRS. IDA MARCOUX, 4500 Block E. Albert St., Vancouver, B.C. \$60.00

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

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

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

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

9. LIFE INSURANCE: _____ None

10. INTEREST IN ANY ESTATES OR TRUSTS. _____ None

11. SAFETY DEPOSIT BOX: _____ None

LIABILITIES:

1. PERSONAL DEBTS: _____ None

2. TRADE DEBTS: _____ None

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

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

Dated this 2nd day of May 1942.

A. Milner
Witness

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

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

7254

Date August 24, 1943
November-28, 1942

Our File No. 7254

Full Name Mary OZAWA (Mary Chiyono), Mrs. Shosaku
(Surname in Block Letters)

Registration No. 06934 Male - Female Age January 5, 1910.
(check)

Former Address 4472 E. Hastings St., Vancouver
4499 East Pender Street, Burnaby.

Date Evacuated May 5, 1942 Naturalized - Canadian-Born - National ?
(check)

Present Address 89 Port Arthur Avenue, Toronto, Ontario.
Mar 29/44: 39 Great Street, Toronto 8, Ontario

Married - Single
(check) Name of Wife _____

Name of Husband Shosaku - #08466

Name of Mother (Nee' KANEKO, Matsu Name of Father Hasegawa, Kinta (Dec'd)
(Dec'd)

Names of Children under 16 _____
(see husband's sheet)

Requested by E. Burraston Registered with Custodian Yes
(Yes or No)

Additional Information _____

LOWEN & HARVEY, LIMITED

EXHIBIT No. 1136-2
DATE Oct. 18/48
FILED BY H. A. Best

751 Dunsmuir Street
VANCOUVER, B. C.

August 4th, 1944.

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

Dear Sir:

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

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

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

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

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

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

Since making my inspection and arriving at the above valuation there has appeared in the Press a proposal for the widening of East Hastings Street. If this

were carried out, it would take 20 feet off the front of this Lot and necessitate the moving of the building back this distance. I do not believe, owing to the physical condition of the structure, that it could be moved and if the proposal is carried out there would only be a residual value in the building as used material on demolition.

Yours faithfully,

Loewen and Harvey, Limited.

"A. Rout Harvey"

Director.

AKH/F.
encl. 1.

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

Jan. 7/47

F. May

md

LOWEN & HARVEY, LIMITED

751 Dunsmuir Street
VANCOUVER, B.C.

August 4th, 1944.

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

Dear Sir:

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

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

In my opinion a fair valuation is \$400.00.

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

Yours faithfully,

Loewen and Harvey, Limited.

"A. Aout Harvey"

Director.

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

Jan. 7/49 *May* *ml*

Macaulay, Nicolls, Maitland & Co. Ltd.

Insurance, Financial and Estate Agents

IN REPLYING TO THIS LETTER
PLEASE REFER TO

W. V. Belcher

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

435 Howe Street

Vancouver, B.C. *K. A. Christie*

DATE **OCT 1 8 1949**

FILLED BY

MACNIC

PACIFIC 4111

Rec'd **JUN 23 1944**

June 23, 1944 No. **7254**

Ans. ☒

Referred **HARROP**

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

Dear Sirs:- re Catalogue #454 & 455
4472 E. Hastings St. &
4400 Block E. Hastings St.

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

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

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per: *W. V. Belcher*

Rental Department

WVB/BB
Enc.

File No. 7254

July 30, 1948.

REAL PROPERTY MEMORANDUM

Re: Mary Chiyono (Mrs. Shosaku) OZAWA
Registration No. 06934

Catalogue Nos. 454 and 455.

Two (2) Real Properties included, being:

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

Certificate of Encumbrances: both lots included in one Certificate of Encumbrance.

Civic Address: 4472 East Hastings Street, Burnaby, B. C.

Assessed Value: (1944)

Land - (both lots).....\$1,030.00
Improvements (on lot 18). 1,000.00
TOTAL - \$2,030.00

Independent Valuation: (1944)

Lot 17 - Land..... \$ 400.00
Lot 18 - Land & buildings 1,100.00
TOTAL - \$1,500.00

Appraisal made by Mr. A. R. Harvey, Director, Loewen and Harvey,
Limited. See two (2) Reports dated August 4, 1944.

Claimant's Valuation:

Land..... \$1,500.00
Buildings..... 2,000.00
TOTAL - \$3,500.00

Sold to Mr. and Mrs. H. J. McConnell for.....\$1,500.00.

Possible Encroachment:

If street widening program carried out it would be necessary to
move building. Mr. Harvey stated in his Report that he did not think it
could be moved and, therefore, would have to be demolished.

Relative documents attached to Claim File.

WJJ/HMS


.....

STATEMENT RE SALE OF: 454-455

OZAWA, Chiyono

Name:

7254

Catalogue No:

4400 Blk E. Hastings

File No: Reg. 06934

Street Address:

4472

17.18/12/121

Legal Description:

Aug. 7/44

Date of Sale and Adjustments

Sale Price

1,500.00

75.00

Real Estate Agent's Commission

\$ 10.00

Charge for Valuation

8.00

Charge for Advertising

3.00

Land Registry Office Transmission Fee

Encumbrances:

Unpaid vendor

Mortgages

Arrears of Taxes

Other charges

Adjustments:

20.76

Fire Insurance

39.43

Taxes

7.00

Water

96.00

1,567.19

1,471.19

Net Proceeds credited to your account

Date:.....

Compiled by:.....

J. F. NICOLLS
J. D. MAITLAND

B. C. GRANT
T. W. WARREN

A. W. ROGERS
D. S. MANSELL

R. KERR
G. I. APROBERTS

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

435 Howe Street
Vancouver, B.C.

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO
W. V. Belcher
PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

May 18, 1944.

Rec'd	MAY 18 1944
File No.	7254
Ans.	
Revised	HARROP

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

Dear Sirs:-

We are enclosing herewith certified cheque for \$120.00 from Mr. H. H. McConnell being deposit on the purchase of Lots 17 and 18, Block 12, District Lot 121, Municipality of Burnaby being property listed in the catalogue as numbers 454 and 455 for the full purchase price of \$1200.00.

Kindly let us have your decision as soon as possible.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

M. D. Belcher
Rental Department

WVB/BB
Enc.

7254
435 Howe St.,
Vancouver, B.C.,
June 1, 1942.

Attention Mr. C.L. Drewry

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:- re OZAWA, Mary Chiyono (Mrs. Shosaku)

1. Legal Description: Lots 17 and 18, Block 12, D.L. 121, in the District of Burnaby, Edmonds, B.C., having a frontage of 70 ft. and depth of 140 ft., situated on the Southwest corner of Hastings Street and Queen's Avenue, being known as 4472 Hastings Street East. It is located 3 blocks west of the main North Burnaby shopping district in semi-rural surroundings.

2. This 1½ storey, frame building with shingle roof and wooden floor contains a grocery and general merchandise store with small stock-room, and living quarters at the rear consisting of living-room with fireplace, kitchen, pantry, washroom and sawdust shed: upstairs are 3 bedrooms and bathroom and toilet with linoleum on the floors and stairs. All is in good condition excepting the ground floor, which has sunk in some places. As it appears to be resting on solid ground, it is not dangerous, but should be repaired. There is a garage at the rear of the property, and the adjoining lot on the east side is fenced.

3. Mrs. Ozawa has removed all of her personal belongings from the premises. ✓

4. There is reported to be a fire insurance policy covering \$1000.00 on the building expiring April 1, 1943, in the New England Fire Insurance Co., #6251718. E.A. Alm, 538 W. Pender St., is the agent.

5. The property is reported to be clear title.

6. The property has been rented to Mr. Arthur Trentham who is now occupying it. The rent of \$35.00, plus \$1.17 water rates, is due on the 27th of each month and is now paid up to June 26th. Mrs. Ozawa sold him the store business four months ago. We are collecting the rent.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per 

REAL PROPERTY SUMMARY

File 7254.

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

EXHIBIT No. 1156-9

DATE OCT 18 1948

CATALOGUE NO: Numbers 454 and 455 - advertised.

FILLED BY

K. A. B. B. B.

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

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

TITLE: In the name of Mary Chiyono OZAWA.

Encumbrance; Vesting 24217 - 29th June 1942.

ASSESSED VALUE: 1944 -
Land \$530.00 / 030.00
Improvements \$500.00 Total \$1030.00 Taxes \$60.38.
1-00.00 2030.00

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

**HISTORY OF
ADMINISTRATION:**

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

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

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

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

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

In the Land Registry Office.

PROTEST:

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

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

DATED August 6th, 1946.

A handwritten signature in dark ink, appearing to read "A. H. Thompson".

IM:ML

SUMMARY of LIABILITIES

File No. 7254

Mary Chiyono OZAWA (Mrs. Shosaku)

Reg. No. 06934

A review of this file revealed an amount of \$13.01 as owing to R. Tagashira & Company.

On September 21, 1942 we wrote to Mrs. Ozawa regarding this debt and on October 3, 1942 she replied to the effect that she had paid her account in full with this Company and could not recall having made any purchases after the account was settled. On writing to R. Tagashira & Company's representative Geo. E. McGrossan, K. C., we received a reply on January 18, 1943 stating that the account outstanding was \$13.01 and advised Mrs. Ozawa accordingly.

On February 2, 1943 Mrs. Ozawa wrote stating she did not understand how this debt was incurred as she sold her business on January 27, 1942 and R. Tagashira & Company showed this account as of February 6, 1942. However, she agreed to pay this amount if they would send her a statement showing how this amount was arrived at, but she did not think she owed any money to them.

The Custodian did not act on this letter.
On September 15th, 1943 we advised R. Tagashira & Company's representative that Mrs. Ozawa denied this debt and suggested that they write to her direct in an endeavor to clear up the matter. We gave them her address at that time. No further action regarding this claim taken by the Custodian.

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

P. Doust
P. Doust.

PD/ER
April 4, 1946.

PERSONAL PROPERTY SUMMARY

File No. 7254

Mary Chiyono OZAWA (Mrs. Shosaku)

Reg. No. 06934

Chattels: No chattels were declared by the above Evacuee on her JP form dated May 2, 1942. However, it is revealed on file that a Trunk, 3 Boxes and 1 Carton were left in the care of a Mr. A. J. Beacham, 741 - 12th Avenue East, North Vancouver, and at the request of the Evacuees Mr. Beacham expressed the above goods to the Ozawas at 89 Prince Arthur Avenue, Toronto. Mrs. Ozawa sent the CNR Bill of Lading to us asking that we pay Mr. Beacham the shipping expenses incurred, i.e. \$31.00, from her account with the Custodian. This was paid to Mr. Beacham on June 24, 1943. In a letter to us Mr. Beacham explained that the above trunk and packages contained clothing, dishes and other personal items.

Specified Articles: No Specified Articles are revealed on this file.

Bonds: The above Evacuee declared the following as being in her possession:

\$100 Victory Bond, 1951 Maturity, K-4A543130 and
Two \$5.00 War Savings Certificates.

No action regarding these securities was taken by the Custodian.

Bank Account: Mrs. Ozawa declared \$1000.00 in Bank of Commerce, Vancouver Heights Branch. No action regarding this account was taken by the Custodian.

Accounts Receivable: In her JP form Mrs. Ozawa declared the following Accounts Receivable:

Mrs. May Davies, 4449 Eton St.	- \$33.00
Mrs. Ida Marcoux, 4500 Blk. E. Albert St.	- \$60.00

On October 26, 1942 we wrote to Mrs. Davies in connection with this account and she called at this office on the 29th October stating that she was unable to pay the account at that time but would do so as soon as possible. She also showed us the account, which gave the amount owing as \$32.75 instead of \$33.00. Under date of November 9, 1942 Mrs. Ozawa wrote advising that she would accept \$15.00 as settlement in full of this account and on December 4, 1942 we received \$15.00 from Mrs. Davies as payment in full of her account with Mrs. Ozawa and advised this Evacuee accordingly.

Also, on October 26, 1942 we wrote to Mr. Marcoux regarding the \$60.00 owing to Mrs. Ozawa, which debt he admitted in his letter of November 2, 1942, stating he would make payment as soon as possible. Mr. Marcoux was written several times later and we failed to get a reply until September 18/43, at which time he advised he hoped to make payment shortly. Mrs. Ozawa was advised accordingly.

Oct. 15/46: Above grocery account paid in full - final payment received by Custodian September 19, 1946.

(over).

File No. 7254

CLAIMS DEPARTMENT

September 15th, 1943.

Mrs. Mary Chiyono (Shosaku) OZAWA - Reg. No. 06934

CREDITORS:

(R. Tagashira & Co. \$13.01 Dr. says paid.
advised *[Signature]* ✓

DEBTORS:

Mrs. Ida Marcoux \$60.00 J.P.
[Signature]

BRD:DE

REG.
NO.

06934

NAME

OZAWA, Mary Chiyono
(Mrs. Shosaku)FILE
NO.

7254

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Commercial Union Assurance Co. Ltd.	<i>Transferred to new owner - P. Duffet - 4/10/46</i> 664899	\$1000.	April	1	1946	4472 East Hastings St. Burnaby, B. C.

Commercial Union Assurance Co. Ltd. Policy No. 664899
for \$1000.00 covering the real property at 4472 East
Hastings Street, Burnaby, and expiring April 1, 1946,
was transferred to the new owner of the property
on April 10th, 1944.

The above summary is certified to
be in accordance with the informa-
tion on file:

P. Duffet
P. Duffet.

PD/ER
April 4th, 1946.

File No. 7254

July 7th, 1944.

MEMORANDUM

TO: Mr. Geo. Peters

FROM: Mr. W. J. Johnston

Re: 4400 Block E. Hastings Street
4472 E. Hastings Street,
Burnaby, B. C.
Catalogue Nos. 454 and 455

This property is leased unfurnished to
Mr. H. J. McConnell for two years ending July 27th,
1945, at \$35.00 monthly plus water rates and repairs.
The rent is payable on the 27th day of each month
and Mr. McConnell is paying \$1.17 per month on water
bill.

.....
[Signature]

WJJ/HMS

File No. 7254.
Catalogue Nos. 454 & 455.

November 20th, 1944.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Mary Chiyono OZAWA
Mun. of Burnaby
Lots 17 and 18, Blk. 12 of
Lot 121, Gp. 1, Map 1054,
District of New Westminster.

With reference to the above property which was recorded in the
New Westminster Land Registry Office, dated September 26th, 1944,
we attach herewith the following documents in connection therewith.

1. Copy of Statutory Lease dated July 27th, 1943, to Lumens A.
La Londe.
2. Copy of application number 178127-E, dated September 26th,
1944, registering the property in the name of the Custodian
(Transmission).
3. Copy of application number 178128-E, dated September 26th,
1944, registering the property in the names of Hilliard
Joseph McConnell and Macie Margaret McConnell (Deed).
4. Duplicate of Transmission dated August 29th, 1944.
5. Duplicate of Deed dated August 29th, 1944 - Secretary of
State to Hilliard Joseph McConnell and Macie Margaret
McConnell.
6. Certificate of Indefeasible Title number 178128-E, dated
November 6th, 1944, covering the above property in the names
of Hilliard Joseph McConnell and Macie Margaret McConnell.

D. A. Cramer

DAC:JS
Atch.

Mrs. Mary Chiyono OZAWA

File No. 7254
Reg. No. 06934

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 15	B. Davies - claim for groceries	\$	\$ 15.00	
December 15	Cheque to you	50.00		
	Taxes \$35.48 & \$68.01	103.49		
	Rents & water collected		215.85	
	Agent's commission	10.50		
	Water	16.00		
	Repairs	10.15		
1943 June 12	Fire insurance premium	37.75		
June 24	Freight charges	31.00		
November 4	Taxes \$62.85 & \$36.69	99.54		
November 6	Land Registry Office - Certificate of Encumbrance	1.00		
November 29	Cheques to you \$40.00, \$50.00, \$10.00, \$35.00, \$25.00, \$35.00	195.00		
	Rents and water collected		434.04	
	Agent's commission	21.00		
	Water	7.00		
	Repairs	41.20		
1944 May 25	Cheques to you - 5 @ \$35.00	175.00		
July 12	Taxes \$32.77 & \$65.81	98.58		
	Rents & water collected		289.36	
	Agent's commission	14.00		
	Water rates	14.00		
August 7	Balance rents to date, nett		10.72	
December 9	Credit re sale of property		1,471.19	
	Cheque to you	75.00		
1945 February 24	Cheque to you	1,400.00		
1946 April 12	Cheque to you	30.00		
May 3	Willington Grocery - on account		20.00	
July 30	W. Mareaux - " "		20.00	
September 19	" - balance account		20.00	
October 17	Cheque to you	65.95		
		<hr/>	<hr/>	
		\$2,496.16	\$2,496.16	

Accounting Department
July 27th, 1948

NIL

Catalogue No. 454 & 455
File No. 7254
6472 E. Hastings St., Vancouver
17918/12/121/1/Map 1054/Dist.N.B.

November 23rd, 1944

WILLIARD JOSEPH McCONNELL & MAGIE M. McCONNELL

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 7, 1944)

	DEBIT	CREDIT
Purchase price	1,500.00	
Cheques received		1,500.00
Registration Fees on deed - \$1,500.00	6.75	
Insurance premium - 55% x \$37.75 (expiry date 1/1/46)	20.76	
Water paid to December 31, 1944	7.00	
1/6/365 x \$96.58 - purchaser's proportion of '44 taxes pd.	39.43	
Rent owing - July 27 to Aug. 6 - 10/31 x \$33.25	10.72	
Balance owing by purchaser		84.66
	<u>\$1,584.66</u>	<u>1,584.66</u>

BALANCE OWING BY PURCHASER - 84.66

File No. 7254
Reg. No. 06934

Chivono 02434

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 September 17	Balance as per statement sent	\$	\$ 35.69	
October 7	Cheque to you	25.00		
November 4	1943 taxes	36.69		
	Land Registry Office - Certificate of Encumbrance	1.00		
December 29	Cheque to you	35.00		
	Rents collected - 3 months @ \$36.17 each		108.51	
	Commission	5.25		
1944 May 25	Cheques to you Jan., Feb., March, Apr. May @ \$35.00	175.00		
July 12	1944 taxes - \$32.77 and \$65.81	98.58		
	Water	14.00		
July 31	Rents collected - 5 months @ \$36.17 each		289.36	
	Commission	14.00		
August 7	Balance rents to date (nett)		10.72	
	Credit re Sale of Property		1,471.19	
December 9	Cheque to you	75.00		
		<u>\$ 479.52</u>	<u>\$1,915.47</u>	

CR @ 1,435.95

File No. 7254
Reg. No. 06934

		<u>Mrs. Mary Chiyono OZAWA</u>		
<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 30	Brought forward		\$ 35.13	
February 11	Rent collected Commission	1.75	36.17	
March 11	Rent collected Commission Repairs & Maintenance	1.75 3.00 50.00	36.17	
April 10	Ck 2673 - Mrs. Mary Chiyono OZAWA		36.17	
April 13	Rent collected Commission Repairs & Maintenance Repairs & Maintenance	1.75 21.90 10.30		
May 11	Rent collected Commission	1.75	36.17	
June 12	Rent collected Commission Repairs & Maintenance Insurance	1.75 6.00 37.75		
June 22	Ck 3842 - Corp. of Dist. of Burnaby - payment of 1943 taxes - lot 18	62.85		
June 24	Ck 3891 - A. J. Beacham - freight charges on personal effects	31.00	36.17	
July 13	Rent collected Commission Sundry	1.75 7.00 10.00		
August 5	Ck 4607 - Mrs. M. C. OZAWA			

File No. 7254

- 2 -

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 August 12	Rents collected Commission	\$ 1.75	\$ 36.17	
August 21	Ck 4768 - Mrs. M. C. OZAWA	35.00		
September 17	Rent collected Commission - Macaulay, Nicholls	1.75	36.17	
				CR \$ 35.69

- STATEMENT -

		<u>Dr.</u>	<u>Cr.</u>
June 17	A. Trentham: Rent to June 26		35.00
	" " Water rates		1.17
	Agent's Commission	1.75	
	Installing range boiler and fixing tap	10.15	
Aug. 12	A. Trentham: Rent to July 26		35.00
	" " Water rates		1.17
	Agent's Commission	1.75	
Aug. 13	Taxes	35.48	
	Balance	23.21	
		<hr/> \$72.34	<hr/> \$72.34 <hr/>
Aug. 13	Balance		23.21

Handwritten signature

File 7254
Reg. 06934

Mrs. Mary Chiyono OZAWA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 June 17	Arthur Trentham rent May 27-June 26 Installing boiler & fixing taps Macaulay, Nicolls commission Water rates paid by tenant	\$ 10.15 1.75	\$ 35.00 1.17	
August 12	A. Trentham - rent Water rates paid by tenant Macaulay Nicolls rent	1.75	35.00 1.17	
August 13	Corp. District of Burnaby - taxes	35.48		
September 9	Ck 335 - Corp. District of Burnaby Water rates	8.00		
September 11	A. Trentham - rent Water rates Commission	1.75	35.00 1.17	
October 13	Rent collected District of Burnaby - water rates Commission Macaulay Nicholls	8.00 1.75	35.00	
November 11	Rent collected Commission	1.75	36.17	
December 4	Mr. B. Davies - full settlement on a/c of claims for groceries		15.00	
December 12	Rent collected commission	1.75	36.17	
December 15	Ck 1178 - Mrs. M. C. OZAWA	50.00		
December 16	Ck 1186 - Corp. District of Burnaby - 42 taxes Lot 18, Blk 12, D.L. 121	68.01		
1943 January 12	Rent collected Commission	1.75	36.17	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
January 16	Ck 1474 - Mrs. S. OZAWA	\$ 40.00	\$	
February 11	Rent collected		36.17	
	Commission	1.75		
				CR \$ 69.55

October 16th, 1946

REGISTERED MAIL

Mrs. Mary Chiyono OZAWA,
Reg. No. 06934,
39 Grant Street,
Toronto 8, Ontario.

Dear Madam:

We enclose herewith Custodian cheque in the sum of \$65.95 representing your entire credit with this office.

A statement of your account was sent to you with our letter of February 6th, 1945, which showed a credit balance of \$1435.95 at that time. Since that time two cheques have been forwarded to you, namely, \$1400.00 on February 23, 1945 and \$30.00 on April 10, 1946, thus reducing your account to \$5.95. However, we have now received \$60.00 from Mr. Ma. Marcoux, being payment in full of the grocery account he had with you, thus giving you a credit of \$65.95 with the Custodian, the amount of the cheque enclosed.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/ER

Enc.-Custodian cheque \$65.95
-Return Envelope.

7254

February 6th, 1945.

Mrs. Mary Chiyono OZAWA,
Registration No. 06934,
89 Prince Arthur Avenue,
Toronto 5, Ontario.

Dear Madam:

Re: Catalogue No. 454 & 455
1172 East Hastings Street
Vancouver/17818/12/121/1/1954

Please be informed that the above property has been sold as of August 7th, 1944, for the sum of \$1,500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Encl. (2)

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Catalogue No: 454-455

Street Address: 4400 Blk E. Hastings

Legal Description: 17.18/12/121

Name: OTAWA, Chiyomo

File No: 7254

Reg. 06934

Date of Sale and Adjustments Aug. 7/44

Sale Price

1,500.00

Real Estate Agent's Commission

\$ 75.00

Charge for Valuation

10.00

Charge for Advertising

8.00

Land Registry Office Transmission Fee

3.00

~~Encumbrances:~~~~Unpaid vendor~~~~Mortgages~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance

20.76

Taxes

39.43

Water

7.00

~~26.00~~~~1,567.19~~

Net Proceeds credited to your account

1,471.19

Date:.....

Compiled by:.....

LOEWEN & HARVEY, LIMITED

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

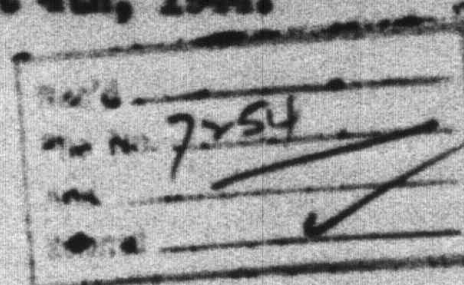
ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

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

751 DUNSMUIR STREET
VANCOUVER, B.C.

August 4th, 1944.

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



Dear Sir:

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

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

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

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

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

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

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

Yours faithfully,

Loewen and Harvey, Limited.



Director.

ARR/V.
encl. 1.

7254

July 8, 1944.

Messrs. Macaulay, Nicolls, Maitland & Co. Ltd.,
435 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 454 & 455
4472 East Hastings Street and
4409 Block E. Hastings Street

Your letters of May 18th and June 23rd enclosing cheques for \$120.00 and \$30.00 and offer to purchase the above property for the sum of \$1,500.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$1,350.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British Subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

Yours truly,

F. G. Shears,
Director.

GP:EB

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

IN REPLYING TO THIS LETTER
PLEASE REFER TO
W.V. Belcher

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

435 Howe Street
Vancouver, B.C.

CABLE ADDRESS "MACNIC"
PACIFIC 4111

October 14, 1943.

Attention Mr. W. J. Johnston

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

Dear Sirs:-

Re 4472 E. Hastings Street
Mrs. M. C. Ozawa
File #7254

EVACUATION SECTION	
Rec'd	OCT 15 1943
File No.	7254
App.	39
Referred	Johnston

We wish to acknowledge your letter of October 13th returning to us the lease form covering the above property. As requested we have inserted the date from which the assignment will be effective.

We have made further inquiries about Mr. H. J. McConnell, and the Canadian Bank of Commerce, Vancouver Heights Branch has informed us that they have known Mr. McConnell for sometime and that the information given to us by Mr. McConnell, namely, that he has purchased the business from Mrs. La Londe for a cash price of approximately Twenty-seven Hundred dollars can be taken as correct. In discussing the matter with Mr. McConnell he told us that the bill of sale has been drawn up and signed, but had not yet been registered and that this would be done within the next day or two.

We trust that this information will be sufficient to satisfy you that Mr. McConnell will be a satisfactory tenant and that the assignment of the lease can now be accepted by the Custodian.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per: *M.V. Belcher*

Rental Department

WVB/BB
Enc.

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

IN REPLYING TO THIS LETTER
PLEASE REFER TO
W.V. Belcher
PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

CABLE ADDRESS "MACNIC"
PACIFIC 4111

October 4, 1943.

Attention Mr. W. J. Johnston,

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B. C.

Rec'd	OCT 5 1943
File No.	
Ans.	
Referred	Johnston

ans to you

Dear Sirs:-

Re Mrs. Ozawa
File #7254

The tenant of the above mentioned premises Mrs. L. A. La Londe has sold the business which she was conducting to Mr. H.J. McConnell and she therefore wishes to assign her lease to him.

We have had Mrs. La Londe bring in her lease and have typed thereon, a form of assignment, to which she has attached her signature. Mr. McConnell has agreed to carry out covenants and conditions in the lease; however Mr. McConnell would like to have something in writing from the Custodian agreeing to this.

We would ask you to kindly have Mr. Shears attach his signature accepting this assignment and return the lease to us.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

W.V. Belcher
Rental Department

WVB/BB
Enc.

7254.

September 28th, 1943.

Mrs. Mary G. OZAWA,
Registration No. 06934,
89 Prince Arthur Avenue,
TORONTO, 5, ONTARIO.

Dear Madam:

We are in receipt of your letter of the 11th instant and for your information we are sending you herewith a statement of your account with the Custodian as from January 30th, 1943, which shows a balance on hand of \$35.69. This statement supplements the one which we sent you on February 15th, 1943, giving details of your account as from June 17th, 1942, to February 11th, 1943, at which time you had a credit balance of \$69.55.

We wish to take this opportunity of advising you that your property at 4472 East Hastings Street has been leased to Mrs. Luena A. Lalonde for a period of two years from the 27th day of July, 1943, for the sum of \$35.00 monthly. Mrs. Lalonde purchased the business from Mr. Trentham and she has been represented to us by our agent, Messrs. Macaulay, Nicolls, Hattland & Co. Ltd., as a very reliable party.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/P.

File #7254 (Evacuee)

August 9th, 1943.

MEMORANDUM

TO: MR. W. J. JOHN STON

FROM: MR. K. W. WRIGHT

Re: Mrs. Ozawa.

Ans.

Referred

Johnston

Mr. Shears has forwarded the file herein together with Lease from Secretary of State to Mrs. La Londe.

It would be advisable to have a clause inserted as follows:

It is agreed that the Lessee will permit the Lessor or his agents to exhibit the premises to any prospective purchaser and will permit all persons having written authority therefore to view the said premises at all reasonable hours.

If you will have the Lease amended accordingly and the change initialled by the Lessee, I will approve same for Mr. Shear's signature. You might also have the change in the document as to taxes initialled.

I return your file together with the draft lease.

K. W. Wright
K. W. WRIGHT

File No. 7254

MEMORANDUM

To: Mr. P. G. Shears

July 16, 1943

From: Mr. W. J. Johnston

Re: OZAWA, Mary Chiyone

Mrs. M. C. OZAWA, owner of the building at 4472 East Hastings Street, Burnaby, designed and used for a store and dwelling purposes, rented same to Mr. Arthur Trentham about February 1942 at a monthly rental of \$35.00. At the same time Mr. Trentham purchased from Mrs. Ozawa her grocery and general merchandise business at this address.

Mr. Trentham's wife is ill and he may be forced to give up the store. He has a prospective purchaser named R. W. Pickard, but before this party proceeds with further negotiations he wishes to ascertain if he may obtain a two year lease on the property at the rental presently paid by Mr. Trentham.

The recommendation of Messrs. Macaulay, Nicolls, Waitland & Co. is as follows:

"This property is on Hastings Street East in Burnaby and should Mr. Trentham give up the store due to his wife's ill health it would be difficult to obtain another tenant owing to the Wartime Prices and Trade Board restrictions on new businesses being opened up. In view of this we feel satisfied that we can recommend to you the granting of a two year lease in this particular instance. Kindly let us have your decision in this matter as soon as possible."

After reviewing the matter I personally agree with this recommendation, but I would appreciate your advice in this connection.

WJJ/GH

See also. G. J. C.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 5131

PLEASE REFER TO

FILE NO.

7254

806 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

November 2nd, 1942.

I agree that the claim against me of
Mary Chiyono Ozawa amounting to \$60.00 is correct
and that I intend to pay same in full or in
installments as soon as I am able.

William Marcoux

Catalogue No. 454 & 455
File No. 7254
4472 East Hastings Street
Vancouver 17818/12/121/1/1054

Receipt of Certificate of Title No. 178128-E is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of property covered by the said certificate have been settled.
Receipt is also acknowledged of Commercial Union Assurance Company Ltd. policy No. 664899 which has been assigned to us.

Dated at Vancouver, B. C., this 24th day of January 1944. 5

H. M. M. M.

To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 4472 East Hastings St., Vancouver

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

H. McNeill Signed

1
2 IN THE MATTER OF THE "INQUIRIES ACT"
3 PART I, REVISED STATUTES OF CANADA 1987, CHAPTER 92

4
5 JAPANESE PROPERTY CLAIMS COMMISSION

6 BEFORE

7 HIS HONOUR, JUDGE J. A. McLEOD, SUB-COMMISSIONER

8
9
10 Toronto, Ontario,

11 October 18, 1988.

12
13
14 IN THE MATTER OF THE CLAIM OF

15 MARY CHUYUO OZAWA

16
17 PROCEEDINGS AT HEARING.

18
19 APPEARANCES:

20
21 K. A. CHRISTIE, ESQ., B.C. appearing for the
22 Dominion Government.

23 R. A. BERT, ESQ. appearing for the
24 Claimant.

25 A. SMITH, ESQ., Secretary.

26 G.S.R. UPTON, ESQ., Official Interpreter.

27 J. B. McLEOD, ESQ. Official Reporter.

M.C. Quinn,
In chf.

MARY CLYDE CLARK, the claimant herein, being
first duly sworn, testified as
follows:

DIRECT EXAMINATION BY MR. BISHOP

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

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

A. Yes.

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

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

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

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

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

Q. Was this a store property or a house?

A. Store and house combined.

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

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

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

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

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

3.
H. G. O'Connell,
In chf.

1 Q. What type of business did you carry on there?
2

3 A. General groceries.
4

5 Q. How many rooms were there in the ground
6 floor of this house? A. Just the living quarters?
7

8 Q. No, including the store? A. Including the
9 store there were four; there was the store, store room,
10 living room and kitchen.
11

12 MR. CHRISTIE: I tender as Exhibit 2, two
13 appraisals of Lowen & Harvey Limited, one is for
14 \$1100. and the other is for \$400.
15

16 (TWO APPRAISALS OF LOWEN & HARVEY LIMITED,
17 MARKED EXHIBIT NO. 2)
18

19 Q. Now you have told us that you were in this
20 combined store and house at the corner of Willington
21 and Hastings, and I also believe you owned a vacant
22 lot facing in Hastings, immediately beside the store?
23

24 A. Yes.
25

26 Q. Do you know what frontage these properties
27 had on this street? A. 35 feet each I believe.
28

29 Q. That is a total of 64 feet? A. Yes.
30

THE SUB-COMMISSIONER: When you purchased that
property what was the purchase price? A. \$2300.
21

22 MR. SEPT: Then, according to your claim
23 apparently the year you bought it you spent \$300.
24 redecorating and making minor repairs, shelving and
25 painting? A. In the store, yes.
26

27 Q. You have also made mention of the fact you
28 cultivated the vacant land and planted some fruit
29 trees and raspberry canes? A. Yes.
30

Q. Is that a picture of your store and house?
A. Yes, it is.

4.
M.C. O'NEAL,
In chf.

1
2 (PHOTOGRAPH OF CLAIMANT'S PROPERTY,
3 MARKED EXHIBIT NO. 5).

4 (NOTICE OF ASSIGNMENT MARKED EXHIBIT No. 6)

5 MR. DIST: Do you recall yourself that your
6 premises, that is both the vacant land and the house
7 were assessed for \$2000. Does that seem to be correct
8 to you? A. I think so.

9 Q. I take it that you have just been carrying
10 on your grocery business since you purchased these
11 premises in 1928? A. Yes.

12 Q. You had been in business there for 3 1/2 years
13 prior to the evacuation? A. Just about.

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

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

18 Q. Full time? A. Yes.

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

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

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

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

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

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

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

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

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

14 Q. That was not done at your expense?

15 A. No.

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

17 A. Yes.

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

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

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

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

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

1 your two properties here on Hastings Street at \$2500?

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

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

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

13 Q. You were going to expand your store?

14 A. Yes, build onto the vacant lot.

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

17 "A Mr. Hareaux's sister in 1964, upon learning
18 of the sale by Custodian of above property
19 wrote to claimant and stated she would
20 willingly have paid \$1000. more than sale
21 price."

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

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

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

M.C. Gowan,
In chf.

1 to the Custodian? A. No, I don't think so. She
2 noticed the ownership had changed; that is why she
3 wrote to me.
4

5 CROSS-EXAMINATION BY MR. CHRISTIE:

6 Q. I am producing here J.P. Form dated
7 End of May, 1942; is that your signature?

8 A. Yes.

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

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

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

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

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

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

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

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

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

30 A. That was including the wages too.

H.C. Gawn,
Gr. Ex.

3.

1 Q. Then with regard to decorating this five
2 roomed house, you say you spent \$500. on decorating.
3 What do you mean by redecorating, what did it consist
4 of? A. The upstairs wall had to be patched, the
5 plaster had to be patched and repapered and that also
6 includes the price of labour too.

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

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

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

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

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

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

20 A. Yes.

21 Q. Have you any idea of the age of these
22 shelves? A. No.

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

25 Q. That is all, thank you.

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

29 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 6).

30 (TENDER BY MARAULAY, NICOLLS, MANTLAND & CO.,
LIMITED, DATED JUNE 23, 1944, IN AMOUNT OF

(1500.) MARKED EXHIBIT NO. 7).

MR. CHRISTIE: There is a letter, your honour
that I wish to file and read part of it into the record.
It is addressed to the same firm that made the tender,
and is dated October 8th, 1942, and is signed by the
purchaser of the property. This is the letter:

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

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

That concludes the case, your honour.

(LETTER FROM H. MOONWELL, MARKED EXHIBIT 8)

RE-EXAMINATION BY MR. DEBY:

Q. Do you know who Mrs. Lalonde was?

A. No, I don't.

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

Q. What month? A. Yes.

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

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

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

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

1 was an Englishman.

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

4 (REAL PROPERTY SUMMARY MARKED EXHIBIT 9).

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

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

8 A. Just for rent.

9 Q. Did he rent the whole building?

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

12 (PROCEEDINGS ADJOURNED SINCE DEE)

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

17 *J. B. McGregor*
18 J. B. McGregor,
19 Official Reporter.

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

26 *John A. McRibben*
27 J. A. McRibben,
28 Deputy Commissioner.
29
30

OZAWA, Mary Chiyono

Name of Claimant

TAMM, 1936

Case

1136 ✓

Custodian File

3487 7254

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
1500						1500.00 1500.00				886.00 ✓
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										886.00 ✓

7245

November 28th, 1950.

Mrs. Mary Chiyono OZAWA,
39 Grant Street,
Toronto, Ontario.

Dear ~~XXXX~~ Madam:

Re: Japanese Property Claims Commission

Case No. 1136

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 ... \$886.00.

Cheque in your favour is enclosed for \$834.75
and we have paid the Co-Operative Committee .. \$ 51.25
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.

CLAIM NO. 1136 - Mary Chiyono OZAWA

This store and dwelling situate at 4472 East Hastings Street, Vancouver, was appraised in June 1944 at \$1500.00 and sold by the Custodian in August 1944, at the same price, the sale having been made to the tenant then in possession, who was paying \$35.00 per month rent.

The property was assessed in 1944 at \$2030.00. There is material before me showing that the property was bought by the claimant in 1938 at \$2300.00, this information having been verified by Land Registry Office records. It was further shown that the property was resold in October 1945 at \$4100.00, and again in May 1946 at \$6000.00. Under these circumstances I am satisfied that the Custodian's sale price was substantially less than fair market value at the time of sale. I consider that fair market value at that time was not less than \$2300.00.

I THEREFORE RECOMMEND payment to the claimant of the sum of \$800.00, in addition to charges amounting to \$86.00, i.e. \$886.00.

*checked
Jan*

H. J. Lind

Commissioner.

December 29th 1949.