Name of Claimant WATANABE, Bunzo Case 1232

Custodian File $1_2$834

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	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
4250.00						SPECIAL AWARD "IN LIEU"					910.00

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS 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	910.00

CASE NO: 1232

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 10, 1948.

IN THE MATTER OF THE CLAIM OF

BUNZO WATANABE.

PROCEEDINGS AT HEARING

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR? JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

November 10, 1948.

IN THE MATTER OF THE CLAIM OF

BUNZO WATANABE.

PROCEEDINGS AT HEARING

APPEARANCES:

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

C.P. OPPER, ESQ., appearing for the Claimant.

A. SMITH, ESQ., Secretary,

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

A.G. VEITCH, ESQ., Official Reporter.

BUNZO WATANABE, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. OPPER:

Q. Mr. Watanabe, I am showing you two forms, both entitled Real Estate Other than Farm. One relates to a two and one-half storey house. Is that your signature there (Indicating)?

A. Yes.

Q. Was this form prepared under your instructions? A. Yes.

Q. Do you swear the contents are true?

A. Yes.

Q. I am showing you another form which relates to a three-storey building.

A. Yes.

Q. Is that your signature at the bottom, (Indicating)? A. Yes.

Q. Was this form prepared under your instructions? A. Yes.

Q. And you swear the contents to be true?

A. Yes, I do.

Q. Thank you.

I will file as Exhibit 1 two sheets entitled numbers 1 and 2 being Real Estate Other than Farm forms.

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

Q. You were a grocer? A. Yes.

Q. Where did you carry on your business?

A. One was 1100 Robson Street.

Q. And at one of these addresses on Eaton you

you carried on business as a grocer?

A. Yes; 2598.

Q. And that is one of the properties for which you are making a claim?

A. Yes.

Q. You moved into that location in 1939? Is that correct? A. Yes. That is right.

Q. And at that time in what condition was the building? A. The building when I bought it was in awful bad condition but since I bought I paint and fix it up.

Q. You fixed it up?

A. Yes.

Q. And would you have spent roughly $525. in repairs on that building?

A. Yes.

Q. How was the trade in that locality for a grocery store? A. Lots of time just fair trade, quite good, you know.

Q. Were you able to make money on it?

A. Yes, sure.

Q. Can you give us any idea of what your gross would be at that location for say the year 1941?

A. Lots of time for Japanese it is varying.

Q. You mean sometimes it was bad pay?

A. No; the condition of our people.

THE SUB-COMMISSIONER: Q. There was no depression then? A. No. Not bad lots of times, even.

MR. OPPER: Q. You made a living on it, anyway?

A. Yes, I did.

Q. In that building there were two apartments?

A. Yes.

Q. The second floor consisted of a six-room apartment. Is that correct? A. Yes.

Q. With a bathroom? A. Yes.

Q. And the third floor consisted of a seven-room apartment with a bathroom? A. Yes.

Q. I notice in ---

MR. CHRISTIE: I tender as Exhibit 2 the appraisal of Johnson,Reeve & Watson. This appraisal is dated July 19, 1943. The appraised value as set out is $4,000.

(APPRAISAL, JULY 19, 1943, MARKED EXHIBIT NO.2)

MR. OPPER: Q. Referring to Exhibit 2, I have an appraisal a copy of which you got from Johnson, Reeve & Watson in Vancouver, in which they appraised both of your buildings in the amount of $4,000. With respect to the building, the store buildings, they say that your shop had four rooms made with temporary partitions, in other words, the ground floor had four rooms with temporary partitions. Is that right?

A. Yes.

Q. And the second floor had a suite of five rooms and bathroom and a single room off hall. Would that be correct?

A. Yes. That is right.

Q. You would count the single room off the hall as the extra room which made the six rooms you mentioned a few minutes ago?

A. Yes.

Q. And on the third floor there was a suite of six rooms and bathroom and a single room off the hall?

A. Yes.

Q. That would make the seven rooms and bathroom of which you spoke?

A. Yes.

Q. They state here that the building was about 35 years old, had steep stairs and the plaster was in poor condition. What would you say as to that?

A. Well, when I bought it in 1939 it needed quite a bit of repair but when I left I do not know anything about it.

Q. We are talking about when you left?

A. In 1942 it is not bad at all, no complaint at all lots of times.

Q. It says the floors were worn. What do you say about that? A. Not bad.

THE SUB-COMMISSIONER: Q. You mean the last time you saw them they were not bad?

A. At the time I left there were no complaints from the tenants, so I think they were in fair condition.

MR. OPPER: Q. Do you know anything about the plumbing, in what condition it was?

A. The same way. Lots of times there is nothing bad at all. Of course, the house is old, do you see. At the time something happen I don't know.

Q. Had you been called upon to make plumbing repairs? A. 1939, I did.

Q. From 1939 to 1942 had you made plumbing

repairs after your initial repairs? A. Sometimes I had a call.

Q. You had three bathrooms there?

A. Yes.

Q. Certain repairs were made by the Custodian in the sum of $138.82. You know about those?

A. Yes.

Q. You were charged with those?

A. Yes.

Q. With regard to the dwelling house, I presume that is where you lived? A. Yes.

Q. You are familiar with the property. How many rooms did that house have?

A. Six rooms. You do not call the attic ---

Q. You have down on your sheet here eight rooms? A. The pantry and attic is counted.

Q. The appraisal which was referred to before states, in connection with this building, that it was 35 years old, roof over addition, gutters and back porch all in bad repair. First of all, what was the roof over the addition? A. In 1939 when I bought I changed new shingles for the main building and house but I don't touch it at the back, you know.

Q. Was that a sort of slanting roof over the porch? A. Yes; above the pantry at the back.

Q. On your sheet here you have $125. to put on a new roof in 1939?

A. That is the main roof.

Q. The main roof? A. Yes.

Q. What about the eveastrough and the gutters for the rainwater? A. I do not remember.

It is all right lots of times, though. At the time it was all right.

Q. How were the floors? Were they worn in your own house? A. Well, I can't complain myself, because I live myself in that house.

Q. You considered it was all right, yourself?

A. I never noticed complaint from my wife. If I renting the house they will complain about little things to the owner because they pay rent; but at the same time my wife never was dis-satisfied. What shall I say "be good." They will complain of a little leak sometimes, even when they are new. Always pay they complain. If it is free, it is all right.

Q. One last question. In your sheet which I showed you here the value of the real estate has been lumped together in the amount of $6,450., as your valuation. Well, breaking that down what would be your valuation of your residence, of the house?

THE SUB-COMMISSIONER: Q. Were they on the same lot? A. No. Two lot together. You know valuation, I don't know at the time because I left in 1942, Vancouver, the Custodian sent me a form to put down except how much the valuation of the house and building, so in 1939 I bought I put up the price I saw and she is my plan. If everything is settled up make a little extra money I expect that buildings going to be four apartments, seven each floor and divide four. At the same time I own two stores. I am getting old and so I expect my other stores to be

sold out and I be at that store, myself.

Q. But, what Mr. Opper wants to know is if the house in which you were living if you went to sell it how much do you think you ought to get for it?

A. The Custodian asked me for the house and I put down $2,000.

Q. And how much for the building?

A. $4,500.

MR. OPPER: Q. So that your valuation of the house at ---

THE SUB-COMMISSIONER: Was it sold together?

MR. CHRISTIE: Yes.

THE SUB-COMMISSIONER: It does not make much difference how you break it down.

MR. OPPER: Except they made the appraisal.

Q. Your valuation of the house, being no. 2594 Eton Street, was $2,000.?

A. Yes.

Q. And your valuation of the building at 2598 Eton Street was $4,500.? A. Yes. I think that is correct.

Q. That is how you break it down?

A. Yes.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated September 22, 1942. Whose signature is that?

A. It is mine. This one.

Q. That is yours? A. Yes.

Q. I am showing you another J.P. Form dated May 22, 1942. Will you tell his honour whose signature that is? A. This is my wife's.

Q. That is your wife's? A. Yes.

Q. I understand that you and your wife owned this property jointly? A. Yes. That is right.

MR. CHRISTIE: I am filing the two J.P. Forms as Exhibit 3, one signed by the claimant and the other is signed by the claimant's wife.

(TWO J.P. FORM, MARKED EXHIBIT NO.3)

Q. Did you have any other occupation besides that of a grocer? A. That is all I had at that time.

Q. And you made your entire living prior to evacuation out of this grocery store?

A. Yes, sir.

Q. You rented the suites in this building to certain tenants?

A. Yes, lots of times.

Q. And, what was the total rent you were receiving for these suites in the year prior to your evacuation? A. $16. and $15., and in the store $30., which would be $61.

Q. $61.? A. Yes.

Q. Why do you say the store $30.? Had you rented the store before you left?

A. The store was there so I sold the store to - I have forgotten the name of the firm - Mr. Stewart? - No; I forget, anyway, but I sold the store.

Q. Prior to that you occupied this grocery

store, yourself and run the business as a grocery store? A. Yes.

Q. Where in Vancouver is this located? Is it in a residential district or in a working-man's district or a business district? A. It is a residential district, three blocks from Hastings Park.

Q. And are there any factories around this district? A. None at all, no.

Q. Do you know how old this building was when you bought it in 1939? A. I don't know lots of times but I heard after it was 35 years old.

Q. It was 35 years old? A. Yes.

Q. And, what was the condition of the paint?

A. In 1939 when I bought it it is terrible. It is something I don't like so say inside. The people sold the wife and husband separate. Mr. Woodside used to be a very good union man. After separate he is head man of a mining company but the wife take rent and all kinds of people come in. Inside it is awful looking, bad, bad condition, no paint long time, no repair or anything.

THE SUB-COMMISSIONER: Q. That is, when you bought it? A. Yes.

Q. How was it when you left it? In 1942 how was the paint? A. It is painted all right that time because I paint the whole thing outside.

MR. CHRISTIE: Q. How often should one paint a building in Vancouver of this type?

A. Well, I see here some people make every year, but over there I don't know, what shall I say,

maybe particular people maybe every year and some people maybe once in three years. Once three years a very good showing because no smoke down there like Toronto or Hamilton.

Q. It is suggested here in the appraisal in 1943 that the building was not very attractive in appearance and I was wondering if the appraiser meant by that it needed paint. This is in 1943? A. In 1939, 1940, 1941, 1943. It passed four years.

Q. You think probably it needed paint again then? A. Well, it might but it is different if the owner there is always look after it but if somebody look after it not very good because if I stay in my home if there is something wrong I paint myself some part, but I left over there and nobody look after it and the Custodian didn't know about the complaint from the tenant. Maybe the Custodian sent a man to do something in part and naturally it is going to be bad looking, bad looks.

Q. How was this building heated?

A. Just a stove heater.

Q. Stove heating? A. Yes.

Q. Where were these stoves?

A. Just ---

Q. Were these stoves on the first floor or through the building? A. No; just each floor.

Q. Just each floor? A. Yes.

Q. Do you know whether in the year 1942 there was a ready sale for houses of this type?

A. No. I never expect to sell.

Q. What do you know about this question: Do you know whether there was a market for houses of this type in Vancouver in the year 1942? A. I don't know. Lots of times I worry more than that. I never notice the price anything.

Q. That is all.

MR. CHRISTIE: I will tender as Exhibit 4 the following tenders: First, a tender by H.A. Roberts, Ltd., dated July 9, 1943. This tender is made by this company on behalf of a client. The amount of the tender is $1,200.

A tender of P.C. Gibbons & Company, Ltd., made on behalf of a client named Mrs. Lora Hawthorn, dated July 15, 1943, and is in the amount of $3,080.

There is a tender made by W.S. Mackenzie, dated July 16, 1943, in the amount of $3,500.

There is a tender made by Art Mann - there is no date on the tender, although there is an envelope attached, dated July 19, 1943 - in the amount of $3,000.

There is a tender made by Horne Taylor & Company Limited, dated July 17, 1943, made on behalf of their client, Therese Delesalle and is in the amount of $4,250.

(FIVE TENDERS, MARKED EXHIBIT NO.4)

I tender as Exhibit 5 a Tax Statement of the city of Vancouver for the year 1943.

(TAX STATEMENT, 1943, MARKED EXHIBIT NO.5)

On that statement, the tax statement, the assessed value of the land is $1,100, and improvements $4,050. Then, they have this column "value for taxation

$3,135."

I tender as Exhibit 6 the Certificate of Encumbrance. It shows the property was in the name of Bunzo Watanabe & Misu Watanabe. That will be Exhibit 6.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.6)

Finally, as Exhibit 7 I tender the Real Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.7)

It is submitted, your honour, that 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.

A.G. Veitch.

A.G. Veitch,
Official Reporter.

I, M.A. Miller, 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.

M.A. Miller,
Deputy Commissioner.

NOV 28 1947

Case No 1252

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

12834 Toronto

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

(1) NAME Watanabe, Bunzo (RCMP) Reg. No. 08947
(Print) Surname Given Name

(2) Pre-Evacuation Address 2594 Eton Street, Vancouver, B.C.

(3) Present Address 104 Wellington Street North, Hamilton, Ontario

(4) REAL ESTATE

(a) Street Address (if any) 2594-2598 Eton Street, Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

~~Lot No. 868~~
Hasting Townsite
2594 and 2598 Eton Street

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

(i) ~~Farm~~
(ii) Residence Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., ~~sole owner, life tenant~~, joint tenant, ~~owner of one half~~ or one third interest, leasehold, etc.) Joint tenant with my wife Mrs. Watanabe

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

(i) ~~Land~~ - - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $6450.00
(v) Amount at which Custodian sold property and credited your account - - $4250.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $2200.00

See memo attached hereto for my reasoning on values

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") _____

_____

_____

(e) Itemized description of personal property which is the subject of the claim:

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $_____

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) _____

(b) Do you require the services of an interpreter at the hearing? Yes or no _____

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
County of Wentworth)
TO WIT:)

I, Bunzo Watanabe of Hamilton in the City of the County of Wentworth

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City of Hamilton in the County of Wentworth this 25th day of November A.D. 1947. H. Patrick Mauck A Commissioner &c. B Watanabe

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____

_____

_____

_____

I purchased this property consisting of a store with apartments above same, and a dwelling house next door for the purpose of residing therein, and as I had visualized it as a rundown business location which I could, by close attention to business, turn into a good business location. My three years' work in this store proved that my contentions were correct, and the location turned out to be a very good business location. If I had been a Canadian, the property would still be mine, and with the natural increase in valuations, my property would be worth at least twice as much as it was worth in 1939 when I purchased it and it would also be worth twice as much as what it was sold for by the Government department. If I were to move back to Vancouver in the immediate future, and wished to purchase a similar building in a similar location, or if I wished to purchase the same building, I would unquestionably have to pay a great deal more for it than I have received from the Government. I feel that I should be put back into as good a financial position as I would have been in if I had not been compelled to vacate the property by war conditions. While the property was sold by the Custodian for $4,250, I feel that the property is worth at least twice that today, amounting to $8,500, but as a compromise, realizing that the Government acted honestly and sincerely, I feel that the Government should pay to me one-half of what I feel that I have lost and I am therefore making a claim for one-half of the difference between $4,250 and the $8,500 and I feel that the Government should pay to me approximately $2,200, and if this is done, it would be a 50-50 compromise between the actual value today and what I have received.

#1

Watanabe, Bunjo
(Claimant's Name)

2594 Eton St., VANCOUVER, B.C.

REAL ESTATE
(Other than farm)

EXHIBIT No. 1232-1
DATE NOV 10 1948
FILLED BY C P Offer

09393
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House (2½ storey)	8	Frame	Residence	66 x 120	1939	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Residential	$4300 (for building & house)	1939 ---new roof $125.00 1939 ---house repainted and redecorated inside & outside $200.00	$6450 for house and building

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Assessment: 1943 Land $1110.00
Improvements 4050.00
$5160.00

Rent: $25.00 per month (rented by agent)--house
$61.00 permonth for store and apartments in building.
Repairs by custodian amounted to $138.82, thereby putting home and building in good condition and state of repair.
Insurance: $3500.00

SUMMARY:
Original claim (house & building) $6450.00
Sold by custodian 4250.00
$2200.00

B. Watanabe
Signature

#2

Watanabe, Bunzo
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 12 J 2 - 1
DATE NOV 10 1948
FILLED BY B. P. Offer

09393
Reg. No.

2598 Eton St., VANCOUVER, B.C.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Building--3 storey	1st floor--store & 4 rooms 2nd floor--6 rooms 3rd floor--7 rooms	Frame	Business and apartments	66 x 120	1939	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Residential	$4300.00 (for building and house)	1939 --building repainted, redecorated and repaired inside & outside $ 325.00 --store remodelled 200.00	

Comments re upkeep of premises:

1942--offer of $4500.00 for the building only

Comments re Appraiser's report not covered above:

B. Watanabe
Signature

1232

JOHNSON REEVE AND WATSON

EXHIBIT No. 1232 - 2
DATE Nov 10 1948
FILED BY K.A.Christie

Bank of Nova Scotia Building,
602 West Hastings Street
VANCOUVER, B.C.
19th July, 1943.

The Custodian's Office,
Vancouver, B.C.
File No. 9875/12834

Dear Sir:

Catalogue No.100
Lot 869 Hastings Townsite
2594-2598 Eton Street

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

Location Popular residential district.
Land 66' x 120' at south west corner of Clinton Street.
Buildings (1) on west half of Lot. No. 2594 Eton Street. 2½ storey frame house 22' x 28' with 1 storey addition 13' x 5'. concrete wall foundation. Siding walls. Shingle roof. 1st floor. 3 rooms and pantry. 2nd floor, 3 bedrooms and bathroom. Attic. 1 room lined v-joint. Basement. contrete floor, hot air furnace.
Condition 35 years old. Roof over addition, gutters and back porch all in bad repair. Interior-floors all badly worn, trim needs paint, some decorating being done. Plumbing old and worn. Electric lighting upstairs by drop lights. no switches.

(2) On east half of Lot at corner. No.2598. 3 storey frame building 30' x 44' on concrete foundation. Siding walls. Composition roof. 1st floor. Shop with 4 rooms made with temporary partitions. 2nd Floor. Suite of 5 rooms and bathroom and single room off hall. 3rd floor, suite of 6 rooms and bathroom and a single room off hall.

Condition 35 years old. Steep stairs. Plaster in poor condition. Floors worn. Interior trim needs varnish. Plumbing old and worn
Rents House $24, Store and Suites $61. per month.
City Assessment $5,160 (Land $1,110 Buildings $4,050)
Taxes etc. $182.76 Water Rates $55. Insurance Rate house 70 cents
Building $2.97 for 3 year term.
Appraisal The buildings are old and not attractive in appearance. A great deal of repairing and reconditioning work is required to maintain the rents and prolong the life of the buildings.
We are of the opinion that the market value of this property is $4.000.

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

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

March 11th 1949 _____

FORM "JP"

BUREAU POWELL STREET

FILE No.

REAL ESTATE

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

EXHIBIT No. 1232 - 3
DATE Nov 10 1948
FILED BY K.A.Christie

NAME: WATANABE, Misu (Mrs Bunzo)

HOME ADDRESS: 2594 Eton St., Vancouver, B. C.

REGISTRATION NUMBER 09393 SEX: Female AGE: 35

OCCUPATION: Housewife - Storekeeper (formerly) doing business under name of "Park Grocery" 2598 Eton St., Vancouver, B. C.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None - Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Bunzo

ADDRESS OF WIFE OR HUSBAND: Grant Brook B.C.

NAMES OF ANY LIVING CHILDREN: Aiko (F) Sumiko (F) Fumiko (F) Keiko (F) Yoshinovu (M) Fusako (F) Hiroko(F)

ADDRESS OF CHILDREN: 2594 Eton St., Vancouver, B. C.

AGE OF CHILDREN: 12, 10, 8, 8, 5, 4, 4, mos

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

1. LOCATION AND DESCRIPTION: 2594 Eton St., Vancouver, B. C.
2598 Eton St., Vancouver, B. C.

Lot 869, Town of Hastings, Suburban Lands. (except Portion shown as lane on Plan No. 5457, according to a map or plan deposited at the Land Registery Office at the City of Vancouver, B. C.)

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 storey shingle building. (wooden frame) 1 garage - at 2598 Eton St., Vancouver, B. C.

At 2594 Eton St., Vancouver, B. C. -- 6 roomed wooden house.

3. INSURANCE (Give particulars; state where policies are) Sun Insurance Office Ltd
$1000 on the house, Policy No. 16988361
$2500 on the 3 storey building, Policy No.17256113. Policies in owner's possession.

4. TAXES (Amount and where payable) $180.00 paid for 1940. Payable to City Hall Vancouver, B. C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

2594 Eton St., Vancouver, B. C.
Occupied by owner, to be rented to Mr A. Isfeld upon her evacuation.
2598 Eton St., Vancouver, B. C.
Two Suites & store. Mrs May. Edith Scott is renting the store suite #1 rented to Mrs Jolleys. Suite #2 Mrs Peet.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Horne Taylor & Co.Ltd
817 WPender Street,Vancouver, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Husband is Joint Owner

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Located at 2594 Eton St.,Vancouver, B.C. piano 2 chesterfield suites, ~~center table, 1 rug, 1 small rug, two cushions, dining table,~~ 6 chairs, 1 buffet, 1 linoleum, kitchen stove, kitchen linoleum, 4 beds, ~~2 dressers, 1 table lamp, washing machine & drain, chinware set, 1 box assorted~~ chinaware, 5 silver dishes, 1 olock, 2 dusting mops -- All to be left at said ~~address, in care of the new tenant, Mr Isfeld. He will have the key.~~

These goods are for the use of the tenant. All ~~to be taken~~ with Declarant to ~~Greenwood, B.C. July 27th, 1942.~~ Misu Watanabe
Witness "F.T.Williams"

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: None

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

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

an 1942 Mrs N.Dougall, 2615 Cambridge St.,Vancouver, B. C. $13.34)
ay 1941 Mr B.Cafe 2533 Cambridge St.,Vancouver, B.C. 20.00) For Groceries delivered
ov 1940 Mrs Towler 2656 Eton St.,Vancouver, B.C. $12.00)

Also $1450.00 payable under Agt/Sale - Watanabe to Franzer & Franzer being balance due on Lots 16 & 17 Bk 2 Sec 48, Hastings Townsite, L.R.O. No.1381 - Agent,Horne,Taylor.

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

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Monarch Life, ~~$5000~~ $3000, Policy No.P111,846 Vancouver Branch, Policy in owner's possession

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: Bank of Toronto No.75 ~~Burrard & Robson St.Branch,Van,B.C.~~

LIABILITIES:

1. PERSONAL DEBTS: $500.00 being mortgage on land sold to SWAN ALFRED FRANZEN and ANNIE MARGERITHE FRANZEN. Description of said land. Lots 16-17 Block 2, N.E.¼ Sec 48, Hastings Townsite, Suburban Lands, Plan 1381. (This is being paid -- Mr Franzen pays $35.00 a month to Horne, Taylor & Co., 817 W.Pender St.,Van B.C. and said agent pays this amount on the mortgage) (See above)

2. TRADE DEBTS: None

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

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

Dated this 22nd day of May ~~1943.~~ 1942

(Signature) "Misu Watanabe"

"A.G.McArthur"
Witness

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

FOR DEPARTMENTAL USE

March 11th 1949

FORM "JP"

FILE No. 12834

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.

EXHIBIT No. 1232 - 3
DATE Nov 10 1948
FILED BY K. A. Christie

PERSONAL INFORMATION

NAME: Bunzo WATANABE

HOME ADDRESS: 2594 Eton St., Vancouver, B. C.

REGISTRATION NUMBER 08947 SEX: M. AGE: 48

OCCUPATION: Store keeper (Merchant)

Park Grocery 2598 - Eton St. Vancouver, B. C.

(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: No.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Misu Watanabe

ADDRESS OF WIFE OR HUSBAND: 2594 Eton St., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Aiko, Sumiko Fumiko,

Keiko, Yoshinobu, Fusako, Hiroko

ADDRESS OF CHILDREN: 2594 Eton St., Vancouver, B. C.

AGE OF CHILDREN: 12, 10, 8, 8, 6, 4, 7 mnths

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

1. LOCATION AND DESCRIPTION: 2594 Eton & 2598 Eton St.

Lot No. 869 2598 Eton St. 3 storey Building

Lot No. " 2594 " " 2½ Storey Dwelling

" 2598 " " 1 Garage

2. BUILDINGS AND OTHER IMPROVEMENTS:

Wooden Building at 2598 Eton St. Value $4500.00

2½ Storey Dwelling 2594 Eton St. " $2000.00

3. INSURANCE (Give particulars; state where policies are) Sun Insurance

Copy at Horne Taylor Co. 817 W. Pender St., Vancouver

4. TAXES (Amount and where payable) About $185.00 City Hall

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

Taxes Arrear 1941

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Copy at Horne Taylor & Co.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 2598 Eton St.
2594 Eton St.

2. LANDLORD'S NAME AND ADDRESS: Bunzo & Misu Watanabe

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ~~Rent~~
3 yrs Lease to Mr. M. E. Scott. Rent to be paid First of each month

4. STATE WHEREABOUTS OF LEASE: 2598 Eton St. Store only

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) Mr. A. H. Isfeld

Mr. M. E. Scott	2598 Eton St.	$30.00	First of Month
Mrs. Jolly	Suite 1, 2598 " "	$16.00	" " "
Mrs. V. E. Peet	" 2, " " "	$15.00	" " "
Mr. A.H. Isfeld	2594 Eton St.	$25.00	" " "

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:

Carrying furniture and personal effects myself.

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 No

5. MORTGAGES, LIENS AND OTHER CLAIMS [illegible]

OTHERS:

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

Mr. K. Nakatani Sunnyside Cannery

Prince Rupert, B. C. $1000.00

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

No

8. BANK ACCOUNTS: No

9. LIFE INSURANCE: Monarch Life Insurance

Policy No. N104.754 $5000.00

10. INTEREST IN ANY ESTATES OR TRUSTS: No.

11. SAFETY DEPOSIT BOX: No. 75. Bank of Toronto, Robson & Burrard.

LIABILITIES:

1. PERSONAL DEBTS: No

2. TRADE DEBTS: R. Tagashira & Co. 285 Heatley Ave., Vancouver, B. C.

About $1768.00

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 22 day of September 1943. 2

(Signature) "Bunzo Watanabe"

"Misu Watanabe"
Witness

FOR DEPARTMENTAL USE

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

Date: March 11, 1949.

EXHIBIT No. 1232 - 4

DATE Nov 10 1948

FILED BY K.A.Christie

H. A. ROBERTS LTD

466 Howe Street
Vancouver, B. C.

1 9 4 3

July 9

The Custodian,
506 Royal Bank Bldg,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sirs ;

Re: 9875/12834

On behalf of a client we herewith tender the sum of $1200.00 for Catalogue #100 - 2594 -98 Eton St - Lot 869, Block - District Lot H.T.

We enclose herewith certified cheque for $120.00, being 10% of the above tender.

Yours truly,

H.A.ROBERTS LIMITED

"W.B. Rowllings"
Sales Manager.

W.B.Rowllings/W

Encl.

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

March 11th 1949 _____

EXHIBIT No. 1232 - 4

DATE Nov 10 1948

FILED BY K.A.Christie

P.C.GIBBENS & CO.LTD

254 East Hastings Street,
VANCOUVER, B. C.

July 15th, 1943.

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

Dear Sir:

Re Tender for Real Estate
Catalogue No.100.

On behalf of our client, Mrs Tora Hawthorn, we herewith tender her cheque in the sum of Three Hundred and eight dollars on account of 2594-98 Eton Street, Vancouver B.C.

Mrs Tora Hawthorn's tender for this property is Three thousand and eighty dollars ($3080:00), all cash, and our client's residential address is 2588 McGill Street.

Trusting to hear favorably from you when the tenders are opened and considered, we are,

Yours very truly,

P.C.GIBBENS & CO.LTD

PER: "L.R.Maddaford"(Mgr)

LRM.ms.

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

March 11th 1949

EXHIBIT No. 1232 - 4

DATE Nov 10 1948

FILED BY K.A.Christie

647 Windermere Street
Vancouver, B. C.
July 16th 1943.

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

Dear Sir:-

Enclosed herewith please find cheque made payable to the Custodian' for the amount of three hundred and fifty dollars, ($350.00) which is ten per cent of the amount offered for the property listed in your catalogue as,

Group "A"
2594-98 Eton Street
Custodian File No. 9875/12834
Agent Horne,Taylor & Co.Ltd.

Yours truly,

"W.S.MacKenzie"

W.S.MacKenzie

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

March 11th 1949

_____

12834

1232 - 4

EXHIBIT No.

DATE Nov 10 1948

FILED BY K.A.Christie

This Exhibit consists of an envelope addressed as follows:

Tender for Real Estate
Catalogue Parcel
No.100

Vancouver
Jul 19
10 AM
1943

Jul 19 1943

The Custodian
506 Royal Bank Bldg,
675 West Hastings
City

British Columbia

$3000.00

See July 27 Art- mann

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

March 11th 1949

HORNE TAYLOR & CO LTD

1232 - 4

EXHIBIT No.

DATE Nov 10 1948

FILED BY K.A.Christie

817 West Pender St.
Vancouver, B. C.
July 17th, 1943.

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

Dear Sir,

Re: Catalogue No.100 - 2594-98 Eton Street,
Lot 869 - Hastings Townsite, Vancouver, B. C.
Your File No.9875/12834

We herewith submit a tender for the purchase of the above noted property on behalf of MARIE THERESE DELESALLE, wife of Louis Henry Delesalle of 2830 Eton Street, Vancouver, B. C. in the amount of FOUR THOUSAND, TWO HUNDRED & FIFTY dollars ($4,250.00).

Enclosed please find certified cheque for ten per cent of the amount offered viz: Four hundred and twenty-five dollars ($425.00).

For and on behalf of MARIE THERESE DELESALLE

HORNE, TAYLOR & CO., LTD

Per ?

ESK/S
Enc

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

March 11th 1949 _____

Tx. 20—M—8-48.

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

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

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

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

EXHIBIT No. 12 V 2-A
DATE NOV 10 1948
FILED BY R A Davis Co

1943

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

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
19.732 Mills	General Purposes	$ 4,170,227.41
15.219 "	Interest and Instalments	3,216,282.81
17.129 "	Schools	3,619,975.68
52.080 "	Gross	$11,006,485.90

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

ASSESSMENT FOR TAXATION, 1943

Land	$111,204,915
Improvements	100,133,140
Total Value for Taxation	$211,338,055

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

Notice Mailed

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1943	CURRENT GENERAL TAXES 1943	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1943
			CONSOLIDATED		NOT CONSOLIDATED									
IMPROVEMENTS	LAND		CAPITAL SUM	INSTALMENTS DUE	1940 & PRIOR	1941	1942							
40 50	1110	3135				7 70 Pd	189 29 Pd	26 02	163 27Δ	386 28☆	6 41	6 53		386 16☆Δ
PAYMENT ON A/C APPLIED														

File 12534

Taxes Delinquent. This property will be sold for taxes between the 15th day of September and the 31st day of December in the year following this notice unless all taxes now delinquent for a period of one full year are sooner paid.

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

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.

SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

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

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

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

Re 2594/8 Eton St

Frank E. Woodside,
% Horne Taylor & Co.,
817 W. Pender St., City. L757

L757 LOT. 869
D.L. H.T.

ROLL No. Description of Property
NOTE.—Is your property correctly described?

READ CAREFULLY!

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

PAYMENT BY INSTALMENTS:

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

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

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

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

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

CONSOLIDATION OF ARREARS:

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

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

A. Interest on the outstanding balance of the Capital Sum at 5% per annum.

B. Seventh Instalment of the Original Capital Sum (if not already paid).

C. The Full amount of the 1943 taxes.

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

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

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

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

THE GOVERNMENT OF THE PROVINCE
OF BRITISH COLUMBIA

1232 - 6

EXHIBIT No.

DATE Nov 10 1948

LAND REGISTRY OFFICE

FILED BY K.A.Christie

File 12834 and 9875 VANCOUVER, B. C.

No. .... minutes 11 A.M. o'clock 9th day of August 1943

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

City of Vancouver,

Lot 869,

Town of Hastings,

Plan 6675

Viz:

Registered Owner: Bunzo Watanabe, and

Misu Watanabe (His Wife) (Joint Tenants)

Greenwood, B. C.

Volume 1119 Folio 88526 L Indef.

Registered Charges Filing 36479, The Custodian, Vesting Order filed.

Applications for Registration. None

Receiving Order or authorized assignment under the "Bankruptcy Act". None

Assignment for benefit of Creditors None

Judgments: None

Mechanics' Liens: None

To:- The Custodian

"W.C.Brown"
Registrar.

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

March 11th 1949 _____

EXHIBIT No. 1132 - 7

DATE Nov 10 1948

FILED BY K. A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Bunzo WATANABE Reg No.08947 File No.12834
Misu (Mrs Bunzo) WATANABE " " 09393 File No. 9875

CATALOGUE NO: 100

PROPERTY ADDRESS: 2594-98 Eton Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 869, Town of Hastings, Plan 6675

TITLE: Registered in the names of Bunzo Watanabe and Misu Watanabe (His wife) (Joint tenants)

ENCUMBRANCES: None registered. No indication of any unregistered charges

Vesting Order filed No. 36479 - dated June 28th, 1943.

ASSESSED VALUES: Land $1110
Improvements 4050.00 - $5160.00 Taxes - $163.27

CLASSIFICATION: There are two buildings situated on a 66' x 120' Lot at the South West corner Clinton and Eton Streets.

No. 1 - is a 2½ storey seven room dwelling 22' s 28' with a one storey addition 13' x 5'. Basement concrete floor and hot air furnace. We quote from the Valuator's report:
"Condition 35 years old. Roof over addition, gutters and back porch all in bad repair. Interior - Floors all badly worn, trim needs paint, some decorating being done. Plumbing old and worn. Electric lighting upstairs by drop lights, no switches.

No.2 - is a 3 storey frame building 30' x 44' being a shop and 17 rooms. Again we quote from Valuator's report:
"Condition 35 years old. Steep stairs. Plaster in poor condition. Floors worn. Interior trim needs varnish. Plumbing o old and worn."
This property is in a popular residential district. The valuator's appraisal reads as follows:
"The buildings are old and not attractive in appearance. A great deal of repairing and reconditioning work is required to maintain the rents and prolong the life of the buildings. We are of the opinion that the market value of this property is $4,000.00."

HISTORY OF ADMINISTRATION: Messrs Horne Taylor and Company Limited have acted as agents for Bunzo and Misu Watanabe for some considerable time previous to their evacuation, were confirmed as rental agents by the Custodian.

The store at 2954 Eton Street was rented to Mrs May E.Scott on a monthly basis, consideration $30.00 per month payable in advance. The other premises were rented to various tenants at different rates. All were payable on a monthly basis.

Rents collected $1,255.00 against which were the following charges:

Water Rates	$76.40	
New Toilets	40.87	
Repairs	52.90	
Scavenging	15.00	
License	10.00	
Sundries	6.60	
Commission	61.50	$263.27

SOLD: To Marie Therese Delesalle for $4,250.00 as at September 1st 1943. Approval of Advisory Committee July 29th, 1943.

Funds released to the joint credit of Bunzo WATANABE and Misu WATANABE as at October 13th, 1943, against which were the following charges:

Real Estate Commission $212.50, Valuation $15.00
Advertising $4.00, Registration Fees. $3.50 -
Total $235.00.

leaving a net credit of $4,015.00 from said transaction.

Adjustments as at September 1st, 1943, to the amount of $8.89 Unexpired Fire Insurance Premiums, $61.02 Purchaser's share of 1943 Taxes, $5.80 Purchaser's share of Water Rates - $75.71 were placed to the credit of Bunzo Watanabe, and Misu Watanabe's joint account.

The following Fire Insurance Policy, Sun Life Insurance Company Policy No.17281172 - $1,000.00 covering on the 2½ storey dwelling No. 2594 Eton Street was transferred to Marie Therese Delesalle on the 17th November 1943.

OLD CERTIFICATE OF TITLE
No. 88526-L Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No.91367-L in the name of Marie Therese Delesalle was handed to her on the 17th November 1943, and her receipt of even date acknowledging the same is on file.

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

April 11th, 1947
"D.A.Cramer"
D.A.CRAMER

DAC:ic

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
March 11th 1949

_____