11661

REAL ESTATE Hope B. C.

FORM

FILE No. 11661
EXHIBIT No. 1203-4
DATE NOV 2 - 1942
FILLED BY R. A. Kirslie

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: Yagi, Kunimatsu

HOME ADDRESS: 1618 W. 2nd ave Vancouver.

REGISTRATION NUMBER 07239 SEX: M AGE: 57

OCCUPATION: Gardener.

(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: casual

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Toshi Yagi

ADDRESS OF WIFE OR HUSBAND: 1618 W. 2nd ave Vancouver.

NAMES OF ANY LIVING CHILDREN: Hachiro (M) Shuji (M).

ADDRESS OF CHILDREN: 1618 W. 2nd ave. Vancouver.

AGE OF CHILDREN: 17. 14

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

1. LOCATION AND DESCRIPTION: 1618 W. 2nd ave Vancouver. "Lot 14 Block 229 D.L. 526

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 floors. Wooden House

3. INSURANCE (Give particulars; state where policies are) $1000 - name unknown in possession of wife

4. TAXES (Amount and where payable) $149.50 year paid to June. $149.94 1942 taxes paid July 6, 1942"

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: said to be in safety deposit box of National Bank of Jamestown (copy in file)

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: James Farmer (copy in file)

9. IF FARM LAND STATE CROPS SOWN (copy in file)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 618 W. 2nd ave. Jamestown

2. LANDLORD'S NAME AND ADDRESS: self.

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 wife - possibly sold

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

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

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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

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

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

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS.

11. SAFETY DEPOSIT BOX:

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 28th day of July 1942.

(Signature) K. Yogi

Mrs. M. Lyons
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Aug. 27/43

Our File No. 11661

Full Name YAGI, Kunimatsu
(Surname in Block Letters)

Registration No. 07239 Male - Female (Check) Age Jan. 20, 1884

Former Address 1618 W. 2nd Ave., Vancouver, B. C.

Date Evacuated 31/3/42 Naturalized - Canadian-Born - National (Check)

29/12/44 c/o L. Floyd Litchfield.

Present Address ~~Walton Farm~~, Raymond, Alta.

Comp. July 7/43 c/o J. M. Dunwoody Lakeshore Rd. East, Oakville, Ontario.

Married - Single (Check)

Name of Wife Toshi - #03430

Name of Husband

Name of Mother nee (KOSHIMIZO) Kei (Dec'd) Name of Father Fujitaro (Dec'd)

Names of Children under 16 Tagi Shu (M) 6/2/28

Requested by BCT Registered with Custodian yes (Yes or No)

Additional Information Gardener. 1618 W. 2nd Ave., House & lot

29/8

EXHIBIT No. W.D.I-6
DATE NOV 2 - 1948
FILED BY R D Blair

REAL PROPERTY SUMMARY

JAPANESE NAME: Kunimatsu YAGI Reg. No. 07239 File No. 11661.

CATALOGUE NO: 302.

PROPERTY ADDRESS: 1618 West 2nd Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 17, Block 229, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: Registered in the name of Kunimatsu YAGI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 34817, dated September 8th, 1942.

ASSESSED VALUES: Land $ 450.00
Improvements $4800.00 - $5250.00. Taxes - $149.62.

CLASSIFICATION: This is a 3 storey apartment building built on a 25' x 120' lot, frame with brick front, divided into two 3-room apartments and six 4-room apartments.

HISTORY OF ADMINISTRATION: This property was put in the hands of Macaulay, Nicolls, Maitland & Co. Ltd., as rental agents, who on September 21st, 1942 rented this property to George H. Andrews for a term of 1 year from 12th Septemb 1942. Consideration being $300.00 payable $25.00 per month in advance, on the 12th day of each and every month. The Lessee agreeing to make all repairs, alterations and decorations at his own expense. However, after receiving a letter from the Chief Sanitary Inspector, stating that there would have to be installed at least 3 baths and/or showers, besides removal of the present Japanese bath and the connection to the sewer sealed and the place fumigated, Mr. Andrews asked to be relieved of his lease. This was done by giving a lease to Elliott J. Baron on 30th November, 1942 for a term of 2 years from 1st December, 1942. Consideration $600.00 payable $25.00 per month in advance on the first of each and every month. Lessee agrees to pay at his own expense all requirements and recommendations of any and all Civic, Municipal and other authorities etc Then on the 6th February, 1943 Elliott J. Baron assigned this lease to Walter D. McNeill who gave a covenant on 6th February, 1943 that he was holding the lease for the benefit of E.J. Baron Holding a partnership composed of Elliott J. Baron, Walter D. McNeill and Birdette Chercover, and that all income accruing was to be held in trust for the said partnership. From all accounts Mr. McNeill became short in his accounts and changed his place of abode. After this Mr. L. J. Donnelly was appointed by Macaulay, Nicolls, Maitland & Co. Ltd., to collect the individual rents - the same as he had been doing for Mr. McNeill. He was allowed a commission of 5% from October 1st, 1944, until the property was sold.

Rents collected - $1706.00 against which were the following charges:

Miscellaneous repairs, decorations etc.	$615.55
Water Rates	176.60
Fire Insurance	45.50
Commission	142.30
	$979.95

SOLD: To William Taranoff and Pearl Taranoff (Joint Tenants) for $3500.00 as at January 10th, 1945.
Approval of Advisory Committee - December 19th, 1944.

Funds released to the credit of Kunimatsu YAGI as at April 13th, 1945, against which were the following charges: Real Estate Commission - $175.00, Valuation - $7.50, Advertising - $4.00, Registration Fees - $2.50, Vendor's share of 1945 Taxes - $3.54 = $192.54, leaving a net credit of $3307.46 from said transaction.

Adjustments to the amount of $11.06 - Purchasers' share of Unexpired Fire Insurance Premiums and $13.15 - Purchasers' share of Water Rates = $24.21, were placed to the credit of Kunimatsu YAGI'S accou

The following Fire Insurance Policies:
Dominion of Canada Insurance Co., Policy No. 801330 - $1,000.00
Dominion of Canada Insurance Co., Policy No. 801317 - $1,000.00
covering on the 3 storey frame building, Nos. 1616-1618 2nd Avenue, West, Vancouver, B. C., were transferred to William Taranoff and Pearl Taranoff, 28th February, 1945.

OLD CERTIFICATE OF TITLE
No. 42151-L: Kunimatsu YAGI declared on his JP Form, signed 28th July, 1942, that his Title Documents were in a Safety Deposit Box in the Imperial Bank of Canada, Fairview Branch.
Mr. G. Peters wrote to him January 12th, 1945, asking him to send in the Certificate of Title. So far there has been no reply to this letter.

Certificate of Title No. 118546-L in the names of William Taranoff and Pearl Taranoff (Joint Tenants), was sent to them by Registered Mail April 9th, 1945. Receipt signed 18th April, 1945, by Wm. Taranoff and initialled by P.T., acknowledging same, is on file.

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

November 8th, 1946.

D. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 5404 April 29/47

RE: Toshi (Mrs. Kumimatsu) YAGI
Reg. No. 03430

Mrs. YAGI owned no real property in any protected area of B.C. but her hubsand owned the real property at 1618 W. 2nd Ave. where they had been residing. This was an apartment house.

CHATTELS: Mrs. YAGI made her declaration to the Custodian on April 22/42 and was evacuated on Sept. 9/42. She declared chattels as shown on Chattel Schedule on file at 1618 W. 2nd Ave. Chattels removed from this house in her name were sold at auction for the net sum of $26.55 and this sum credited to her account with the Custodian. Full details are given on the Chattel Schedule and Chattel Summary on file.

ACCOUNTS RECEIVABLE:

Mr. Joe KURAHARA, 1618 W. 2nd Ave.		$100.00
Mr. K. KIMURA , " "		150.00

Mrs. YAGI claimed these two amounts were owing to her for rent. Mr. KURAHARA was written to regarding this claim but did not reply. He has no funds with the Custodian. Mrs. YAGI was advised of this in our letter of Dec. 8/44 and given his address so that she could contact him directly regarding payment.

We wrote to Mr. and Mrs. YAGI on two different occasions regarding thes accounts and asked them if they were still outstanding. They did not reply. We advised them on April 22/44 that as we had heard nothing fro them regarding the accounts we would do nothing further in the matter.

We have no K. KIMURA registered with us whose address was 1618 W. 2nd. There is a Mrs. K. KIMURA, 1649 W. 2nd Ave. If this is the one she has no funds with the Custodian.

VICTORY BOND: She declared a $50.00 Victory Bond in her own possession. This was not brought under the control of the Custodian.

BANK ACCOUNT: She declared an account with the Imperial Bank, Granville & 4th Ave., This was not brought under the control of the Custodian. She declared a safety deposit box in the same bank.

LIFE INSURANCE: She declared a life insurance policy on the life of her son Shuji. She did not know the name of the company. This was not brought under the control of the Custodian.

No property interests other than those mentioned above are found on this file.

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

April 29/47
LBM:

L. McKinnon

PERSONAL PROPERTY SUMMARY

File No. 11661 Kunimatsu YAGI - Reg.#07239 July 7th, 1947

Chattels: The chattels left at 1618 West 2nd Avenue, Vancouver, were declared by Mrs. Kunimatsu YAGI and have been dealt with on her file. Mr. Yagi did not declare chattels in the protected area of British Columbia.

Specified Articles: No Specified Articles belonging to the above Japanese person are revealed on this file.

Accounts Receivable: In July 1945 the sum of $18.86, representing security deposit from the B. C. Electric Railway Company, was credited to this Japanese person's account.

Correspondence on file reveals that Mrs. Yagi declared monies owing to them. Mr. and Mrs. Yagi were written on two separate occasions regarding these accounts but as they did not reply we advised them in our letter of April 22nd, 1944 that unless we heard from them relative to these accounts no action would be taken by the Custodian. No further reference to these accounts appears on file, nor is further mention of these accounts made on the wife's file, 5404.

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.

CHATTEL SUMMARY

File No. 5404 April 29/47

RE: Toshi (Mrs. Kumimatsu) YAGI
Reg. No. 03430

Mrs. YAGI made her declaration to the Custodian on April 22/42 and was evacuated on Sept. 9/42. She declared chattels as shown on Chattel Schedule on file, at 1618 W. 2nd Ave. This property was registered in the name of her husband, File, 11661.

Goods were inventoried at this address by the Custodian on Sept. 17/42 as shown on Chattel Schedule. A copy of this inventory was sent to Mrs. YAGI. She was asked to sign this and return same if these represented all the chattels she had left in the protected area. She added the following articles to the inventory and signed and returned same to this office.

Wheelbarrel	carpet for 4 rooms	bookcase
2 stoves	½ bbl. of nails	

However just previous to signing and returning this list, she wrote us on Nov. 14/42 and listed all the chattels she had left at 1618 W. 2nd Ave. From this letter it would appear that the following articles should be added to the list above as not having been found by the Custodian:

2 Yule locks	6 curtain rods	1 dresser
pr. of man's work boots size 8		

The following goods inventoried by the Custodian are missing or may have been discarded as of no value:

2 bed ends, rails and one spring
2 shades
screens
3 handbags
musical instrument

The following which were not inventoried, have been marked as discarded:

3 stools	2 flower pots	1 cupboard

The balance of the chattels inventoried, together with a wooden stand, not inventoried, were sold at auction on Nov. 8 and Nov. 22/44 for the total net sum of $26.55 and this sum credited to her account with the Custodian.

Mrs. YAGI did request shipment of certain chattels on Custodian Release dated Dec. 1/42, but no shipment was made to her.

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

April 29/47
LBM:

L McKinnon
L. McKinnon

NAME YAGI, Toshi (Mrs. Kumisatsu)

REGISTRATION NO. 03430 FILE NO. 5404

The following chattels were sold by public

auction at 992 Powell Sts, Vancouver, B.C. on November 22, 1944.

Blackboard and 2 sleighs ✓	$ 0.75 m
Box of sealers ✓	0.40 m

Total			$ 1.15
Less Expenses:	(Auctioneer's Fee:	$0.12	$ 0.27
	(Advertising:	0.02	
	(Movings:	0.13	
Net Proceeds Credited:			$ 0.88

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 36

Remarks.

NAME YAGI, Toshi (Mrs. Kunimatsu)

REGISTRATION NO. 03430 FILE NO. 5404

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on November 8, 1944.

Crock and basket ✓	$ 1.25 M
Carton of sundries ✓	0.60 M
Carton of dishes ✓	0.50 M
Iron Pot ✓	1.60 M
Christmas decorations ✓	3.50 M
Basket and sleigh ✓	1.25 M
Wooden stand ✓	1.50 —
Kitchen cabinet ✓	9.50 —
Cabinet (unpainted) ✓	1.50 —
Desk ✓	1.50 —
Step ladder ✓	1.50 —
Table ✓	1.50 —
High chair ✓	1.60 —
3 Chairs ✓	2.25 —
3 Crocks ✓	2.10 —
Cross cut saw ✓	1.75 M
	1.50 —

Total			$ 33.40
Less Expenses:	Auctioneer's Fee:	$3.34	
	Advertising:	0.84	$ 7.73
	Moving:	3.55	
Net Proceeds Credited:			$ 25.67

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 35

Remarks.

Werehouse 992 Powell

Date Nov 8-44

FILE NO. 5404

NAME YAGI T

ADDRESS 1613 W. 2nd

I have examined the undermentioned articles and consider that they have no value.

3 Stools H.M. N.V.
2 Flower Pots Brooks
1 Cupboard " N.V.

Auctioneer W. L. B. Thompson

The above mentioned articles have been abandoned

Low Wills

REG. NO.	NAME	FILE NO.
37239	YAGI, Kuninatsu	11661

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	EXPIRATION DAY	EXPIRATION YEAR	PROPERTY
Michigan Fire & Marine Co.	6011954	$1,000.	Oct.	4	42	1618 S. side 2nd. Ave. W. Vancouver, B.C.
Transferred to New Owners - Taranoff 28/2/45						
Dominion of Canada Ins. Co.	801330	$1,000.	Oct.	4	45	Nos. 1616-1618 S. side of 2nd. Ave. W. Vanc. B.C.
Transferred to New Owners - Taranoff 28/2/45						
Dominion of Canada Ins. Co.	801317	$1,000.	Oct.	4	45	Nos. 1616-1618 S. side of 2nd. Ave. W. Vanc. B.C.

Dominion of Canada Insurance Company Policies 801330 and 801317 each covering the real property known as 1618 West 2nd Avenue, Vancouver, for $1000.00, were transferred to the new owners, Mr. and Mrs.Wm. Taranoff, as of February 28th, 1945.

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

E. Robertson

E. Robertson,
July 7, 1947.

LIABILITY SUMMARY

File No. 11661.

Kunimatsu YAGI - Reg. No. 07239.

The above named Japanese declared on his JP Form, dated 28th July, 1942, that he had no Personal or Trade Debts.

We can find no evidence of any claims having been filed against him.

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

November 8th, 1946.

D. A. Cramer

D. A. CRAMER.

DAC:JS

July 7/47
A claim of $28.50 appears on file against the above Japanese person by Dr. M. Uchida. However, this claim was later withdrawn by Dr. M. Uchida.

File No. 11661.
No. 5404.

CLAIMS DEPARTMENT February 22nd, 1944.

File No. 11661. Kuniyasu YAGI - Reg. No. 07239

CREDITORS:

NO CLAIMS ON FILE

File No. 5404. (Mrs. Kuniyasu) Yoshi YAGI - Reg. No. 03439

CREDITORS:

NO CLAIMS ON FILE

DEBTORS:

1. Joe Kurahara, 1618 W. 2nd Ave., Van. ..... $100.00 J.P.
2. K. Kimura, 1618 W. 2nd Ave., Van. ..... 150.00 J.P.

MRD:DE

C L A I M

File No. 11661

DATE

First List

CREDITOR

Dr. M. Uchida,
439 Powell St.,
Vancouver, B. C.

withdrawn

A

DEBTOR

Kunimatsu Yagi
1618 W. 2nd,
Vancouver, B. C.

AMOUNT OWING

$28.50

AGENT

Nil.

ORIGINAL FILE

G-68

E B.

.. Evacuee File 11661

MEMORANDUM covering conference which took place on the 5th day of February, 1943, in the Office of Harold D. Campbell, C.A., 812 Standard Bank Building, attended by:-

Mr. Rogers, Chief Sanitary Inspector, City of Vancouver.
Mr. Messenger.
Mr. Kirk and
Mr. McNeill, representing the Partnership in the E. J. Baron Holdings, and
Mr. Lowe, the Contractor for that Partnership,

the purpose of the conference being to analyse the situation covering the development of the properties rented by the E. J. Baron Holdings from the Office of the Custodian, which Partnership is now being reorganized, Mr. Baron withdrawing from the Partnership and the leases being transferred to the name of Walter D. McNeill who, under Agreement, will act as Trustee and Manager in the development.

The following properties are divided into two Sections; West 2nd Avenue and Alexander Street and will be developed by two crews of workmen under the immediate direction of Mr. Lowe and the supervision of Mr. McNeill. It will be noted that they are marked First, Second, Third etc. in regard to their individual priority as to the completion of the work or improvements required.

FIRST SECTION

O.K'ed 1616-1618 West 2nd Avenue. (Evacuation File No. 11661.)

The Building Department's requirements in connection with this building have all been complied with, including re-arrangement of fire escapes, re-swinging of doors etc.

The Sanitary Department's requirements have just been completed, in that three baths have been installed and Mr. Rogers, on behalf of the Sanitary Department has agreed to waive installation of two showers until the expiry of three months, at which time an inspection will be made by him again and a decision arrived at as to whether it is necessary for this additional installation; in other words all
First. immediate requirements have been complied with. This block is not completely rented.

1642 West 2nd Avenue. (Evacuation File Nos. 12818, 7824)

The Building Department's requirements, including certain repairs to stairways, fire escapes, etc. have all been complied with.

The Sanitary Department's requirements are that two baths and two showers are to be installed. The plumbing crew is at present at work on this building, installing the two baths. As the building is not filled, Mr. Rogers suggested the installation of the two showers be deferred until other buildings requiring more urgent attention be completed. The other plumbing, toilets and sinks, etc. are satisfactory.

12

Second 1658 West 2nd Avenue. (Enemy Alien File No. 259)

The Building Department's requirements in connection with this building have all been complied with, with the following exceptions: The Building Department in addition to other requirements, ask for two ladders to be used as fire escapes. These were erected but the Inspector decided that they were not properly set up and has requested that their situation be altered slightly, which matter is to be attended to in the coming week.

The Sanitary Department's requirements are that two showers or baths be installed. These have not as yet been installed and instructions were given Mr. Lowe, in view of the fact that five of the six suites are rented, to attend to their installation immediately the work is completed at 1642 West 2nd Avenue. The other ~~installation~~ plumbing, toilets and sinks etc. have been put in condition satisfactory to Mr. Rogers.

Third 1661 West 2nd Avenue. (Evacuation File No. 11749)

The Building Department's requirements have all been complied with, with the exception of some roof repairs which have been contracted for and it is estimated will be attended to within three weeks from this date.

The Sanitary Department's requirements in connection with this building are only one shower, however Mr. Lowe has been instructed to install two showers. While the toilet facilities are satisfactory from the Sanitary Department's point of view, it was arranged to alter these to be more convenient to the tenants. Four of the five suites in this building are rented and the work on this property is to be attended to as soon as the work on 1658 West 2nd Avenue is completed.

SECOND SECTION.

First 666 Alexander Street. (Evacuation File Nos. 3205, 12277)

This property had not been checked by either the Building or the Sanitary Departments and it was arranged for Mr. Lowe to go over the property with the Inspector from the Building Department and Mr. Rogers on the 8th inst. There are five suites in this building and a room for the Janitor and they are all full. As a result of this situation whatever requirements are laid down by the Sanitary and Building Inspectors will be attended to immediately, in preference to the other buildings listed on this street.

Second 710 Alexander Street. (Enemy Alien File No. 403)

The Building Department's requirements in this building have all been complied with. The Sanitary Department's requirements are two baths but arrangements have been made for the installation of two baths and one shower for the convenience of tenants. This work has already been started although the building is not rented. This work will be deferred until the situation at 666 Alexander Street has been completed and will then be attended to.

Third 409 Alexander Street. (Enemy Alien File No. 1193)

The Building Department, in conjunction with the Fire Warden's Office, ordered the back section of this building demolished in connection with which a rental adjustment is being effected through Pemberton Realty Corporation, the Agents, otherwise the Building Department's requirements are complied with.

Third 409 Alexander Street. (Enemy Alien File No. 1193) (con't)

The basement suite is O.K'd for plumbing by the Sanitary Department. The ground floor is divided into eight rooms, four on the East side and four on the West side. The East rooms have not sufficient light at present to receive the O.K. of the Sanitary Department but certain alterations may be possible to make them habitable and the situation is to be re-checked by Mr. Lowe and Mr. Rogers. The plumbing is satisfactory with the exception of bathing facilities. The top flloor which has four suites is satisfactory to the Sanitary Department with the exception of bathing facilities. Mr. Rogers suggested that the installation of two showers on the ground floor would be satisfactory for the whole building. As there are only four tenants in the whole building, it was mutually agreed that this work would be deferred until the properties at 666 and 710 Alexander Street had been completed.

439 Alexander Street. (Evacuation File No. 10526)

This property is to be re-checked by the Building Inspector. Mr. Rogers and Mr. Lowe and some decision arrived at as to what satisfactory use can be made of this school building. At present there are three suites rented on the ground floor which is satisfactory, temporarily, to the Sanitary Inspector. There is adequate plumbing with the exception of the bathing facilities and just what requirements will be made in this respect it is impossible to ascertain until the division or use of the building is decided on.

The outline or work plan was agreed to by Mr. Kirk and Mr. McNeill on behalf of the Partnership and found entirely satisfactory to Mr. Rogers. Mr. McNeill is to see that the contractor, Mr. Lowe, adheres as closely as possible to the above plan and will report any holdup or deviation from same. It is understood that the contractor will work continuously on these properties until they are entirely completed.

On behalf of the Custodian's office, Mr. Messenger questioned the position of the accounts for work already effected and was advised by Mr. McNeill and confirmed by Mr. Lowe that all accounts for material and labour submitted, had been settled in full and that accounts were entirely current . He was able to satisfy himself that the financial position of the Partnership is such that the entire work can be completed and fully paid for without any difficulty by the Partners.

It was further agreed that no further suites or properties be rented until such time as all the City requirements have been completed on the individual buildings.

In addition to the properties listed above, the following properties were leased by E. J. Baron not on behalf of the E. J. Baron Holdings but under a Partnership Agreement between himself and Ernest Plottel of 6362 Churchill Street, Vancouver, B. C. It is proposed by the different people involved to consolidate these properties into one Partnership and the leases of the second group are to be assigned or transferred to the name of Walter D. McNeill as Trustee for the proposed new Partnership. These properties are:

1810 Burrard Street (Evacuation File No. 11978 & Enemy File No. 934)

236 Powell Street (Enemy Alien File No. 766)
235 Powell Street (Enemy Alien File No. 922 & 341)
347 Powell Street (Evacuation File No. 2791)

(There is another property not rented from the Office of the Custodian but from the Yorkshire & Pacific Securities, 362 Alexander Street). These properties, with the exception of 1810 Burrard Street, are all vacant and it is agreed that these premises will not be placed on the market for rent until such time as they have been inspected by the different City Departments and their requirements set forth and fully complied with.

With regard to 1810 Burrard Street, this property was already fully tenanted when leased to Mr. Baron and under the circumstances will have to take a deferred position in the matter of time required to effect improvements. It will probably be necessary to make some arrangements with the Rental Control Board for increased rentals if this property is to be properly improved and this will be taken up with the Rental Control Board just as soon as possible by Mr. Messenger. (Memorandum by Mr. R. C. Messenger, dated the 5th day of February, 1943.)

February 8th, 1943.

As arranged with Mr. K. W. Wright this morning, Morris & MacLennan are affixing to the leases already issued, an Assignment to Mr. Walter D. McNeill satisfactory to the Custodian's Office and a Consent clause for the signature of Mr. F. G. Shears as Authorized Deputy of the Custodian.

For three of the above properties no Indenture of Lease has been issued as yet. The lease of 666 Alexander Street was forwarded to the Japanese owner, Denkichi Machida, for signature and has not as het been returned. The property at 1661 West 2nd Avenue, due to some confusion in the title to the property, is only leased under Letter Agreement from the Rental Agents the Western City Company.

A lease was drawn by Pemberton Realty Corporation in favour of Mr. Baron and signed by him for the property at 439 Alexander Street. This has not has yet been signed by the Custodian's Office and on referring to Mr. Douet today, Mr. Messenger was advised that the form of lease is not satisfactory to the Custodian and will have to be re-drawn. Under these circumstances Mr. Messenger is obtaining a letter addressed to the Custodian's Office signed by Mr. Baron, authorizing and requesting that Office to Assign his rights to lease the premises at 439 Alexander Street to Mr. Walter D. McNeill and a further letter including the same instructions and request covering the other two properties at 1661 West 2nd Avenue and 666 Alexander Street.

Signed: R. C. Messenger.

There are two other properties rented by Mr. Baron which are not involved in either Partnership, one is the original property at 1017 West 7th Avenue, on which he completed the improvements and repairs required by the City and which the Partners have agreed should be retained by him. This property is fully rented.

There was a verbal lease arrangement made by him some time ago under which he is presently paying rent for a small property at 1635 West 2nd Avenue. This also is left to him. These premises are not rented and have not as yet had any improvements work done on them. I understand Mr. Baron intends to dispose or assign his lease-hold of these properties to some outside party within the next day or so subject, of course, to your approval of the Assignee.

Vancouver 216 11661

THIS INDENTURE made the 6th day of February, A. D. 1943.

BETWEEN:

ELIOTT J. BARON, of 1225 West 7th Avenue, in the City of Vancouver, in the Province of British Columbia, Manager, hereinafter called the "Assignor".

OF THE FIRST PART

AND

WALTER D. McNEILL, of 3636 West 19th Avenue, in the City of Vancouver, in the Province of British Columbia, Credit Manager, hereinafter called the "Assignee".

OF THE SECOND PART.

WHEREAS the Assignor is the Lessee of those certain Indentures of Lease described in the Schedule annexed hereto and forming a part of this Agreement:

AND WHEREAS THE Assignor has agreed to assign the said Indentures of Lease to the Assignee:

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of One ($1.00) Dollar and other good and valuable consideration now paid by the Assignee to the Assignor, the Assignor doth hereby assign and set over unto the Assignee all those certain Indentures of Lease more particularly described and set forth in the Schedule annexed hereto and forming a part of this Agreement and all the estate, right, title, benefit, advantage, property, claim and demand whatsoever of the Assignor of, on or to the same and the property comprised therein.

THE ASSIGNEE COVENANTS AND AGREES that he will do and perform all the things, covenants and conditions undertaken by the Assignor to do and perform in the aforesaid Indentures of Lease and hereby agrees to indemnify and save harmless the Assignor from any claims or demands of any nature in respect thereof.

THIS INDENTURE and everything herein contained shall enure to the benefit of, and be binding upon, the executors, administrators and assigns of the parties hereto respectively.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals, the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of:)
J.A. MacLennan)
Vancouver, B. C. (signed))
Solicitor)
as to the signature of E. J. Baron)
)

E. J. Baron (signed)

B. Chercover (signed)

W. D. McNeill

THIS IS THE SCHEDULE REFERRED TO IN THE
ANNEXED AGREEMENT BETWEEN ELIOTT J. BARON
As Assignor and WALTER D. McNEILL as
Assignee, DATED THE 6th DAY OF FEBRUARY, 1943.

1. That certain Indenture of Lease dated the 30th day of November, 1942, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Elliott J. Baron, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows: Lot 17, Block 229, District Lot 526, together with the building erected thereon, being known as Number 1618 West 2nd Avenue, for the period of two years from the 1st day of December, 1942, yielding and paying therefor to the Lessor the sum of $600.00 on the terms and conditions more particularly contained in the said Indenture of Lease.

2. That certain Indenture of Lease dated the 7th day of January, 1943, made between the Secretary of State of Canada, therein called the "Owner" or the Lessor, of the First Part, and Eliott J. Baron, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows: Lot 3, Block 44, District Lot 181, Plan 196, together with the building erected thereon, being known as Number 710 Alexander Street, for the period of two years from the 15th day of February, 1943, yielding and paying therefor to the Lessor the sum of $960.00 on the terms and conditions more particularly contained in the said Indenture of Lease.

3. That certain Indenture of Lease dated the 17th day of December, 1942, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Eliott J. Baron, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows: Lot 12, Block 229, District Lot 526, together with the building erected thereon, being known as Number 1642 West 2nd Avenue, for two years from 1st December, 1942, at a rental of $480.00 as set forth in said Lease.

4. That certain Indenture of Lease dated the 16th day of December, 1942, made between Watari Ohori, Yasushi Ohori and Yaeko Ohori, therein called the "Lessor" of the First Part, and Eliott Jacob Baron, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly known and described a s follows: Lot 29, Block 38, District Lot 196, being known as Number 409 Alexander Street, for the period of two years from the 1st day of January, 1943, yielding and paying therefor to the Lessor the sum of $840.00 on the terms and conditions more particularly contained in the said Indenture of Lease.

5. That certain Indenture of Lease dated the 28th day of December, 1942, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Eliott Jacob Baron, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows: Lot 9, Block 229, District Lot 526, being known as 1658 West Second Avenue, for the period of two years from the 1st day of January, 1943, yielding and paying therefor to the Lessor the sum of $840.00 on the terms and conditions more particularly contained in the said Indenture of Lease.

6. In addition to the indentures of lease hereinbefore mentioned, the rights to lease, whether confirmed by the lessor or only tentative, the following properties are hereby assigned to the said Walter D. McNeill, the properties are commonly known as follows:

439 Alexander Street, Vancouver, Province of British Columbia.
666 Alexander Street, " " " " "
1661 West 2nd Avenue " " " " "

Exercise 24c 11661

KNOW ALL MEN BY THESE PRESENTS that I, WALTER D. McNEILL, of 3636 West 19th Avenue, in the City of Vancouver, in the Province of British Columbia, Credit Manager, in consideration of the sum of One ($1.00) Dollar and other valuable consideration, receipt of which is hereby acknowledged, HEREBY ACKNOWLEDGE AND DECLARE that I am possessed of those certain Indentrues of Lease described in the Schedule annexed hereto, in trust for the only use, benefit and advantage of E. J. Baron Holdings, a Partnership Concern carrying on business at 547 Howe Street, in the City of Vancouver, in the Province of British Columbia and composed only of three partners, namely, Eliott J. Baron of 1225 West 7th Avenue, Walter D. McNeill of 3636 West 19th Avenue, and Birdette Chercover, of 2335 West 10th Avenue, Housewife, all of the City of Vancouver, in the Province of British Columbia, and that all the income accruing or to accrue therefrom is held only in trust for the said partnership.

AND I HEREBY COVENANT for myself, my executors and administrators, with the said Partnership and the within named partners, their executors, administrators and assigns, that I will at any time hereafter at the request and at the cost of the said E. J. Baron Holdings, composed of the said partners, assign and transfer the said property to such person or persons as the said Partnership may direct.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 6th day of February, A.D. 1943.

SIGNED, SEALED AND DELIVERED)
IN THE PRESENCE OF)
(Signed) R. C. Messenger)

Signed: W. D. McNeill

THIS IS THE SCHEDULE REFERRED TO IN THE
ANNEXED DECLARATION OF TRUST BETWEEN
ELIOTT J. BARON AND E. J. BARON HOLDINGS,
DATED THE DAY OF FEBRUARY, 1943.

1. That certain Indenture of Lease dated the 30th day of November, 1942, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Eliott J. Baron, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows: Lot 17, Block 229, District Lot 526, together with the building erected thereon, being known as Number 1618 West 2nd Avenue, for the period of two years from the 1st day of December, 1942, yielding and paying therefor to the Lessor the sum of $600.00 on the terms and conditions more particularly contained in the said Indenture of Lease.

2. That certain Indenture of Lease dated the 7th day of January, 1943, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Eliott J. Baron, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows: Lot 3, Block 44, District Lot 181, Plan 196, together with the building erected thereon, being known as Number 710 Alexander Street, for the period of two years from the 15th day of February, 1943, yielding and paying therefor to the Lessor the sum of $960.00 on the terms and conditions more particularly contained in the said Indenture of Lease.

3. That certain Indenture of Lease dated the 17th day of December, 1942, made between The Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Eliott J. Baron, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows: Lot 12, Block 229, District Lot 526, together with the building erected thereon, being known as Number 1642 West 2nd Avenue, for the period of two years from the 1st day of December, 1942, yielding and paying therefor to the Lessor the sum of $480.00, on the terms and conditions more particularly contained in the said Indenture of Lease.

4. That certain Indenture of Lease dated the 16th day of December, 1942, made between Watari Ohori, Yasushi Ohori and Yaeko Ohori, therein called the "Lessor" of the First Part, and Eliott Jacob Baron, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows: Lots 29, Block 38, District Lot 196, being known as Number 409 Alexander Street, for the period of two years from the 1st day of January, 1943, yielding and paying therefor to the Lessor the sum of $840.00, on the terms and conditions more particularly contained in the said Indenture of Lease.

5. That certain Indenture of Lease dated the 28th day of December, 1942, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Kliott Jacob Baron, therein calledthe "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows: Lot 9, Block 229, District Lot 526, being known as 1658 West Second Avenue, for the period of two years from the 1st day of January, 1943, yielding and paying therefor to the Lessor the sum of $840.00, on the terms and conditions more particularly contained in the said Indenture of Lease.

5404

435 Howe St.,
Vancouver, B.C.
May 13,1942.

Attention Mr. C.L. Drewry

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

Dear Sirs:- re YAGI, (Toshi) Mrs. Kunimatsu.

1. Legal Description: Lot 17, Block 229, D.L. 526, having a frontage of 25 feet on 2nd Avenue, between Fir and Pine Streets, and having a depth of 118 feet to a 16 foot lane, being 1618 West 2nd Avenue.

This property is in a poor-class residential district on the edge of an industrial area.

2. The lot is mostly occupied by a large frame two-storey building with brick front, consisting of 15 rooms divided into eight suites. The building is in poor condition, very little plumbing, and is now nearly all vacant - as the Japanese tenants have been evacuated.

3. The inventory of personal property and furniture attached to Mrs. Yagi's report will be considerably altered by the time Mrs. Yagi is evacuated, as she is disposing of a portion of her furniture and wishes to have the balance placed in storage.

4. There is one policy of insurance in force for $1000.00 covering on building in the Michigan Fire and Marine Insurance Company, expiring October 4, 1942. This policy was produced for our inspection.

5. The property is clear title,and Certificate of Title is being kept by Mrs. Yagi in a safety deposit box at the Imperial Bank, Fairview Branch, together with the insurance policy.

6. It is our recommendation, in which Mrs. Yagi appears to concur, that this building be boarded up as soon as Mrs. Yagi is evacuated. We have asked Mrs. Yagi to let us know as soon as the date of her removal is settled.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO.LTD.

JPN:MC

Per J.P. Nicholls

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

5404

GOODS ON HAND AT WAREHOUSE AT 992 POWELL STREET, VANCOUVER, B. C.

Name	Tosha Yagi	**Lot No.**	245
No.	03430	**Section**	1
Origination	1618 West 2nd Ave.	**Rate**	$1.40
Date	September 17, 1942	**Cartage**	$9.00
		Freight	
		Handling	$1.40

1. ~~K. Cabinet~~ S ✓ ?
2. (No Heater) —
3. ~~K. Table~~ S ✓
4. Gas Oven ✓
5. Spring ✓
6. 2 Bed Ends ✓
7. 2 Bed Rails ✓
8. Carton ✓
9. ~~Box~~ S ✓
10. ~~Sleigh~~ S ✓2✓
11. 2 Shades ✓
12. ~~Step Ladder~~ S ✓
13. 2 Parcels ✓
14. 3 Hand Bags ✓
15. ~~Saw~~ S ✓
16. 3 Boxes ✓
17. ~~Carton~~ ✓
18. ~~2 Crocks~~ S ✓
19. ~~Desk~~ S ✓
20. ~~High Chair~~ S ✓
21. Screens ✓
22. ~~3 K. Chairs~~ S ✓
23. Tin Box ✓
24. ~~Carton~~ S ✓
25. ~~Box~~ S ✓

S - Sold by auction 8/11/44 - Vancouver 33

✓ Sold by auction 22/11/44 - Vancouver 36

5404

June 5, 1942

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

Dear Sirs: Re: Mrs. Kunimatsu YAGI

Referring to the property, of the above party's husband, at 1618 West Second Avenue, which Mrs. Yagi decided to have boarded up, we had a call from Yagi's son who wishes Mr. R. Evans, Real Estate Agent who operates in this district and who has been handling the renting of this rooming-house for a long time, to continue to handle it.

You will recall that it was your recommendation that this building be boarded up as soon as Mrs. Yagi is evacuated and Mrs. Yagi apparently agreed with your views.

Mr. Evans informs us that he believes he can find a tenant to operate the building as a rooming-house, bringing in a small revenue. Under these circumstances we would appreciate your views and recommendations on the matter of our requesting Mr. Evans to handle this property, at least for the time being, unless you are prepared at this time to revise your recommendation and endeavour to find a tenant for the building.

We look forward to hearing from you in this connection and in the meantime we would ask you that you keep in touch with Mrs. Yaki and advise us of the disposal of the balance of her personal property which it may become necessary to send to approved storage.

Yours truly,

GDM/GH

R. P. Alexander
Assistant Manager

EXHIBIT No. 1262-G
DATE NOV 2 - 1948
FILLED BY

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

June 26, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 27 1942

Attention Mr. Alexander

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

Dear Sirs:- re Mrs. Kunimatsu YAGI,
File No. 5404.

We find, on checking our files, that we neglected to reply to your letter of June 5th with reference to the above property.

We have been in touch with Mr. Evans, and believe that he has a tenant for the property provided the Rent Control Board will allow the rents to be increased over the rentals now being paid by the Japanese tenants. In view of this, we would suggest that you appoint Mr. Evans rental agent for the property.

Mr. Evans further pointed out that he was arranging for Mrs. Yagi to have sufficient storage space in the building for anything that she wishes to leave. We will endeavour to get an inventory of this for your files.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO.LTD.

WVB:MC

Per W. V. Belcher
Rental Department.

5404

October 14, 1942

Mrs. Toshi Yagi,
Reg. No. 03430,
Slocan, B. C.

Dear Madam:

In connection with your husband's rooming house at 1618 West Second Avenue, you declared to us that you were leaving a large number of articles on the premises, would you be kind enough to advise us what was left and what you took with you.

We have a claim against your husband made by Dr. Uchida for $28.50. If this is correct, we would appreciate receiving your cheque for this amount.

In connection with this rooming house which you decided to board up owing to the difficulty in finding a tenant, we have pleasure in advising you that we have been successful in renting it to Mr. George Andrews for the term of one year at a rental of $25.00 per month, the tenant to pay water rates, electric light, etc. and agreeing to make all repairs, alterations and decorating at his own expense.

The taxes for 1942 amounting to $156.09 have not been paid; we would appreciate your cheque for this amount.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

YAGI, Kumimatsu

1618 West 2nd Avenue, Vancouver, B.C.

FILE NO. 11661

REG. NO. 07239

Inspected - September 5th, 1942.

LOT 17 BLOCK 229 D. L. 526

ASSESSMENT BUILDINGS $5,000 LAND $450.00

1. Lot 25x120 situated on the south side of 2nd Avenue on which is situated a 3 storey frame brick Veneer front apartment.

2. The apartment consists of 30 rooms split up into 6 four-room apartments and 2 three-room apartments. All rooms are approximately 9x12. Four room apartments consist of 2 bedrooms, living room and kitchen. Three room apartments, 2 bedrooms and kitchen. Sinks and toilets situated in halls.

3. Interior and exterior not in very good shape. A little fixing could be made quite livable.

4. Insurance $1,000. could stand another $1,000.

5. Liabilities none. 1942 taxes $149.94 paid on July 6th, 1942.

6. YAGI has been negotiating with N. W. JENSEN, 724 West 6th Avenue, FAir. 4345-R to rent. Trying to contact this man as they are being evacuated September 8th.

The Western City Company LIMITED

Per - C J Thurstone

1661

Nelson

HEALTH DEPARTMENT

STEWART MURRAY
M.D. D.P.H.
MEDICAL HEALTH OFFICER

TELEPHONE FAIRMONT 2711

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 29 1942

VANCOUVER, B. C.

October 28th, 1942.

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

Re: 1616 West 2nd Avenue,
Owner - Kunimatsu Yangi

The above vacant premises have been inspected by the District Inspector and found to be well equipped with toilets and sinks, but was found to lack baths or showers.

If the premises are to be used for sleeping purposes only or as a community boarding house, at least three baths and/or showers will be required.

Also the present Japanese bath must be removed and the connection to the sewer sealed (second floor).

Evidence of rats and cockroaches would indicate the necessity of rat-proof and vermin extermination.

I understand that the room on the 3rd floor used for wood was originally the bathroom. This would facilitate the installation of a fixture here.

I am sending a copy of this letter to the agents and trust the foregoing matters will be given attention before the premises are again occupied.

Respectfully yours,

C A Rogers

CAR:EM

CHIEF SANITARY INSPECTOR.

Name: Mrs. Kunimatsu YAGI

Reg. No. 03430

File No. 5404

November 13, 1942

EVACUATION SECTION
Rec'd DEC 30 1942
File No. 5404
Ans.
Referred Spain

GOODS REMOVED FROM 1618 WEST 2ND AVENUE
TO 992 POWELL STREET - WAREHOUSE

---

1. K. Cabinet
2. (No heater)
3. K. Table
4. Gas Oven
5. Springs
6. 2 Bed Ends
7. 2 Bed Rails
8. Carton
9. Box
10. Sleigh
11. 2 Shades
12. Step Ladder
13. 2 Parcels
14. 3 Hand Bags
15. Saw
16. 3 boxes
17. Carton
18. 2 Crocks
19. Desk
20. High Chair
21. Screens
22. 3 K. Chairs
23. Tin Box
24. Carton
25. Box
26. Carpet for 4 rooms.
27. Wheelbarrel
28. 1/2 barrel of nails
29. 2 stool (Box, coal).
30. Book case.

I have no other chattels in the restricted area of British Columbia requiring protection.

Signature....T. Yagi.....

Bay Farm
Sloean, B. C.
Nov. 14, 1942

Department of the Secretary of State
Office of the Custodian

Dear Sir:

The taxes for 1942 amounting to $156.09 have been paid;

The insurance on the building expired on October first.

These are the things which were left behind:

Suite 1.

1 Icyboard X
2 3 chairs X
3 carpet for 4 rooms +
4 2 stove +
5 2 screen doors
6 book-case +
7 desk ✓
8 4 stoneware crocks ✓
9 3 dozen fruit jars
10 2 pickle baskets
11 3 window screens ✓
12 1 wheelbarrel ✓
13. 2 Yale locks ✓

P.T.O.

J. P. NICOLLS
J. G. MAITLAND

R. C. GRANT
T. W. WARKMAN

A. W. ROGERS
D. S. MANSELL

R. KERR
G. I. AGROBERTS

Macaulay, Nicolls, Maitland & Co. Ltd.

Milsom

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 2 1942

December 1,1942.

Attention Mr. Milsom.

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

Dear Sirs:-

re YAGI, K.
File 11661,
1618 W.2nd Ave.

In accordance with our conversations with your Mr. Milsom, we have now arranged with Mr. G. H. Andrews to cancel his lease on the above property, and have an undertaking from him that he has no further interest in it as from November 30th. He has also returned to us his copy of the lease.

A new lease has now been drawn between The Secretary of State and Mr. Elliott J. Baron. This lease is for a period of 2 years at a rental of $25.00 per month, and contains a clause under which he agrees to make all repairs and alterations at his own expense. In order to protect the Custodian against any liens which might be filed by workmen making repairs, we have attached notices to the front and back doors of the premises, copy of which notice we are enclosing herewith for your file.

Will you kindly have the lease executed on behalf of the Lessor and return two copies to us, one of which we shall forward to the Lessee.

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO.LTD.

WVB:MC
Encl.

Per W. V. Belcher
Rental Department.

5404

January 6th, 1943.

Mrs. Kunimatsu YAGI,
Reg. No. 03430,
Slocan City, B. C.

Dear Madam:

We thank you for returning our list of goods removed to Central Storage and note your addition of:

Wheelbarrow
2 Stoves
Carpets
½ bbl of nails
Bookcase

We regret to inform you that these articles were not found at 1618 West 2nd Avenue when our representative took delivery from your former address. As you left S. Umemoto in charge of the building after your departure, we suggest the possibility that such person arranged the removal of missing articles to some other place and would recommend you to communicate with the said party and enquire what was done with such items.

Yours truly,

Geo. B. Spain,
Protection Department.

GBS/EM

PHONE PACIFIC 6641

EVACUATION SECTION
Rec'd JUN 3 1943
File No.
Ans.
Referred

KIRK'S CLOTHES

301 WEST HASTINGS STREET
VANCOUVER, B. C.

June 1, 1943

Mr. F. G. Shears,
Custodian of Japanese Property,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

In the matter of the Seven Japanese Apartments which I am operating on Two Year Leases, I find that the cost of making these buildings fit for habitation has been so great that a loss at the end of the Two Year period will be inevitable.

When I took over the management of these properties a few months ago, my uppermost thoughts were to repay the money invested with Mr.Baron and, also, to settle the ~~settlering~~ accounts of several contractors. To do this, I have had to invest more money out of my own pocket and am now devoting all my spare time, and a goodly portion of of my firm's, to building up the revenue to the maximum and cutting the expenses to the lowest possible level. In spite of all efforts, I cannot see how the indebtedness can be wiped off within the Two Year period.

I am, therefore, requesting your most earnest consideration to the granting of,- Six Months of free rent on all buildings, and a One Year extension on all leases. Please bear in mind that the improvements made on these buildings will greatly increase their value when the time comes to place them on the market.

I am attaching a brief review of each apartment.

Sincerely,

W D McNeill

W.D.McNeill.

1618 West Secone Avenue.

File 11661.

This is a 3 Storey Building made up of 14 suites, one of which is occupied by the caretaker. The rents, as fixed by the Rental Control Board, range from 14.00 to 20.00, including Light and Water. This makes a maximum revenue of 226.50. However, it is not possible to have the building completely full, even for a short length of time. The tenants are always coming and going and there are always a few suites vacant. I find that 75 % of the maximum monthly revenue, or 170.00, is a very liberal estimate.

The building has been completely renovated inside, each room has been redecorated, the halls have been painted wt with 2 coats of paint, all plumbing has been repaired and baths installed. All windows, doors and fire escapes have needed repairs. Cost of the above amounted to 1,410.00.

We are now in a position to get a fairly accurate picture of our Profit and Loss account as at the end of the Two Year period.

MONTHLY REVENUE, as above		170.00
EXPENSES:		
Rent of Building	25.00	
Light (actual for May)	36.50	
Water	17.50	
Scavenging	2.00	
Coal (Hot Water Heater)	12.00	
Miscellaneous	25.	118.00
Net Profit for Month		52.00
Net Profit for 22 Months		1,144.00

This leaves a deficit of 266.00 for the Two Year period. I have allowed 25.00 per month for sundry repairs and cost of redecorating suites, etc. I very much doubt if it can be kept within this limit.

Files
7820
+
12818

1642 West Second Avenue. ✓

This is a 3 storey building containing 15 suites, one of which is occupied be the caretaker. The rentals vary from 14.00 to 17.50 and has a maximum of 224.50.

The building has been completely renovated inside. All doors, windows, fire escapes, etc., have been repaired. The suites have been papered, the halls painted with 2 coats of paint, all plumbing repaired and baths installed. All this has cost 1.067.00 and now the Inspector of the Electrical Department has demanded certain work which will cost an additional 400.00.

At the present time there are only Five suites rented.

Total Revenue, 75% of 224.50		168.00
EXPENSES:		
Rent of Building	20.00	
Light (Actual for May)	33.40	
Water " " "	17.50	
Scavenging	2.00	
Coal	12.50	
Miscellaneous	25.	110.40
		57.60
Net Profit for 22 Months		1,267.20

Jan 5/44
all OK
[illegible]

1658 West Second Avenue.

This is a 2 storey building made up of 6 suites and a small store which has not been rented. The maximum rents amount to 125.00

The building is old and needed much in the way of repairs and alterations to meet the requirements of the building and sanitary inspectors. Also, the rooms have been renovated and the halls and stairways have been painted. The plumber started work some time ago and expects to have the baths installed shortly. Cost of this work will be approximately 325.00.

The ~~xx~~ Electrical Inspector has not yet been over these premises so that I can only estimate at 200.00 the amount of work that may have to be done to satisfy this department.

Monthly revenue (approximately)		100.00
EXPENSES:		
Rental of biolding	35.00	
Light	17.50	
Water	8.50	
Scavenging	1.	
Coal	12.50	
Miscellaneous	10.	84.50
		15.50
22 Months		341.00
Loss for period of lease		184.00

Oct 21/43
Mr Roger of City says nothing done
No bath etc.

Jan 5/44
Permit for 2 baths
and work started

3 de
11978

1810 Burrard Street.

A 2 store frame building at the corner of Burrard and Second Avenue. It contains 35 rooms which have been divided into suites ranging in size from Two to Five rooms and earning rentals of from 6.00 to 8.00 each. Total revenue, including a small store, amounts to 84.50.

I have been trying, without success, to have the building vacated so that it might be fumigated and renovated. The tenants refused to move and it was necessary to start work and carry it on as best I could. The baths are now installed and the decorators have commenced work.

The next step will be to have the Rental Control Board sanction the increase of rents and have the tenants notified of the increase. When all this is completed, I expect to have 9 or 10 suites with a maximum revenue of slightly over 200.00.

When completed, this building will have cost as follows:

Electrical (As demanded by city inspector)	800.00
Plumbing	325.
Painting of halls and stairways	195.
Renovating rooms	190.
	1,510.

MONTHLY REVENUE		200.00
EXPENSES:		
Rent of Building	45.00	
Water	17.50	
Scavenging	2.00	
Light	30.	
Coal	12.50	
Misc.	25.	132.00
		68.00
Net for 18 Months		1,224.

710 Alexander Street.

This is a large 2 storey house made up of 5 suites and with a rental capacity of 112.50. The building is in good condition, is well located, and should produce the maximum revenue at all times.

Cost of baths, renovating, and repairs total 638.00.

MONTHLY REVENUE		112.50
EXPENSES:		
Rent of building	35.00	
Light & Gas	16.50	
Water	7.50	
Scavenging	1.	
Misc	10.	
Coal	12.50	82.50
		30.00
Net revenue for 22 Months		660.00

all OK

J. P. NICOLLS
J. D. MAITLAND
B. C. GRANT
T. W. WARKMAN
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.

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

September 8, 1943.

EVACUATION SECTION
Rec'd. SEP 9 1943
File No. 11661
Ans.
Referred Douet

Attention Mr. P. Douet

Department of the Secretary of State,
Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs: Re 1618 West 2nd Avenue,
Kunimatsu YAGI, File #11661

As requested in your letter of September 4th, we have made an inspection of the property and it is our opinion that Mr. McNeill could quite easily have spent Fourteen Hundred Dollars in renovating the premises. Considerable amount of this was spent in papering and painting, which will no doubt need to be done again by the time his lease expires. The amount of money spent on things such as plumbing, wiring etc., ought not in our opinion exeeed Six Hundred Dollars.

While inspecting the property, Mrs. Waddell, the caretaker, gave us to understand that there were eight 3, roomed suites which rented at Twenty Dollars per month each. Two, 2 roomed suites rented at Fifteen Dollars per month each, and three, 2 roomed suites rented at Fourteen Dollars per month each. If this is correct you will note that Mr. McNeill is deriving revenue of over Two Hundred Dollars per month and his only expenses are Twenty-five Dollars rent of the premises and the amount for light and water. The caretaker has a suite of four rooms on the ground floor. ?

8 @ $20 - $160
2 @ 15 30
2 @ 14 28
$218.
McNeill says $226.50 but effective rent only $170 due to vacancies.

Trusting the above information will be of some use to you.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per: W. V. Belcher
Rental Department

WVB/BB

C
O
P
Y

PEMBERTON REALTY CORPORATION LIMITED

Vancouver, Canada.

November 15, 1943.

Catalogue #302.

1618 West 2nd Avenue, 17/229/526.

Lot 25x120

This is a 3-storey frame apartment building, 25x120, with brick front, containing 14 two and three room suites. Has one bath and three toilets on each floor. Also 3 community sinks on each floor. Hot water heater supplied water for bath only. The building is in fairly good condition and no heavy expenditures will be necessary. We understand there is a lease to Dec. 1, 1944 @ $25.00 per month with certain repairs to be paid by the Lessee. If the rent was fixed at $75.00 per month the sale value would be $3500.

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM-JM

J. F. NICOLLS
J. D. MAITLAND

R. C. GRANT
T. W. WARKMAN

A. W. ROGERS
EXHIBIT No. 1205 - b
DATE NOV 2 - 1949
FILLED BY

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

Rec'd NOV 20 1944
File No. 11661
Ans.
1944. Hanop.

November 20th,

Office of the Custodian
506 Royal Bank Building,
Granville and Hastings Streets,
Vancouver, B. C.

Dear Sir: Re: 1618 West 2nd Ave.-17/229/526
Cat. #302

We are enclosing herewith certified cheque for $277.50 from Mr. Arthur Pinchbeck, being deposit on the purchase of the above mentioned property at a price of $2775.00.

If Mr. Pinchbeck's bid is accepted he wishes the property registered in his wife's name, Amy Pinchbeck. Their address is 1009 Harwood Street, Vancouver, B. C. They are both British Subjects. Mr. Pinchbeck is the proprietor of the Central Carpenters.

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per: W V Belcher

WVB:H
Encl.

J. F. NICOLLS
J. D. MAITLAND

R. C. GRANT
F. W. WAREHAM

A. W. ROBERTS
G. S. MANSELL

EXHIBIT No. 1301-6
DATE NOV 2
FILED BY

R. KERR
G. I. ARMSTRONG

Macaulay, Nicolls, Maitland & Co. Ltd.

Insurance, Financial and Estate Agents

435 Howe Street
Vancouver, B.C.

IN REPLYING TO THIS LETTER
PLEASE REFER TO

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

CABLE ADDRESS "MACNIC"
PACIFIC 4111

November 21st, 1944.

Rec'd NOV 21 1944
File No. 11661
Ans.
Referred Harold

The Custodian of Enemy Property,
Japanese Evacuation Section,
675 West Hastings St.,
Vancouver, B.C.

Dear Sirs: re Catalogue No. 302.
Lot 17, Block 1, D.L.526 being
1618 West 2nd Avenue, Vancouver, B.C.

We enclose herewith our certified cheque in the amount of $275.00. This cheque is given in support of an offer we have received and which we submit covering the proposal to purchase the above-described property for the purchase price of $2650.00 (Twenty-six Hundred and Fifty Dollars) all cash.

The intending purchasers are Tara Singh K. and his son Lakha Singh, both labor contractors with the Cedar Cove Sash & Door Co.

Trusting that this offer is acceptable to your Department, and awaiting your further instructions, we are

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per. G.W. Smith.

GWS:Mc
Enc.

EXHIBIT No. 1205-6
DATE NOV 2 - 1945
FILED BY

J. P. NICOLLS
J. S. MAITLAND

R. C. GRANT
T. W. WARKMAN

A. W. ROGERS
D. S. MANSELL

R. KERR
R. I. SPROBERTS

Macaulay, Nicolls, Maitland & Co. Ltd.

Insurance, Financial and Estate Agents

435 Howe Street
Vancouver, B.C.

IN REPLYING TO THIS LETTER PLEASE REFER TO

PLEASE ADDRESS ALL CORRESPONDENCE TO THE COMPANY AND NOT TO INDIVIDUALS

EVACUATION SECTION
Rec'd NOV 29 1944
File No. PACIFIC 4111
Ans.

November 27th, 1944.

The Custodian of Enemy Property,
Japanese Evacuation Section,
675 West Hastings St.,
Vancouver, B.C.

Dear Sirs: Re: Catalogue No. 302.
Lot 17, Blk.1, D.L.526
1618 West 2nd Ave., Vancouver, B.C.

Further to the letters of November 21st, 1944 between our office and yours we have secured an increased offer from our client Tara Singh K and his son Lakha Singh on the above-described property of $3300.00 (Thirty-three hundred Dollars) cash. We enclose our cheques totalling $330.00 as deposit.

In view of the fact that the Japanese owner of this property listed it for sale with the writer at $3500.00 before he left Vancouver, and that the necessary fumigating of the premises will cost $225.00, according to tender received, we trust that your committee can give this offer its further and serious consideration.

Awaiting your instructions, we are

Yours very truly,

MACAULAY. NICOLLS. MAITLAND & CO. LTD.

Per. G.W. Smith

G. W. S mith

GWS:Mc
Enc.II.

PROPERTIES SUSPENSE ACCOUNT

M/M

MEMORANDUM

To: Mr. F. G. Shears May 25th, 1944

From: Mr. G. D. Milsom

Re: Mr. W.D. MacNeill

Attached find letter from W. D. MacNeill in connection with the various properties which he has under lease from us.

I would point out that we have not received any offers to purchase these properties. Mr. MacNeill is asking for an extension of his Leases for not less than one year in consideration of the fact that at the expiration of the present Leases he will be out of pocket about $2,500.00 on account of the expenses in repairing the building to meet the City's requirements.

Would you please let me know if consideration can be given to Mr. MacNeill's request.

GDM/GH
Attach.

G. Milsom

RECEIPTS AND DISBURSEMENTS

to

December31, 1943.

Investment		3,928.62
Rentals Received		8,633.15
EXPENSES:		
Rents	2,157.50	
Labor	1,993.57	
Plumbing	1,541.91	
Paint & Paper	777.51	
Painting & Paperhanging	1,018.95	
Lumber	334.12	
Light, Water, etc.	1,508.24	
Coal	229.75	
Electrical Repairs	1,036.	
Advertising	47.53	
Commissions	200.	
Fumigation	308.50	
Plastering	295.75	
Insurance	71.40	
Legal	75.	
Miscellaneous	966.04	
	12,561.77	12,561.77

Monthly Receipts and Expenses.

	1618	1642	1658	666	710	Total
Receipts	223.00	212.50	100.00	91.00	85.00	711.50
Expenses:						
Rents	25.	20.	35.	30.	30.	
Light	50.	35.	16.	12.	15.	
Water	16.50	12.50	10.	8.50	8.50	
Fuel	12.50	12.50	10.	10.	10.	
Scavenger	2.	2.	2.	1.	1.	
License	2.	2.	2.	2.	2.	
Misc.	15.	15.	10.	8.	5.	
	123.00	99.00	85.00	71.50	71.50	450.00
Net Monthly Revenue						261.50

11661

November 29th, 1944.

Attn: Mr. R. V. Belcher

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

Dear Sirs: Re: 1618 West 2nd Avenue,
Vancouver, B. C.

We thank you for your letter of the 25th instant enclosing estimates for the fumigation of the above premises and as we understand the Vancouver Fumigating Company Limited are very reliable we confirm our telephone conversation with Mr. Belcher requesting that this work be put in hand as promptly as possible by the above company at their tender of $130.00.

While we understand that no actual guarantee is given by any of the fumigating companies for complete elimination of the pests involved, in the event of there being a recurrence within a reasonable period the company who is doing the job undertakes to thoroughly spray, etcetra, the affected part of the premises. We leave it to you to make the necessary satisfactory arrangements with the Vancouver Fumigating Company and further understand that they will get in touch with the Health authorities and make all necessary arrangements with them regarding the carrying out of this work satisfactorily, both as regards the Health authorities and the tenants.

We return the two tenders you sent us, having made a copy of the accepted tender for our files.

It will be in order for you to deduct the cost of this work in due course from rentals collected from these premises.

Thanking you,

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

J. P. NICOLLS
J. D. MAITLAND
B. C. GRANT
T. W. WARKMAN
A. W. RODERS
D. S. MANSELL
N. KERR
G. I. APROBERTS

EXHIBIT No. 1203-6
DATE NOV 2 - 1948
FILLED BY

Macaulay, Nicolls, Maitland & Co. Ltd.

Insurance, Financial and Estate Agents

435 Howe Street
Vancouver, B.C.

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

CABLE ADDRESS "MACNIC"
PACIFIC 4111

December 15th, 1944.

ENEMY SECTION
DEC 16 1944
Rec'd
File No.
Ans'd
Referred

The Dept. of Secretary of State,
Office of the Custodian,
509 Royal Bank Building,
Vancouver, B. C.

Attention Mr. Shears.

Cat Pol.

Rec'd DEC 16 1944
File No. 1166
Ans.
Referred

Dear Sir:

Re: 1618 West 2nd Ave.

We are requested by Tara Singh to withdraw his offer of $3300.00 on the above property and would therefore request that you return us his deposits of $55.00 and $275.00.

We have tried unsuccessfully to get him to increase his offer to $3500.00. After looking the property over again he says there are too many items of expenditure on the building coming up and he therefore would not consider paying any more than his present offer of $3300.00.

If your committee would care to reconsider their refusal of his offer you might hold the cheques until Wednesday next, otherwise please return them to us.

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

G. W. Smith.

GWS:MM

J. P. NICOLLS
J. D. MAITLAND
B. L. GRANT
T. W. WARKMAN
A. W. ROGERS
D. R. MANSELL
R. KERR
G. J. APPROBERTS

EXHIBIT No. 1203-6
DATE NOV 2 - 1949
FILLED BY

Macaulay, Nicolls, Maitland & Co. Ltd.

Insurance, Financial and Estate Agents

435 Howe Street
Vancouver, B.C.

IN REPLYING TO THIS LETTER PLEASE REFER TO

PLEASE ADDRESS ALL CORRESPONDENCE TO THE COMPANY AND NOT TO INDIVIDUALS

CABLE ADDRESS "MACNIC"
PACIFIC 4111

Catalogue No. 302.

December 19th, 1944.

Rec'd DEC 19 1944
File No. 11661
Attn.
Referred Hans P.

The Custodian of Enemy Property,
Japanese Evacuation Section,
675 West Hastings St.,
Vancouver, B. C.

302

Dear Sirs:

We have an offer from William Taranoff and his wife Pearl Taranoff to purchase 1618 West 2nd Avenue for the sum of $3500.00. Their offer is accompanied by a deposit of $350.00.

Kindly instruct us further in this matter at your earliest convenience,

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per: G W Smith

G. W. Smith.

RMc:MM.

11661

Dec. 29th, 1944.

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

Dear Sirs:

Re: Catalogue No. 302
1618 West 2nd Ave.
17/229/526

Your letter of December 20th enclosing cheque for $350.00 and offer to purchase the above property for the sum of $3,500.00 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 $3,150.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner 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.

After the documents have been registered, a statement of adjustments of taxes etc. will then be prepared, including registration fees, and forwarded to you.

The tenants will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

GP:PR
Enc.

PHONE: MARINE 9538

EXHIBIT No. 1203-6
DATE NOV 2 - 1945
FILLED BY K. G. Chrystie

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

Rec'd JAN 6 1945
File No. 1166
Ans. Pmt
Referred Harrop.

350 WEST PENDER STREET
VANCOUVER, B.C.

Jan. 5th. 1945.

The Custodian,
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir; Re; Catalogue #302
1618 West 2nd. Av.

We offer on behalf of our client Harry Singh of 1537 West 4th. Av. the Price of $3250.00 for the above property.

We are arranging finance for part of this money, and, for that reason would like your answer as soon as possible.

Yours truly.

McCarron & Hawbolt.

J. F. McCarron.

J. F. McCarron.

11661

January 12, 1945.

Mr. Kunimatsu YAGI,
Reg. No. 07239,
c/o M. Floyd Litchfield,
Raymond, Alberta.

Dear Sir:

Re: Catalogue No. 302,
1618 West 2nd Ave.,
17/229/526.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

We note from an agent's report made to the Custodian on May 13, 1942, that title to this property is in safe-keeping in a safety deposit in the Imperial Bank, Fairview Branch, Vancouver. It may be however that this title is now in your possession and if so kindly make arrangements to have it delivered to this office by registered mail, using the enclosed envelope for this purpose. If title is still in the bank, please forward a letter to this office, addressed to the Bank, requesting that the box be opened and at the same time enclosing the key so that this may be done. Your safety deposit box will be opened in the presence of the Manager of the Bank, together with a representative of the Custodian, in order to insure the safety of the contents. You might at this time desire to have the balance of the contents, if any, sent to you, and if so we would be glad to arrange for this to be done.

Your attention to this matter at an early date will be appreciated.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

11661

January 12, 1945.

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

Dear Sirs:

Re: Catalogue No. 302,
1618 West 2nd Ave.,
17/229/526.

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be January 10, 1945.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

11661

April 9, 1945.

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

Dear Sirs:

Re: Catalogue No. 302
1618 West 2nd Ave.
17/229/526

Please be informed that adjustment calculations on sale of the above property count rent as being paid to the following dates:

Suite #2 - March 4th, 1945.
Suite #3 - Janury 15th, 1945.
Suite #4 - February 28th, 1945.
Suite #5 - February 28th, 1945.
Suite #9 - February 28th, 1945.
Suite #10 - March 2nd, 1945.
Suite #11 - March 2nd, 1945.
Suite #14 - March 4th, 1945.
Suite #15 - March 2nd, 1945.
Suite #17 - February 28th, 1945.
Suite #18 - February 28th, 1945.
Suite #19 - February 28th, 1945.
Suite #20 - February 28th, 1945.

Rents which may be received by you for any period after the above dates should not be remitted to this office but sent direct to the new owners of this property, Mr. & Mrs. William Taranoff, 723 East Cordova Street, Vancouver, B. C.

Yours truly,

George Peters,
Administration Department.

GP:EB

1166i

April 19th, 1945.

Mr. Kuninatsu YAGI,
Reg. No. 07239,
C/o M. Floyd Litchfield,
Raymond, Alberta.

Dear Sir:

Re: Catalogue No. 302
1618 W. 2nd Ave., Vancouver, B. C.
Lot 17, Blk. 229, D.L. 526.

With reference to our letter of January 12th please be informed that the above property has been sold as of January 10th, 1945 for the sum of $3500.00. 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, together with adjustments of unearned water charges and insurance premiums, and 1945 taxes up to the date of sale have been debited 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,

P. Doust,
Administration Department

PD/ER
Enc.
cc to B. C. Security Commission.

Catalogue No. 302
File No. 11661
1618 West 2nd Avenue,
Vancouver/17/229/526

Receipt of Certificate of Title No. 118546-L 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 The Dominion of Canada General Insurance Co., Policy No. 801330 and Policy No. 801317 which have been assigned to us.

Receipt is also acknowledged of cheque for $174.19 representing closing adjustments on sale to us of the above property.

Dated at Vancouver B. C., this 10 day of April 1945.

Signed Wm Toronoff

Signed P. T

Return to the Custodian

STATEMENT RE SALE OF:

Name: YAGI, Kuniyatsu.

Catalogue No: 302

File No: 11661
Reg. No. 37239

Street Address: 1618 E. 2nd Ave., Vancouver.

Legal Description: 17/229/526.

Date of Sale and Adjustments ..... January 10, 1945. .....

Sale Price		$ 3500.00
Real Estate Agents Commission	$ 175.00	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
[redacted]		
[redacted]		
[redacted]		
[redacted]		
Adjustments:		
Fire Insurance		11.06
Taxes to Jan. 9/45	3.54	
Water		13.15
	192.54	$ 3524.21
		3331.67

Net Proceeds credited to your account as of January 10, 1945.

Date: April 17, 1945.

Compiled by: George Peters.

MOVING - PACKING
SHIPPING AGENTS

SHIPPING - STORING
CUSTOMS CLEARANCES

CRONE
STORAGE COMPANY LIMITED

"A Household Institution"

PRIVATE EXCHANGE
MARINE 1221

760 BEATTY ST.
VANCOUVER, B.C.

September 5, 1945

EVACUATION SECTION
Rec'd SEP 6 1945
File No. 5404
Ans.
Referred Spain

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

Dear Mr. Spain:

Today I received a call from Mr. A. Lighthall, 2080 McNichol Street, Vancouver, B. C. asking us to ship some goods that he has had in his basement for the last three years for the account of K. Yagia, Raymond, ~~Saskatchewan.~~ Alta. I told Mr. Lighthall that I would apply for the commission to ship and would be pleased to receive your correspondence in this regard.

Thanking you, we are,

Very truly yours,

CRONE STORAGE COMPANY LIMITED

W. H. Crone

WHC:dlt

Members of:

CANADIAN WAREHOUSEMEN'S ASSOCIATION NATIONAL FURNITURE WAREHOUSEMEN'S ASSOCIATION, U. S. A.
FURNITURE REMOVERS ASSOCIATION OF GREAT BRITAIN BRITISH ASSOCIATION OF INTERNATIONAL FURNITURE REMOVERS
MOTOR CARRIERS ASSOCIATION OF B. C.

SEATTLE ADDRESS—1720 YALE AVENUE

11661

July 7th, 1947.

REGISTERED MAIL

Mr. Kumimatsu YAGI,
Reg. No. 07239,
c/o J. M. Dunwoody,
Lakeshore Road East,
Oakville, Ontario.

Dear Sir:

We enclose herewith Custodian cheque in the sum of $3602.34, representing your entire credit with this office and being funds derived from sale of real property.

You have already been forwarded a statement relative to the sale of Lot 17, known as 1618 West 2nd Avenue, Vancouver, together with a statement of your general account which showed a credit balance of $3583.48 as at January 10th, 1945. Since then the sum of $18.86, being refund of security deposit received from the B. C. Electric Company, has been credited to your account, thus making a total credit of $3602.34, the amount of the cheque enclosed.

On looking through your file we find we wrote to you on January 12, 1945 requesting you to send to us the Certificate of Title No. 42151-L relating to 1618 West 2nd Avenue, Vancouver. Since we do not appear to have received this title and since the ownership of this document is in the Custodian, we now ask you to send it to this office without further delay.

It would now appear that we have accounted for all the property 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,

E. Robertson,
Office of the Custodian.

/ER
Enc. - Custodian cheque $3602.34.
- Return envelope.

Kunimatsu YAGI

File No. 11661
Reg. No. 07239

Date		Particulars	Debit	Credit	Balance
1942	September 25	Fire Insurance premium	$ 22.75		
	December 12	Fire Insurance premium	22.75		
		Land Registry Office - Certificate of Encumbrance	1.00		
		Rents collected		66.00	
		Agent's commission	3.30		
		Water	.95		
1943	July 3	1943 taxes	144.94		
	December 16	Rents collected		300.00	
		Agent's commission	15.00		
1944	June 27	1944 taxes	143.64		
	September 12	Rents collected		200.00	
		Agent's commission	10.00		
1945	January 10	Balance rents to date, nett		50.14	
	August 6	Credit re Sale of Property		3,331.67	
		B. C. Electric Railway - security deposit refund		18.86	
1947	July 8	Cheque to you	3,602.34		
			$3,966.67	$3,966.67	

NIL

Accounting Department
July 27th, 1948

File No. 11661
Reg. No. 07239

Kunimatsu YAGI

	Date	Particulars	Debit	Credit	Balance
1942	September 25	Fire Insurance premium	$ 22.75	$	
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	December 16	Rents collected		300.00	
		Agent's commission	15.00		
1944	June 27	1944 taxes	143.64		
	September 12	Rents collected		200.00	
		Agent's commission	10.00		
1945	January 10	Balance rents to date, nett		50.14	
		Credit re Sale of Property		3,331.67	
	August 6	B. C. Electric Railway - security deposit refund		18.86	
1947	July 8	Cheque to you	3,602.34		
			$3,966.67	$3,966.67	
					NIL

Accounting Department
July 27th, 1948

ANALYSIS OF REAL PROPERTY CLAIM

NAME OF CLAIMANT: Kumimatsu YAGI Reg. No. 07239 File No. 11661.

SUBJECT of CLAIM: Lot 17, Block 229, District Lot 526, Group 1, New Westminster District, Plan 590.

ADDRESS: 1618 West 2nd Avenue, Vancouver, B.C.

ASSESSED VALUE: 1943 - Land $ 450.00
Improvements 4,800.00 - $3,250.00.

Catalogue No. 302 (Tenders closed October 4, 1943).

Appraisal $3500.00 - November 15, 1943, by Pemberton Realty Corporation Ltd.

TENDERS No Tenders received.

OFFERS

$2775.00 - Arthur Pinchbeck, through Macaulay, Nicolls, Maitland & Co. Ltd., November 20, 1944. (Rejected).

$2650.00 - Tara Singh K. & Lakha Singh, through Macaulay, Nicolls, Maitland & Co., Nov.21/44 (Rejected).

$3300.00 - Revised Offer from Tara Singh & Lakha Singh, through Macaulay, Nicolls, Maitland & Co., Nov.27/44. (Rejected).

$3500.00 - W. Taranoff & Pearl Taranoff, through Macaulay, Nicolls, Maitland & Co.Ltd., Dec.19/44. (ACCEPTED).

$3250.00 - Harry Singh, through McCarron & Hawbolt, Jan.5/45.(Rejected).

SOLD $3500.00 - to William Taranoff and Pearl Taranoff (Joint Tenants).

Approved by Advisory Committee - Dec.19/44.

Date of Adjustments - January 10, 1945.

Actual net credit derived from sale - $3331.67 (Statement of Sale on Claim File).

Kumimatsu YAGI advised of sale - January 12, 1945.

CLAIM

Claimant's estimated value of above property	-	$6,500.00
Less amount at which Custodian sold property	-	3,500.00
Loss now claimed	-	$3,000.00

/ER
July 10/48.

Name of Claimant YAGI, Kaminatsu Case 1203

Custodian File 1661

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 Total	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
3500.00	175.00 12.50							SPECIAL			14,000.00 187.50

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 CHATTELS

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	1587.50

1540

11661

December 8th, 1950.

Mr. Kunimatsu YAGI,
c/o J.M. Dunwoody, Esq.,
Lake Shore Road East,
Oakville, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1203

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 ... $1,587.50.

Cheque in your favour is enclosed for $1,525.67

and we have paid the Co-Operative Committee .. $ 61.83

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/je
1 encl.

Form E.

DEFENSE BRIEF

Toronto, Ontario.
November 2, 1948.

Kunimatsu YAGI

File No. 11661

Case No. 1203

REAL PROPERTY CLAIM

(All Claims shown are Gross)

1. Real Property Claim - Legal Description: Lot 17, Blk. 229, D.L. 526, Group 1, N.W.D., Plan 590 - 1618 W.2nd Avenue, Vancouver, B.C.

	Appraisal	Sale Price
$6500.00	$3500.00	$3500.00

Witness: W. G. Moore, Pemberton Realty Corporation Limited - appraiser.

Ref.(1) W.G.Moore stated in his appraisal report of November 15/43 that "The building is in fairly good condition and no heavy expenditure will be necessary".

(2) No tenders were received on this property.

The following offers were received:

(a) $2775.00 - Nov.20/44 (A.Pinchbeck).
(b) 2650.00 - Nov.21/44 (T.& L.Singh).
(c) 3500.00 - Dec.19/44 (W.& P.Taranoff) - accepted.

(3) Letter of Dec.15/44 from Macaulay Nicolls Maitland & Co. Ltd. to Custodian (Ex.6) states that Tara Singh, after again looking over the property, said "there were too many items of expenditure on the building coming up and he therefore would not consider paying any more than his present offer of $3300.00".

This read into Transcript -page 4,lines 24-28- by Mr. Best.

(4) The Western City Co. Ltd. report of Sept. 5/42 states "Interior and exterior not in very good shape. A little fixing could be made quite livable".

(5) Macaulay, Nicolls, Maitland & Co.Ltd. report dated May 13/42 states "This property is in a poor class residential district on the edge of an industrial area. - - The building is in poor condition, very little plumbing- - -".

(6) Trans. 4. Lines 12-23: The 1942 Assessment totalled $5450.00 (Land 450. & Bldgs. $5000.), but 1943 and 1944 Assessments dropped to $5250.00 (Land $450. & Bldgs. $4800.).

NOTE:

PERSONAL PROPERTY CLAIM HAS BEEN ABANDONED. (Trans. 5, Lines 4-8).

SUBMISSION: (Trans. 8, Lines 8 & 9).

"It is submitted, your honour, the real property was sold at its fair market value".

Summary of Defense Witnesses	Where Required	Documents to be filed	Witness Proving Same
W. G. Moore - appraiser	1		

/ER
Feb. 21/49.

IN THE MATTER OF THE "INQUIRIES ACT"

R.S.C. 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J.A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,
November 2, 1948.

IN THE MATTER OF THE CLAIM OF

KUNIMATSU YAGI

PROCEEDINGS AT HEARING

APPEARANCES:

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

R.A. BEST, ESQ., appearing for the Claimant.

A. SMITH, ESQ., Secretary,

D. J. HANDFORD, ESQ., Official Interpreter,

J. E. McGREGOR, ESQ., Official Reporter.

K. Yagi,
In chf.

KUNIZUMI YAGI, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. ENNIS:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. And do you swear the contents of it are true? A. Yes.

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

Q. I understand that you owned a store and apartment building at 1616 West 2nd. Avenue, in Vancouver, prior to evacuation? A. Yes.

Q. And this was a fairly large building with a store downstairs and some 14 suites of apartments throughout the three storeys that you rented out?

A. Yes.

Q. And according to your claim form this rental income of $80. would be what you got from the premises, would it, prior to evacuation?

A. Yes.

Q. Now you paid $6800. for this place in 1937?

A. Yes.

Q. From whom did you buy it?

A. A doctor connected with the Police Department -- Scott or some such name.

THE CO-COMMISSIONER: Doesn't he know who he bought it from?

A. The man's name as near as he can approximate

K. Yagi,
In chf.

it, is Mr. Hanff. I have some papers with his name on it but they are at home.

MR. REED: You lived right in this property in one of the suites on the ground floor, did you?

A. Yes.

Q. And looked after the place yourself and collected all the rents yourself, did you?

A. Yes.

Q. Now this building has a brick front, hasn't it? A. Yes.

Q. And therefore this painting the outside of the building that you say you paid $150. for would consist of painting just the two sides and the back of the building I take it?

A. Yes.

Q. Now, you have lumped together three specific repair jobs which apparently were done in 1939, reailing boards all over house and other repairs, repairs to windows, replastering of rooms and pouring cement into foundations. Can you break that down for us? How much did you pay for those boards that were renailed on the outside of the house? Tell him if he doesn't know to say so, and if his wife knows more about it than he does we can call her.

A. We got a permit from the City Hall to do the whole thing for about $495. worth of work, but actually it turned out to be a cost of about $600. altogether.

Q. Was this money paid to carpenters and con-

E. Yagi,
In chf.

structure; for instance this pouring of cement?

A. Yes, that was paid to contractors and carpenters.

Q. Now, what was done with the foundation -- was there a regular cement cellar in this building?

A. The cement was in the front where the building had sunk a little, that was raised and new cement foundations were put right along the front and the rest of the foundations were on Navy posts. The other foundations were big posts 2 feet square.

MR. CHRISTIE: I tender as Exhibit 2 the assessment for the year 1942; showing the total assessment to be $5850.

(NOTICE OF ASSESSMENT MARKED EXHIBIT 2)

MR. ENGT: He says in 1942 the assessment was $5850.

THE SUB-COMMISSIONER: Does he know what the assessment was in 1941? A. I think it was $5850.

MR. CHRISTIE: I tender as Exhibit 3 appraisal of the Pemberton Realty Corporation, dated November 15th, 1945, and the appraised value is $5500.

(APPRAISAL ABOVE REFERRED TO MARKED EXHIBIT 3)

MR. ENGT: There is just one sentence I would like to read fromthis appraisal:

"The building is in fairly good condition and no heavy expenditures will be necessary."

Now, Mr. Yagi, did you have anything personally to do with renting your building before you left? A. Yes, before I was evacuated.

K. Yagi,
In chf.

Q. Did he do it or did his wife do it?

A. I did it myself before I was sworn/ed.

Q. Perhaps I should explain to your honour at this time that there was a personal property claim which the Claimant has now abandoned since there is some doubt whether it comes within the strict terms of reference.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 29th of July, 1946, is that your signature?

A. Yes.

(EXHIBIT 4, J.P. FORM)

Q. I am showing you a photograph; what is that a picture of? A. That is my house.

Q. I will file this photograph of the property as Exhibit 5.

(PHOTOGRAPH OF PROPERTY MARKED EXHIBIT NO. 5)

Q. Now, I understand the front of this house is brick veneer; is that correct -- it is not brick, but brick veneer? A. The bricks were about a foot thick in front.

Q. How many apartments were there in this building? A. There were 26 rooms.

Q. And how many apartment suites were there?

A. I believe there were 14.

Q. And what rent did he get for these apartments? A. Some I understand were $5. and some $4. a month. Thatis according to when the tenants moved in.

Q. I think that is all, your honour. It is a matter of valuation.

(MRS) TOSHI YAGI, wife of the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. KENT:

Q. There is just one question; I understand the rents of these apartments were dependent on the floor on which they were; is that correct?

A. Yes, the ground floor was $6.50 and the second floor was $6.00 and the third floor was $5.50.

Q. There was a differential of 50 cents per floor, is that it? A. That is correct.

Q. These rents were the rents you got just before the evacuation? A. Yes.

Q. That is all, thank you.

MR. CHRISTIE: No questions.

MR. CHRISTIE: I file as Exhibit 6 various offers. The first one is dated November 20th, 1944, made by Arthur Pinchbeck and the amount is $5775. The second is Tara Singh and Lakha Singh and is in the amount of $6650. The date of that is November 21st, 1944. Then there is a revised offer made by the same parties Tara Singh and Lakha Singh, dated November 27th, 1944. The revised offer is $6300. Then there is an offer by W. Yarnoff and

(Discussion)

Pearl Tarnesk dated December 19th, 1964, and the offer is $2800. This was the offer that was accepted.

There is just one thing in connection with these offers I would like to read -- it is a letter dated December 15th, 1964, from Manning, Nicolls, Maitland & Co. Ltd., and is addressed to the writer of the Quotation. It says:

"We are requested by Tara Singh to withdraw his offer of $2800. on the above property and would therefore request that you return us his deposits of $50. and $275.

We have tried unsuccessfully to get him to increase his offer to $2800. After looking the property over again he says there are too many items of expenditure on the building coming up and he therefore would not consider paying any more than his present offer of $2800."

(OFFERS TO PURCHASE MARKED EXHIBIT NO. 6)

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 7)

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 8)

MR. REID: I am going to ask my friend if he would file a letter of Manning, Nicolls, Maitland & Company Limited to the Quotation, dated June 26th, 1964. It is only relevant in that I believe one of the reasons for the low valuations was the fact that the claimant had unfortunately made this arrangement to rent for $25. a month, and they applied to the Wartime Prices & Trade Board to increase that rent. I am not sure there is anything in the file which reveals that the rent was increased, but this indicates there was

(Discussion)

an application made.

MR. CHRISTIE: File this letter dated June 26th, 1948, from Macaulay, Nicolls, Maitland & Co., Limited to the office of the Custodian, at the request of counsel for the claimant.

(LETTER ABOVE NOTED MARKED EXHIBIT NO. 9)

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

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

I, J. A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

J. A. McGibbon,
Deputy Commissioner.