

12461

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

FILE NO.

12461

To be completed by persons of the Japanese race having no property in any protected area.

NAME: ANAI, RenjiHOME ADDRESS: From Vernon, B. C.
Now in Hastings Park, Vancouver, B. C. REGISTRATION No. 02141SEX: MaleAGE: 42MARRIED? YesOCCUPATION AND EMPLOYER: Contractor SelfNAME OF WIFE OR HUSBAND: MiyokaADDRESS: Chase, B. C.NAMES OF LIVING CHILDREN: Kazako (F) 14 Yrs.

ADDRESS: " " "

George (M) 12 "

ADDRESS: " " "

Kenji (M) 11 "

ADDRESS: " " "

Kenji (M) 9 "

ADDRESS: " " "

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 24th day of August 1942.WITNESS: E. C. Puffer

(Signature)

R. Anai

1246

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having no property in any protected area.

NAME: ANZAI, Renji
From Vernon, B. C.
HOME ADDRESS: Now in Hastings Park, Vancouver, B. C. REGISTRATION No. 02141
SEX: Male AGE: 42 MARRIED? Yes
OCCUPATION AND EMPLOYER: Contractor self
NAME OF WIFE OR HUSBAND: Miyoka ADDRESS: Chase, B. C.
NAMES OF LIVING CHILDREN: Kazako (F) 14yrs ADDRESS: " "
George (M) 12 " ADDRESS: " "
Eji (M) 11 " ADDRESS: " "
Kenji (M) 9" ADDRESS: " "

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 24th day of August 1942 ~~xxxx~~WITNESS: E. C. Tuffley(Signature) R. Anzai

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 7253

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: ANZAI, (Miyo) Mrs. Renji

HOME ADDRESS: 2326 West 6th Ave., Vancouver, B.C.

REGISTRATION NUMBER 11349 SEX: Female AGE: 36

OCCUPATION: Housewife

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Renji

ADDRESS OF WIFE OR HUSBAND: Demer Farm, Eagle Bay, B.C.

NAMES OF ANY LIVING CHILDREN: Mary (F) George (M) Eiji (M)

Kenji (M)

ADDRESS OF CHILDREN: 2326 West 6th Ave., Vancouver, B.C.

AGE OF CHILDREN: 14, 12, 10, 8

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

1. LOCATION AND DESCRIPTION: 2326 West 6th Ave., Vancouver, B.C.

Lot 8, Block 282 D.L. 526 - 1 - N.W.D.

(Agreement for sale of land between Mary McLean and Shigemichi Kawata and Renji Anzai. January, 1928) Moore & Wyness, Barristers, etc., Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey wooden dwelling house, garage.

3. INSURANCE (Give particulars; state where policies are) Insurance in hands of the Vendor, Mary McLean, 1895 - 13th Ave. W., Vancouver, B.C.

4. TAXES (Amount and where payable) Amount unknown, paid in terms of agreement of sale.

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

Unpaid balance under agreement of sale, details in possession of Moore & Wyness, Solicitors for Mary McLean. (Amount unknown)

6. OCCUPANCY AND LEASES (If vacant so state) Living in it themselves, but Mrs. McLean and ~~her~~ ^{her} ~~husband~~ ^{husband} ~~and~~ ^{and} ~~the~~ ^{the} ~~Solicitors~~ ^{Solicitors} are going to make arrangements for renting etc. The ~~Solicitors~~ ^{Solicitors} and Mrs. McLean will get in touch with the Custodian.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Mrs. McLean, 1895 - 13th Ave. W. Vancouver, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Mrs. McLean, 1895 - 13th Ave. W. Vancouver, B.C.
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 in the garden at 2326 West 6th Ave., Vancouver, B.C.
6 pine trees, 4 pyrus japonica, 4 rhododendron, 1 box tree,
1 juniper, 2 thuja, 3 cherry, 1 prune plum, 1 laurel, 6 sarrage,
1 lilac, 1 laburnum, 1 oleaster, 1 holly tree, 1 pear, 1 azalea,
2 peonies, 12 phlox, 12 shasta daisies, 2 aconitum, 2 cedar,
12 iris, 300 tulips, 200 daffodils.

Located in 2326 West 6th Ave., Vancouver, B.C. 21-22 Allen Stove,
2 warming stoves, 7 pictures, 2 beds. Key left with Mr. Ueda,
2334 West 6th Ave., Vancouver, B.C.

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

3 cats, declarant will phone to the S.P.C.A. to come for them.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY. None

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)

Mr. Taku, declarant thinks he's a cook at Hastings Park now,
owes Mr. Anzai over \$100.00. Other moneys owing but declarant
doesn't know how much or who owes it to her husband.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

8. BANK ACCOUNTS: Declarant states that her husband has a bank account,
No. unknown, in the Fairview Branch, of the Royal Bank of Canada.

9. LIFE INSURANCE: Prudential Life Insurance Co., 510 W. Hastings,
Policy Nos. unknown but apparently the whole family is insured, sep-
arate policies. Mr. Renji Anzai-husband- is also insured with
the Manufactures Life Insurance Co. 470 Granville, Vancouver, B.C.

10. INTEREST IN ANY ESTATES OR TRUSTS. (All Details Unknown.)
None (Policies in owner's possession.)

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 1st day of May 1942.

(Signature)

Miso Anzai

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.O.M.P.

12461
DATE July 20, 1943.

Our File No. 12461

Full Name ANZAI, Renji
(Surname in Block Letters)

Registration No. 02141 Male - Female
(Check) Age Nov. 11, 1900.

Former Address 2326 West 6th Avenue, Vancouver, B. C.

Date Evacuated March 2, 1942 Naturalized - Canadian-Born - National
(Check)

Present Address Vernon, B. C. Jan. 30/43; Chase, B.C. 66666/44; Tappen, B. C.
May 22/46; Lavington, B. C.

He checked with Camp Sept 4/47
Married - Single
(Check)

Name of Wife Miya, Reg. 11349, File 7253.

Name of Husband _____

Name of Mother _____

Name of Father _____

Names of Children under 16 Kazuko (F) Mar. 15/28. George - Feb. 4/30.

Eiji (M) Oct. 4/31. Kenji (M) Nov. 9/33.

Requested by R. G. Bell.

Registered with Custodian Yes.
(Yes or No)

Additional Information Contractor. House & grounds at above address.

Ford Truck.

Registration Number 11349

ANZAI, (MIYO) MRS. RENJI

2326 West 6th Avenue, Vancouver, B.C.

EXHIBIT No. 185 - 3

DATE 21 April 1948

FILED BY

Claimant on behalf of Crown

LOCATION AND NATURE OF PROPERTY:

Lot 8, Block 282, D.L. 526, Group 1,
New Westminster District.

OWNERSHIP:

ANZAI, (MIYO) MRS. RENJI (SHIGEMICHI KAWATA)
(Agreement for sale of land between Mary
McLean and Shigemichi Kawata and Renji Anzai,
January 1928.)

BUILDING:

The house is situate at 2326 West 6th Avenue on the
south side between Vine and Balsam. It is a 6 room
2 storey frame dwelling with a partial concrete base-
ment. Hot Air heating plant; the heating plant has
been partially dismantled. The exterior of the build-
ing is badly in need of paint and the interior needs
decorating. The roof is also in bad shape.

LAND:

The Lot is 50 x 120 laid out in shrubs and garden, with
driveway at the side to single frame garage. The
grounds are in badly run down condition.

INSURANCE:

The Insurance Policy is held by Mary McLean of 1895
West 13th Avenue, Vancouver, B.C. It is in the amount
of \$2500.00, and expires September 10th, 1943. Agents,
Richards, Ackroyd and Gall.

TAXES: &
ASSESSMENT:

Arrears: 1939 -	\$82.60	Land \$	885.00
1940 -	\$81.02	Bldg.	\$1100.00
1941 -	\$80.29	Total	\$1985.00
1942 -	\$79.38 nett.	Rebate	\$2.93

FINANCIAL POSITION:

The financial position of the property as far as we
can ascertain is that it was sold under Agreement for
Sale to the present owner and there is an amount of
\$363.92 owing to Mrs. Mary McLean, according to verbal
advice received on May 18th, 1942 from Mr. McLean.

Regarding the owner's personal financial position,
liabilities, etc., as the owner had already left it was
impossible to obtain this information.

REMARKS:

It was stated on the J.P. Form that the property would be
locked and the key could be procured at 2334 West 6th
Avenue. We found 2334 W. 6th Avenue to be vacant. We
also found 2326 West 6th Avenue vacant and the front and
rear doors of same open. The basement door had been
broken open and one or two of the windows had also been
broken in. The articles of furniture as mentioned on
the Form are still on the property. Regarding the trees,
etc., we found many varieties. It is difficult to tell
between the various types of trees as to whether they are
all on the property. As far as we can ascertain, they are.

PROTECTION FOR THE PROPERTY:

We are sending a Handy Man to the property to secure the
Front and rear doors, also to board up the broken windows,
to prevent forcible entry, and at the same time protect the

articles of furniture which are still on the property.

RECOMMENDATIONS:

As this property is in a particularly delapidated and run down condition it would be necessary to put it in condition prior to renting it.. To do this an expenditure of approximately \$100 to \$150 will have to be made prior to renting the dwelling. We recommend that we be authorized to make this expenditure at once so that the dwelling can be rented and the rents applied against the outstanding indebtedness on the property.

THE RENTAL VALUE of the property is \$30.00 per month.

THE MAXIMUM SALE VALUE of the property in its present condition would not be more than \$1500.00 gross.

The above property was inspected on May 15th 1942 by the writer.

KER & KER LTD.

Per. "Alan N. Ker"

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

May 15, 1948

MA McKinnon

Mr. Renji ANZAI

File No. 12461

RE: Claim of \$150.00 for General Electric
Console Radio.

Surrendered to R.C.M.P. by Renji ANZAI in March, 1942.

Advertised: January 30th, 1945 in Vancouver Sun, Vancouver Daily
Province and Vancouver News-Herald.

Appraisal: \$25.00 (See memorandum on Claim File dated May 12, 1943.)

Sold: \$30.00 at 992 Powell Street, January 31st, 1945 at Vancouver
Radio Auction No. 39.

Auctioned by: Thompson & Binnington Ltd.

Remarks: Funds from sale of this radio are in Chattel Suspense Account
as Japanese failed to supply us with the receipt given to him
by the R.C.M.P. at the time he handed his Radio over to them.

H. Robertson

January 23, 1948.

ANALYSIS OF CLAIM
(Real Property)

Re: 2326 West 6th Avenue, Vancouver, B.C. - Lot 8,
Blk. 282, D.L. 526, Gp. 1, N.W.D., Plan 1058.
This property was formerly owned by Renji ANZAI,
Reg. No. 02141, File No. 12461.

CATALOGUE NO. 351. (Tenders closed October 4, 1943).

APPRAISAL: 1 only.
\$1100.00 - by Pemberton Realty Corporation
on October 9, 1943.

TENDERS: \$850.00 - September 30, 1943, from Mrs. Janet Lewis.
Rejected.

\$1700.00 - October 2, 1943, from J. L. Clark Realty
Co., on behalf of Owen Hughes and Kate
Hughes, his wife (Joint Tenants). ACCEPTED.

Approved by Advisory Committee October 13, 1943.
Custodian letter of acceptance October 15, 1943,
on Claim File.

SOLD BY CUSTODIAN: \$1700.00 to Owen Hughes and Kate Hughes (Joint Tenants).
Date of Adjustments - October 19, 1943.
Statement of Adjustments on Claim File.
Japanese advised of sale of property Jan. 20/44.

Actual net credit from sale - \$1288.78, as per Statement
of Sale on Claim File.

NOTE:

Estimated value of property given
by Japanese on Claim Form - \$3700.00
Less amount Mr. ANZAI states property
was sold for by Custodian
(Gross Sale Price as shown on
Statement of Sale - \$1700.00) 1495.51

Amount being claimed relative to) -- \$2204.49
real property) =====

CONDITION OF
PROPERTY:

In particularly dilapidated and run-down condition
and in their opinion sale value of this property
at this time would not be more than \$1500.00 gross
- according to Ker & Ker Ltd. report of May 15, 1942.

In a very run-down condition - according to Appraisal
report given by Pemberton Realty Corporation Ltd.
October 9, 1945.

New furnace installed at a cost of \$158.00.

Repairs amounting to approximately \$25.00 were done
on this property.

Jan. 22/48

Robertson

This Indenture

made this twelfth day of September in the year of our Lord one thousand nine hundred and twenty-eight.

Between

SHIGEMICHI KAWATA, of 2334 - 6th Avenue West, in the City of Vancouver, in the Province of British Columbia, Gardener,

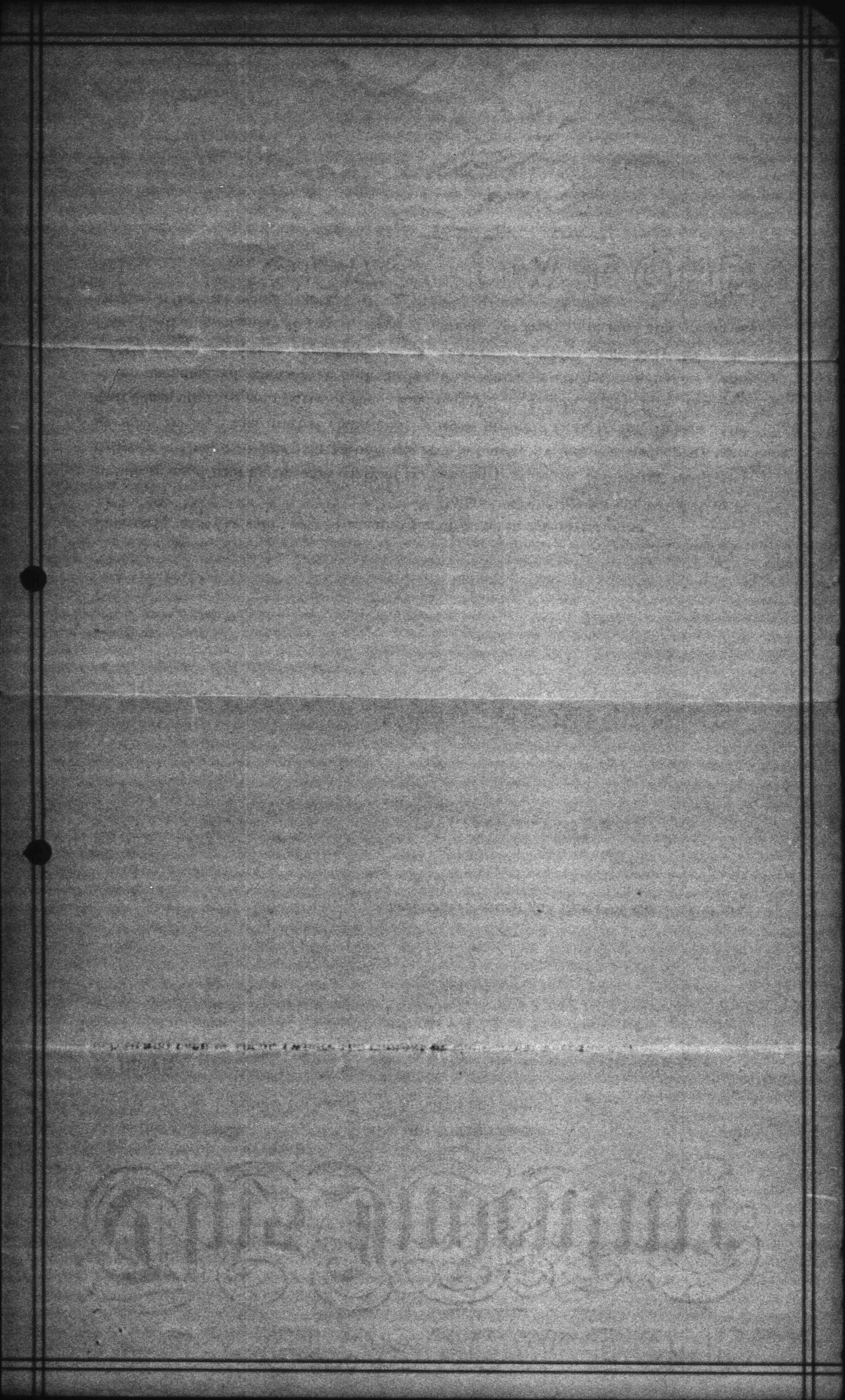
hereinafter called the Party of the First Part,
AND

Insert full name, street address and occupation of each party.

RENJI ABEAI, of 2334 - 6th Avenue West, in the City of Vancouver, in the Province of British Columbia, Gardener,

hereinafter called the Party of the Second Part

Witnesseth that the said party of the first part for and in consideration of One (\$1.00) - - - - - Dollar of the lawful money of Canada to him in hand paid by the said party of the second part, at or before the sealing or delivery of these presents (the receipt whereof is hereby by him acknowledged) hath granted, released and quitted claim and by these presents Doth Grant, Release, and ~~Quit Claim~~ unto the said party of the second part, All the Estate, Right, Title, Interest, claim and demand whatsoever both at law and equity or otherwise howsoever and whether in possession or expectancy of him the said party of the first part of in to or out of All and singular th ~~at~~ certain parcel or tract of land and premises, situate, lying and being in the City of Vancouver, in the Province of British Columbia, and known and described as Lot Eight (8), in Block Two Hundred and Eighty-two (282), District Lot Five Hundred and Twenty-six (526), Group One (1), New Westminster District, according to the registered map or plan of the said subdivision, deposited in the Land Registry Office at the City of Vancouver, in the said Province, and numbered 1058.



Together with the appurtenances thereunto belonging or appertaining To ~~the~~ and
To hold the aforesaid lands and premises with all and singular the appurtenances
thereto belonging or appertaining unto and to the use of the said party of the second
part, subject nevertheless to the reservations, limitations, provisos and conditions
expressed in the original Grant thereof from the Crown.

Wherever the singular or the masculine is used in this Indenture, the same shall
be deemed to include the plural or the feminine, or the body politic or corporate; also
the respective heirs, executors, administrators, successors and assigns of the parties
hereto and each of them, (where the context or the parties so requires.)

In Witness whereof the said parties to these presents have hereunto set their hands
and seals.

Signed, Sealed and Delivered :

In the Presence of

Signature of Witness

Street Address

City or Town

Occupation of Witness

[Signature]
2334 - [illegible]
Vancouver B.C.
[illegible]

Shizumichi, Kawato,

For the Secretary (or other Officer) of a Corporation

I Herby Certify that, on the _____ day of _____, 1925, at _____

(whose identity has been proved by the evidence on oath of _____, who is) personally known to me, _____, and that he is the person _____ of the said _____ and affixed the seal of the said _____ to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to carry on business in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office _____ at _____ British Columbia, this _____ day of _____ one thousand nine hundred and twenty _____

A Notary Public in and for the Province of British Columbia,
A Commissioner for taking affidavits within British Columbia.
Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

G. H. DORRELL,
Barrister-at-law,
839 Hastings St. W.,
Vancouver, B.C.

Lot 8,
Block 282,
D. L. 526.

Quit Claim Deed

REIJI ANZAI

TO

SHIGEMICHI KAWATA

Dated _____ 5th October, _____ 1925.

FOR MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the _____ day of _____, 1925, at _____

(whose identity has been proved by the evidence on oath of _____, who is) personally known to me, _____, appeared before me and acknowledged to me that _____ the maker thereof, and whose name _____ executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office _____ at _____ British Columbia, this _____ day of _____ in the year of our Lord, one thousand nine hundred and _____

A Notary Public in and for the Province of British Columbia,
A Commissioner for taking affidavits within British Columbia.
NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AFFIDAVIT OF WITNESS

Province of British Columbia
To WIT:

I, _____ of the _____, in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by _____

the part _____, for the purpose named therein.

2. The said instrument was executed at _____

3. I know the said part _____, and that _____

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____

in the Province of British Columbia, this _____ day of _____, 1925.

A Notary Public in and for the Province of British Columbia,
A Commissioner for taking affidavits within British Columbia.

REGISTERED MAIL

September 16, 1947

Mr. Ranji ARZAI,
Registration No. 02141,
Lavington, B. C.

Dear Sir:

In our letter to you of July 31st, 1947 we stated we would assume the claims filed against you by Buckerfield's Limited and Kumiso Yoshida to be correct and would settle same from funds in your account with this office unless we heard from you to the contrary by August 25th, 1947. As no reply was received from you the above claims were settled on September 15 from funds in your account, as will be seen from the statement of your account now being enclosed.

Although requested by us, you did not forward the R. C. M. P. receipt given to you when you handed your radio over to them, nor did you sign and return to us the "Declaration as to lost Radio Receipt" which was forwarded with our letter of July 8, 1947, for your convenience in the event that the original receipt had become lost. The proceeds from the sale of the radio have therefore been transferred to our Chattel Suspense Account where they will be held until the R.C.M.P. Receipt or completed Declaration is received by this office.

Our cheque for \$101.67 is now enclosed, representing your entire credit with the Custodian and being the balance of funds derived from sale of real property. A statement relative to the sale of Lot 8, known as 2326 West 6th Avenue, Vancouver, is also enclosed, together with a statement of your general account up to September 15th, 1947, showing a credit balance of \$101.67, the amount of the above-mentioned cheque.

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 \$101.67.
- Statements (2)
- Return envelope

14565/12461

October 19th, 1943

Messrs. J.L. Clark Realty Co.,
2173 West 4th Ave.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 351,
2126 West 4th Avenue

This will acknowledge receipt of your certified cheque for \$1530.00 which was handed to us yesterday. We have now received \$1700.00, the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Owen Hughes (Grocer) and Kate Hughes both of 2155 West 6th Avenue and as Joint Tenants. We also note that they are British subjects.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F.O. Shears,
Director.

FCS/AV

Mr. Moore's valuation	-	\$1,100.00
Committee approved	-	13th October, 1943.

Mrs. Hughes &
Kate Hughes - from Mr. Wales
If stove in house - find that
will buy same
Groceries

Print-
Lent 15

2/55

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

PHONE PACIFIC 6121

PLEASE REFER TO

FILE NO. 14565/12461

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

October 15th, 1943

Messrs. J.L. Clark Realty Co.,
2173 West 4th Avenue,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 351,
2326 West 6th Avenue

Your letter of the 2nd instant written on behalf of Mr. Owen Hughes and his wife, Kate Hughes, enclosing cheque for \$170.00 and offer to purchase 2326 West 6th Ave., for the sum of \$1700.00 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 \$1530.00.

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

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

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

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

Yours truly,

F.G. Shears

F.G. Shears,
Director.

FGS/AW.

THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

J. L. CLARK REALTY CO.
2173 WEST 4TH AVENUE
VANCOUVER, B.C.
BAYVIEW 5147

The Custodian,
506 Royal Bank Bld.,
Granville & Hastings,

Dear Sir;

Re #351. Lot 8. Blk 282. D L 526.
2326 West 6th Ave City.

I herewith enclose check for \$170.00 being 10%
of the bid price of \$1700.00 on above property.

Should this tender be accepted Deed to be made
to Owen Hughes, and Kate Hughes, his wife (Joint tenants) of
2155 West 6th Ave City, Grocer, I remain,

Yours truly,

J. L. Clark

*J. L. Shearman
Went*

14565/12461
C. ALBERT MITCHELL

"CANADA'S OLDEST INSURANCE COMPANY"

556 HOWE STREET - TELEPHONE PAC. 5235
VANCOUVER, B.C.

Oct 2nd/43.

TENDER. 351

12461 - 3129

July 31st, 1947

REGISTERED MAIL

Mr. Renji ANEAI,
Reg. No. 02141,
Lavington, D. C.

Dear Sirs:

At the time of writing no reply has been received from you to our letter of July 8, 1947 relative to claims filed against you and the forwarding to us of the R. C. M. P. receipt given to you at the time you handed your radio over to them in March 1942.

We now wish to advise that unless we receive from you by August 25th, 1947, the above-mentioned R.C.M.P. receipt, or the "Declaration as to Lost Radio Receipt" which was sent to you with our letter of July 8th for signature, the funds derived from the sale of this radio will be transferred to our Chattel Suspense Account.

In our letter of May 30, 1946 we pointed out that claims were filed against you by Buckerfield's Limited and Kumiso YOSHIDA in the amounts of \$25.99 and \$88.00, respectively, and again referred to these claims in our letter of July 8, 1947 but we do not appear to have received a reply. We are assuming, therefore, that these debts are owed by you and unless we hear from you by August 25, 1947, to the contrary we will proceed to pay these claims from funds in your account with this office.

For your convenience a stamped and addressed envelope is enclosed.

Yours truly,

E. Robertson,
Office of the Custodian.

/E
Enc. - Return envelope.

12461

July 8th, 1947.

Mr. Renji ANZAI,
Reg. No. 02141,
Lavington, B. C.

Dear Sir:

On reviewing your file we find that we have not received from you the R.C.M.P. receipt which was given to you at the time you handed your radio over to them on March 9th, 1942. It is necessary that we have this receipt on file before the funds received from the sale of this radio can be released to you. In the event that you have lost the R.C.M.P. receipt we are enclosing herewith in duplicate "Declaration as to Lost Radio Receipt", the original of which we would ask you to sign and return to this office, at which time the funds from the sale of your radio, namely \$25.58, may be released to you.

We wish to draw to your attention that we have not received a reply to our many letters in connection with the claims filed against you by Buckerfield's Limited and Kuniso Yoshida. You have a credit balance of \$241.24 in your account with this office and we shall be glad to have your authority to settle these claims from funds in your account. If, however, you have made arrangements to settle these debts direct with your creditors, or have already settled these accounts, kindly let us know, at which time a cheque for the balance of funds in your account will be forwarded to you.

Your prompt attention to the above matters will be appreciated.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Enc. - Declaration as to
Lost Radio Receipt.

COPY FOR FILE 12461 (original on file 3129)

Nakusp, B. C.

Sept. 6, 1947

Dept. of the Sec. of State,
Office of the Custodian.

Dear Sirs:

In regard to your letter of September 4th, I wish to inform you that the claim I have against Mr. Renji Anzai has not been settled. Ever since my evacuation from coast I have yet to receive a single word from him. To this date, I have no knowledge of his whereabouts.

It is my sincere desire to ask your office to settle this claim for me. I shall be very much obliged if the office can take step towards this matter. I thank you.

Yours truly,

"Kunizo YOSHIDA."

File No. 3129 - 12461

May 30th, 1946.

The Manufacturers Life Insurance Co.,
413-20 Stock Exchange Building,
Vancouver, B. C.

Dear Sirs: Re: Policy No. 587,618 - Renji ANZAI.

We are in receipt of your letter of May 27th regarding the above policy and note that the premium arrears amount to \$479.00. With reference to funds with the Custodian to satisfy these arrears, we have to inform you that Renji Anzai has at the present time much less than this amount. Since all his assets which vested in the Custodian have been liquidated it is not anticipated that further funds will be available to apply on his account with you.

Under the circumstances we are writing to Renji Anzai regarding the amount of his credit balance and upon hearing from him will be pleased to make payment as suggested.

Yours truly,

A. G. McArthur,
Administration Department

AGH/ER

IN REFERRING TO POLICIES PLEASE QUOTE NUMBERS

The Manufacturers Life Insurance Co.

Head Office, Toronto, Canada

*Branch Office, 413-20 Stock Exchange Building
Vancouver, B.C.*

JAS. SHERRATT
BRANCH MANAGER

PHONE PACIFIC 6139

May 27, 1946

EVACUATION SECTION	
Rec'd	MAY 28 1946
File No.	12461
Ans.	May 28/46 M. S. McCloskey
Referred	E. Robertson

The Custodian of Enemy Property,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Policy #597,618 - Renji Anzai

Enclosed herewith is copy of a letter we
have just received from this policyholder.

The premium arrears against this policy
amount to \$479.00.

Yours very truly,

A. S. McCloskey

A. S. McCloskey,
Branch Secretary.

ASM/EM
Enc.

Copy

May 22, 1946
Lavington, B.C.

The Manufacturers Life Insurance Co.
Branch Office 413-20,
Stock Exchange Building,
Vancouver, B. C.

Dear Sir:

In reply to your letter of May 17th I
wish to pay the amount due to you.

There is some money coming to me from
the Custodians. If you go to their office which is at the
Royal Bank Building you may receive the money. My serial
number is 02141.

If you receive the money please write and
tell me how much you received and how much is still due to
you by me.

Yours very truly,

"R. Anzai"

ENEMY SECTION

Rec'd FEB 23 1945

File No.

Ans'd

Refer'd

February 27th, 1945.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. Doest

Re: Cat. #351 and Benji ANZAI, Exec. File #12461 and
Shigemichi KANATA, in Japan, Internes File #1413

With reference to your memorandum of February 7th and our subsequent conversations with Mr. Pears we wrote this Evacuee again on February 14th and February 23rd and he has now sent us with his letter of February 24th the duplicate of a Quit Claim Deed dated October 10th, 1928 between Shigemichi KANATA and Benji ANZAI, and which would appear to bear out what Anzai has maintained, namely, that the real property in question is owned by him.

We will not take any action with regard to the funds from the sale of this property until you have examined the attached Quit Claim Deed.

PD/EE
Attach.

*Mr. Doest. Subject to satisfactory survey (see not available)
the legal description relative to S. Kanata
same p.p.t. we agree that S. Kanata
relinquished his interest in favor of R. Anzai.
K.W.W.*

P.D.

28/2/45

February 26th, 1945.

Mr. Ranji ANZAI,
Reg. No. 02141,
C/o Dartt & Patterson,
Tappen, B. C.

Dear Sir:

On going through your file we find the following
claims are registered against you:

Apr. 30/42 - Rennie's Seeds Ltd.	\$40.99
Jan. 7/43 - Kuniso YOSHIDA	\$88.00
July and August/40- L. Gallasin	\$ 9.00

If you admit these claims we shall be glad to have
your authority to pay same from funds standing to your credit,
but if you do not agree to same then please advise us fully as
to the amounts you consider are due, or if payment has been
made in full then advise the date of payment or better still,
forward us receipts for payment.

An extra copy of this letter is attached which you
can return to us with any comments you may wish to make against
each of these claims---this will no doubt facilitate your reply.

Yours truly,

P. Doust,
Administration Department

PD/ ER
Enc.

Jappen, BC
February, 24/45

Custodian Office
Vancouver, BC

EXAMINATION	FILE
DATE FEB 27 1945	
FILE NO. 12461	
ANS.	
REFERRED	

Dear Sir:-

I received your letter of February 23rd/45.
Am sending the duplicate signed by Mrs. Kawato.
please find it enclosed. Hoping every thing will
be cleared. I shall need money right away, so please
send as soon as possible. As it is time now
to start farming.

Referring to the auction of Mrs. Azari. You
say you sent a cheque to her for the furniture
which were auctioned. I wish you would look
this matter up, as there must be some mistake,
for she has received no cheque, or letters of any
kind for the furniture.

cheque
sent

Please find the agreement enclosed, with
this letter.

I remain
Yours truly
R. Azari

February 23rd, 1945.

Mr. Benji ANZAI,
Reg. No. 32141,
C/o Dartt & Patterson,
Vancouver, B.C.

Dear Sir: Re: 2326 W. 6th Ave., Vancouver, B. C.
 Lot 8, Blk. 282, D.L. 526, Co. 1, Plan 1058

We are in receipt of your letter of February 19th and we understand from the second paragraph of your letter that you claim that the whole of the proceeds from the sale of the property in question should be yours as you have an Agreement signed by Mr. S. Kawaia that you are the owner of this real property. We shall be glad if you will forward to us this Agreement and any other document you may have relating to this matter so that we may have proof that the property is yours.

We enclose a stamped and addressed envelope in which please have forwarded to us by registered mail the above document. The ten-cent (10c) registration stamp, you will observe, has been affixed by us. It is essential that we have this document and no useful purpose would be served by your visiting Vancouver as the document would merely have to be left with us, and this can safely be done by registered mail.

If everything is found to be in order and it is clear that you are the owner of the property, then all the funds in the joint account, namely \$1024.66, can be credited to you, but we will refrain from forwarding you any funds in the meantime until we receive the Agreement you have mentioned.

We have written Mrs. Anzai separately forwarding her a cheque for chattels she owned, and which were sold by auction.

Yours truly,

P. Doust,
Administration Department.

PD/ER
Enc.

12461 & Int. 1413

February 14th, 1945.

Mr. Ranji ANZAI,
Regn. No. 02141,
C/o Dartt & Patterson,
Tappan, B. C.

Dear Sir:

We have written you from time to time regarding the above property and we particularly refer you to our letter of March 22nd, 1944. As we have received no reply from you and no evidence has been produced by you to show that this property was handed over to you by Mr. Shigemichi Kawata, will you please note that we have no alternative but to make a division of the proceeds of the sale of this property, placing fifty per cent of the amount on hand to the account of Shigemichi Kawata (now in Japan) under our Internee Account, Int. file 1413, and the other fifty per cent to your account under our file number 12461.

The total amount in the joint account at the moment is \$1024.66 and the above division will mean that \$512.33 will be available to you in the usual manner.

Yours truly,

P. Doust,
Administration Department

PD/ER

March 21st, 1944.

To Accounting Department
FROM Administration Department

See File 7223 - Mrs. Hajji KHALIL - \$113.00 - Cr. Bal. \$113.00
+ 12462 - Hajji KHALIL - \$212.41 - P.L.A./s } \$325.41
+ 14555 - Shigetschi KAWATA - \$ 0.00 - Cr. Bal.

With reference to the above accounts, rentals were originally put in Mrs. KHALIL's name as she registered the property and it was thought that she had some interest in same.

This property has been sold and the proceeds from the sale credited to the joint account above mentioned. As the rentals also should be in the joint account say we suggest, as has been arranged with another account, that the amount in the joint account be transferred to the single account and this account then made into the joint account, which will then show a total credit of \$325.41 to KHALIL and KAWATA. The heading of the joint account should be Hajji KHALIL, Registration No. 62241, File 12462 and Shigetschi KAWATA, S/S, Reference File 1413, as our file 14555 - Shigetschi KAWATA - is being handed over to the Reference Section.

Will you further note that no funds should be paid out from this account as we are still awaiting the documentary evidence from KHALIL that this property was handed over to him several years ago by KAWATA, who is now in China or Japan. We are in communication with KHALIL re this matter and if he fails to supply us with the necessary documents we will then request you to transfer 50 per cent of the amount to the Reference Section in KAWATA's name.

PD/22

P. KHALIL

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Dec, 20th 1943.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. Russell

Dear Sirs:-

Re: File No. 7253 - ANZAI (Myo) Mrs.
2526 W. 6th Ave. - Lot 8/282/526

We herewith enclose Deed in duplicate from Mary McLean to Shigemichi Kawata and Renji Anzai covering the above property. Mrs. McLean executed this Deed on the understanding that you will forward to her immediately your cheque in the amount of \$341.60 being the balance due under the Agreement for Sale on the above property.

We also enclose our Invoice in duplicate in the amount of \$5.00 for drawing this Deed.

Yours very truly,

KER & KER LTD.

Per. *J. J. Fair*

DDD.DR
ENC.

Files 14565 and 12461

November 8th, 1943.

MEMORANDUM

TO: MRS. A.G. HEARTHUR
FROM: MR. K.W. WRIGHT

Re: Kenji ANZAI and Shigemichi KAWATA

We are attaching hereto Files 14565, 12461 and 7253.

The documents herein re sale of property known as 2326 West 6th Avenue, Vancouver, B.C., described as Lot 8, Block 282, District Lot 526, Group 1, New Westminster District, Plan 1058, have been forwarded to Ottawa for execution by the Deputy Custodian. Catalogue No. 351.

We note that revenue from the property has been credited to Mrs. Miyo Anzai's account instead of the accounts of Kawata and Kenji Anzai. Also that Shigemichi Kawat is a resident of Japan.

KW/DG
Attchrs

K.W. WRIGHT

November 6th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 14565 and 12461
NAME: Shigenichi KAWATA and Renji ANZAI
CATALOGUE NO. 351
RE: 2326 West 6th Avenue, Vancouver, B.C.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver,
Lot 8, Block 282,
District Lot 526,
Group 1, New West-
minster District,
Plan 1058.

Encumbrances: 57110 H. 17/1/28,
Mary McLean - Right to
Purchase for \$3500.00
Interest 7%.

Balance due approximately
\$330.92 plus interest at
7% from 30/6/43. (to be
paid from sale price of
property).

Taxes: 1940 - \$81.02; 1941 - \$80.29;
1942 - \$83.21; 1943 - \$80.87
plus interest.

Vested: 34370

VALUATION BY APPRAISER: \$1100 - Maximum of \$1500.00

AMOUNT OF BID: \$1700.00

APPROVED BY ADVISORY COMMITTEE: October 13th, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$1700.00

NAME OF PURCHASER: Owen Hughes and Kate Hughes

KW/10
Attache

K.W. WRIGHT

7253

July 28, 1943.

Mrs. Mary McLean,
1895 West 13th Avenue,
Vancouver, B. C.

Dear Madam:

Re: Mivo ANZAI (Mrs. Renil)

In connection with the Agreement of Sale on the property at 2326 West 6th Avenue, according to a statement we have on file dated January 7th, the balance outstanding as at February 28, 1942, is \$330.92.

We are now enclosing a cheque for \$31.00, representing 7% interest from February 28, 1942 to June 30, 1943, which thus brings the interest practically up to date.

We shall be glad if in future you will kindly let us have an account either quarterly or half-yearly for the interest due, that we may make payments from funds on hand.

As explained to Mr. McLean, this property cannot go for tax sale on account of arrears of taxes as the property is vested with the Custodian. Taxes at the moment are in arrears to the extent of about \$440.00, but we are now paying the City of Vancouver \$100.00 on account of these arrears from funds received from rentals.

Kindly acknowledge receipt of the enclosed cheque in due course, and oblige.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Encl. 1

7253
12461

December 28, 1942.

Mrs. Benji (Miyo) ANZAI,
Hyatt Ranch,
Chase, D.C.

Dear Madam:

Re: 2326 West 6th Ave.
Lot 8, Bk. 282, D.C. 526.

The property declared by you on the 1st May
(J P Form) is still registered in the name of (Mrs.) Mary
McLean.

The Agreement for Sale and Purchase registered
on January 5, 1928, as No. 77110-H, is in the names of Mary
McLean (Seller) and Shigenichi Kawata & Benji Anzai (Buyers).

Your husband, Benji Anzai, not having declared any
property it is carried in your file, but we need to know exactly
how the interest of each of the above Buyers was transferred
to you. We also require the documentary evidence of such transfer.

Will you please let us have the desired information by
return mail.

Yours truly,

A. G. McArthur.
Administration Department.

P.S. If you know the address of Shigenichi Kawata, please include
this information in your reply.

NRB/CD

Copy for File 124/12

November 27, 1942.

MEMORANDUM

File No. 7253 ANZAI, Kiyo (Mrs. Kenji) Reg. No. 11349

The present position of this property is obscure. Title is in the name of Mary McLean, subject to a Right to Purchase (dated Nov. 5, 1935) in favor of "Shigewichi Kawada and Kenji Anzai," on which a balance of \$363.92 was outstanding on April 7, 1942.

There is no trace of Shigewichi Kawada, who is not registered with the R.C.M.P.

There is no I. P. form nor File for Kenji Anzai, last reported as at Eagle Bay, B.C.

All correspondence and papers are on File 7253 (Kenji's wife, Kiyo ANZAI), whose right to administer the property needs to be established.

Wanted, from:

- (1) Kenji ANZAI I. P. form reporting his interest, if any, in the property.
- (2) Eugene B. Smith, Mrs. McLean's agent, Copy of Agreement for Sale.
- (3) Kenji &/or Kiyo ANZAI documentary evidence of transfer, sale or assignment of Shigewichi Kawada's interest in the property.

B. G. Bell

Copy to Registration for (1)

Copy to Titles for (2) & (3).

MB/MB

COPY

WYNESS & GRANT
Barristers & Solicitors
Notaries

1114 Dominion Bank Building
207 Hastings Street West
Vancouver, B. C.

October 13, 1942.

Ker & Ker Limited,
475 Howe Street,
Vancouver, B. C.

Attention Mr. Alan N. Ker

Dear Sirs:

Re: ANZAI, (Miyu) Mrs. Renji
2326 West 6th Avenue

Mr. McLean, husband of Mrs. Mary McLean of 1895 West 13th Avenue has brought in to us for attention and reply your letter to her of the 14th ulto.

We did not draw the Agreement for Sale in question but a search of the records at the Land Registry Office discloses the following facts:

That Mary McLean is the registered owner under Certificate of Indefeasible Title #52728-J of Lot 8, Block 282, District Lot 526, Map 1058, City of Vancouver. On January 5th, 1928 she sold the property under Agreement of Sale to Shigemichi Kawata and Renji Anzai, gardeners, both of 2334 West 6th Avenue in this city, for \$3500.00, \$300.00 cash. This Agreement of Sale was registered on January 17th, 1928 under #57110-H. The balance was to be paid \$40.00 on February 10th, 1928 and \$40.00 on the 10th day of each and every month thereafter up to and including December 10th 1928; \$200.00 on January 10th, 1929, and \$40.00 on February 10th, 1929 and \$40.00 on the 10th day of each and every month thereafter until the balance, including interest at the rate of 7% on the unpaid balance of principal from time to time had been fully paid and satisfied and the said payments of \$40.00 were to be inclusive of interest to be applied, first, on payment of unpaid interest and then on account of the principal sum remaining unpaid from time to time.

The purchasers covenanted to pay principal, taxes, rates and assessments. If the Vendor paid any taxes, rates or assessments these were to be repayable by the Purchasers with interest at 7%.

Trusting this information is sufficient for your requirements,

Yours truly,

WYNESS & GRANT

(signed) H.P. Wyness

File 7253

December 21st, 1943.

506 Royal Bank Bldg.,

Vancouver, B.C.

RECEIVED FROM - THE CUSTODIAN OF JAPANESE PROPERTY

One cheque payable to "Mary McLean" in the amount of Three Hundred and Forty One Dollars (\$341.⁰⁰) in payment of: Balance due under the Agreement for Sale on 2326 West 6th Ave., Vancouver, B. C. (Lot 8/282/526), formerly owned by Mrs. Miyo ANZAI.

Cheque received by Kerr & Kerr Ltd
Per: J. J. Cairns

Catalogue No. 351
File Nos. 7253, 12461, 14565
2326 West 6th Avenue
8/282/526

Receipt of Certificate of Title No. 95376-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of copy of London Guarantee & Accident Co. Ltd. policy No. 569533 together with assignment thereof in quadruplicate.

Receipt is also acknowledged of cheque for \$51.95 representing closing adjustments on sale to us of 2326 West 6th Avenue.

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

Douglas

Catalogue No. 351
File Nos. 7253, 12461, 14565

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

Dear Sirs:-

Re: _____

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

Yours faithfully,

.....*W. J. Hughes*..... Signed

This Indenture

Made the **Fifteenth** day of **December** in the year of our Lord one thousand nine hundred and forty - **three**.

In Pursuance of the "Short form of Deeds Act"

Between

MARY MUIRAN, wife of **M. A. MUIRAN**, Mechanic, both of 1895 West 15th Avenue, in the City of Vancouver, in the Province of British Columbia,

Insert full Name
Street Address and
Occupation of
Grantor and of
Grantee.

of 1

(hereinafter called the "Grantor")

AND

SEIJI KAWATA, Gardener, and **REIJI ANZAI**, Gardener, care of the Office of the Custodian, 806 Royal Bank Building, in the City of Vancouver in the Province of British Columbia,

(hereinafter called the "Grantee")

Witnesseth, that, in consideration of the sum of Thirty-five hundred (\$3500.00) - - -

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, **Doth Grant** unto the said Grantee, his heirs and assigns **FOREVER** :

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 **Lot Eight (8), Block Two hundred and eighty-two (282), District Lot Five hundred and twenty-six (526), Group One (1), New Westminster District, according to map or plan deposited in the Land Registry Office at the City of Vancouver and numbered 1111.**

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto, and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; ~~Subject nevertheless~~ to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes rates and local improvement assessments, whether already or hereafter assessed.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor Releases to the said Grantee All His Claims upon the said lands.

Wherever the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature
of Witness

Street Address

City or Town

Occupation of Witness

Mary M. Lear

FOR WITNESS

Province of British Columbia
To Wit:

I, DAVID DONALD DAVIS
of Vancouver
make oath and say:

of the City
in the Province of British Columbia,

1. I was personally present and did see the within instrument duly signed and executed by Mary McLean the party thereto, for the purposes named therein.
2. The said instrument was executed at Vancouver, B.C.
3. I know the said party, and that she is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver
in the Province of British Columbia, this 20th
day of December 1948.

William J. Davis, J.P.
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

D. D. Davis

FOR MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, appeared _____ the person mentioned in the annexed Instrument as the maker thereof, and whose name subscribed thereto as part _____, that _____ know the contents thereof, and that _____ executed the same voluntarily, and _____ of the full age of twenty-one years. IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

I, **Herby Gertig**, that, on the _____ day of _____, 194____, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____ personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and knows the contents of said instrument, and subscribed the name of the said _____ as the free act and deed of the said _____ attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Deed of Land

**REAL ESTATE : INSURANCE
PROPERTY MANAGEMENT
VANCOUVER, B. C.**

Ker & Ker

FOR ATTORNEY

MARY McLEAN

**SHIGEMICHI KAWATA and
RENJI ANZAI**

Dated December 15th 1943

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

I, **Herby Gertig**, that, on the _____ day of _____, 194____, at _____ in the Province of _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____.

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

who subscribed his name to the annexed instrument as _____ and that he is the person of the said _____ and affixed the seal of the said _____ appeared before me and acknowledged to me that he is the _____ (whose identity has been proved by the evidence on oath of _____ personally known to me, who is) _____ of _____

November 6th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 14565 and 12461
NAME: Shigenichi KAWATA and Renji ANZAI
CATALOGUE NO. 351
RE: 2326 West 6th Avenue, Vancouver, B.C.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver,
Lot 8, Block 282,
District Lot 526,
Group 1, New West-
minster District,
Plan 1058.

Encumbrances: 57110 H. 17/1/28,
Mary McLean - Right to
Purchase for \$3500.00
Interest 7%.

Balance due approximately
\$330.92 plus interest at
7% from 30/6/43. (to be
paid from sale price of
property).

Taxes: 1940 - \$81.02; 1941 - \$80.29;
1942 - \$83.21; 1943 - \$80.87
plus interest.

Vested: 34370

VALUATION BY APPRAISER: \$1100 - Maximum of \$1500.00

AMOUNT OF BID: \$1700.00

APPROVED BY ADVISORY COMMITTEE: October 13th, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$1700.00

NAME OF PURCHASER: Owen Hughes and Kate Hughes

KWW/DG
Attachs

K.W. WRIGHT

Articles of Agreement

made in duplicate the 5th day of January in the year
of our Lord one thousand nine hundred and twenty-eight

BETWEEN

MARY McLEAN, wife of M.A. McLean, mechanic, both of 1895 -
13th Avenue West in the city of Vancouver in
the Province of British Columbia,

hereinafter called the "Vendor" of the one part

AND

SHIGEMICHI KAWATA, gardener, and RENJI ANZAI, gardener
both of 2334 - 6th Avenue West in the said
city of Vancouver,

hereinafter called the "Purchaser" of the other part.

WHEREAS the Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase of
and from the Vendor the land, hereinafter mentioned, that is to say: ALL AND SINGULAR that
certain parcel or tract of land and premises situate in the City of Vancouver
Province of British Columbia, and more particularly known and described as
Lot Eight (8)

of Block numbered Two hundred and Eight-two (282)

in sub-division of District Lot No. Five hundred and twenty-six (526)

Group One (1) New Westminster district, according to a registered map or
plan deposited in the Land Registry Office, at the City of Vancouver,
in the said Province and numbered 1058

TOGETHER with all the privileges and appurtenances thereto belonging, at or for the price or sum
of Thirty-five hundred ----- Dollars
(\$ 3500.00) of lawful money of Canada, payable in manner and on the days and times
hereinafter mentioned, that is to say: the sum of Three hundred -----
Dollars (\$ 300.00) on the execution of this Agreement (the receipt whereof is hereby
acknowledged by the Vendor), and the balance as follows:

The sum of \$40.00 on the 10th day of February, 1928;

The sum of \$40.00 on the 10th day of each and every month thereafter
up to and including the 10th day of Dec-
ember, 1928;

The sum of \$200.00 on the 10th day of January, 1929;

The sum of \$40.00 on the 10th day of February, 1929 and

The sum of \$40.00 on the 10th day of each and every month thereafter
until the balance, including interest at
the rate of Seven (7) per cent on the un-
paid balance of principal from time to time
has been fully paid and satisfied;

And the said payments of \$40.00 shall be inclusive of interest and
shall be applied, first, on payment of unpaid interest, and then
on account of the principal sum remaining unpaid from time to time

TOGETHER with interest on the monies from time to time owing under this Agreement, at the
rate of ----- per cent. (%) per annum, payable

THE PURCHASER shall examine the title at his own expense. THE PURCHASER shall not be bound to furnish any abstract of title, or produce any deeds, declarations or other evidences of title, except those in the possession or control of the Vendor, and copies of the title deeds in the possession of the Vendor will only be furnished at the expense of the Purchaser. AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges, conditions and liabilities contained in this Agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inserted in all proper and necessary places.

THE PURCHASER shall examine the title at his own expense. THE PURCHASER shall not be bound to furnish any abstract of title, or produce any deeds, declarations or other evidences of title, except those in the possession or control of the Vendor, and copies of the title deeds in the possession of the Vendor will only be furnished at the expense of the Purchaser. AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges, conditions and liabilities contained in this Agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inserted in all proper and necessary places.

2326 - 6th Ave., W. Vancouver, B.C.
Purchaser or mailed under registered cover addressed to the Purchaser at
ascertained damages. The said notice shall be well and sufficiently given if delivered to the Vendor and all the monies paid hereunder shall be absolutely forfeited to the Vendor as liquidated and Vendor shall be at liberty to repossess, re-sell and convey the said lands to any Purchaser thereof, expiration of such notice (if the Vendor shall so elect) be null and void and of no effect, and the demanding payment thereof, and in case any such default shall continue these Presents shall at the in addition to his other remedies hereunder, give to the Purchaser thirty days' notice in writing, and as often as any default shall happen in making such payment, the Vendor may at his option and the payments above mentioned are punctually made at the time and in the manner above mentioned, AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless less, to impeachment for voluntary or permissive waste. Including all necessary repairs or any part thereof, on the days and times and in the manner above mentioned, subject, nevertheless, default be made in the payment of the said sums of money above mentioned or the interest thereon, AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the said lands until then not matured on said buildings.
usual statutory covenants and the Vendor will then assign to the Purchaser any Insurance Policies such Deed shall be prepared by the Vendor at the expense of the Purchaser and shall contain the but subject to the conditions and reservations in the original grant thereof from the Crown, and

of local improvements, taxes and assessments, INCUMBRANCES, except rates, taxes and assessments, from and after this date, and installments with the apportionments thereof belonging or appertaining, FREED and DISCHARGED FROM ALL and sufficient Deed in fee simple, ALL the said piece or parcel of land above described, together Purchaser, to convey and assure, or cause to be conveyed and assured, to the Purchaser, by a good thereon as aforesaid, and the surrender of this Agreement, the Vendor does COVENANT with the IN CONSIDERATION WHEREOF, and on payment of the said sums of money, with interest satisfy the Vendor's claims under this Agreement.

paid to the Purchaser that part of such insurance remaining after retaining only sufficient to property, which shall be credited to the Purchaser on this Agreement and will pay or cause to be of loss, the Vendor, upon receiving such insurance, shall treat the same as a payment on the AND it is further agreed that in the event of such insurance becoming payable through satisfaction per annum from the date of each payment.
interest as well after as before maturity of this Agreement, at the rate of shall hold a charge or lien against the lands and premises for the amounts so paid, together with premiums in respect of such fire insurance, during the currency of this agreement, and the Vendor provided for; and will pay the Vendor all sums of money that may be paid by the Vendor for insurance and in the event of the purchaser failing so to do the Vendor may effect the insurance herein provided for; and will pay the Vendor all sums of money that may be paid by the Vendor for insurance shall hold a charge or lien against the lands and premises for the amounts so paid, together with interest as well after as before maturity of this Agreement, at the rate of

per cent.
per cent. per annum from the date of such payment being made by the Vendor.
the Purchaser, with interest at the rate of PROVIDED that should the Vendor pay the said taxes the same shall be repayable forthwith by the said lands, including proportion of this year's taxes and charges from date of this Agreement; improvements, taxes and assessments now rated and charged, or hereafter rated and charged, against rated or charged from and after this date, and all installments of principal and interest of local AND also shall pay and discharge all taxes, rates and assessments wherewith the said land may be aforesaid, both before and after maturity, on the days and times in manner above mentioned: Vendor the sums of money above mentioned, together with the interest thereon at the rate as Purchaser DOES COVENANT, to and with the Vendor, that he shall well and truly pay to the NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: The null and void as hereinafter provided.

purchase price and interest thereon to the date of such payments, unless this Agreement is rendered period pay any portion thereof over amounts required by this Agreement or the balance of the ALWAYS PROVIDED, HOWEVER, that the Purchaser may at any time within the above-mentioned

with loss payable to not less than \$ AND will insure and keep insured any buildings which may be on the said land to the amount of of such payment being made by the Vendor.
the Purchaser, with interest at the rate of PROVIDED that should the Vendor pay the said taxes the same shall be repayable forthwith by the said lands, including proportion of this year's taxes and charges from date of this Agreement; improvements, taxes and assessments now rated and charged, or hereafter rated and charged, against rated or charged from and after this date, and all installments of principal and interest of local AND also shall pay and discharge all taxes, rates and assessments wherewith the said land may be aforesaid, both before and after maturity, on the days and times in manner above mentioned: Vendor the sums of money above mentioned, together with the interest thereon at the rate as Purchaser DOES COVENANT, to and with the Vendor, that he shall well and truly pay to the NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: The null and void as hereinafter provided.

purchase price and interest thereon to the date of such payments, unless this Agreement is rendered period pay any portion thereof over amounts required by this Agreement or the balance of the ALWAYS PROVIDED, HOWEVER, that the Purchaser may at any time within the above-mentioned

Title

Purchaser's Address

Incumbrances

Insurance

Taxes

IN THE EVENT of this Agreement being registered, and in the event of default being made in any payment, or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing at the date of such production.

AND IT IS FURTHER AGREED that the taking of a Judgment or Judgments on any of the covenants herein contained shall not operate as a merger of such covenants or affect the Vendor's right to interest at the rate and at the time aforesaid.

The purchasers covenant and agree to and with the vendor to keep the said premises at all times during the life hereof in a proper and fit state of repair, with full and free liberty to the vendor to enter upon the same and view the state of repair; and the purchasers will repair according to notice;

In the interpretation of this clause the above terms shall bear the meaning set forth in the second schedule to the Short Forms of Leases Act, R.S.B.C.1924, chapter 234

Wherever the singular or masculine is used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

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

SIGNED, SEALED AND DELIVERED

BY THE VENDOR IN THE PRESENCE OF

Harry Gordon Harding
1885 - 15th Ave., West,
Vancouver, B.C.
Salesman

"Mary McLean"

(Seal)

"Shigemiche Kawato"

(Seal)

SIGNED, SEALED AND DELIVERED

BY THE PURCHASER IN THE PRESENCE OF

Witness as to all parties.

"Renji Anzai"

(Seal)

State Full Name
Address and
Occupation of
Witness

State Full Name
Address and
Occupation of
Witness

For Maker

I HEREBY CERTIFY that on the
at Vancouver

day of January 19 28
in the Province of British Columbia

Mary McLean

(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared before me and acknowledged

the person mentioned in the annexed instrument as the maker thereof,
and that she knows the contents thereof, and that
she is of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at
Vancouver British Columbia, this
day of January
in the year of our Lord one thousand
nine hundred and twenty-eight

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

day of 19 , at

(whose identity has been proved by the
who is) personally known to me, appeared before
of

and that he is the person who subscribed his name to the
and affixed the seal
to the said Instrument, that he was first duly authorized

to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at , British Columbia,
this day of , in the year of our Lord
one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

BEEN MARY McLEAN AND SHIGEMICHE
KAWATO, 1926.
5, 1913.
IS A TRUE COPY OF THE

[Signature]

S
or ob
Officer
Corporate

Dated January 1926

MARY McLEAN

AND

SHIGEMECCHI KAWATA AND RENJI
ANZAI

R.C.L. Form No. 11

Agreement FOR SALE OF LAND

Lot 8,

Block 282

D.L. 526 - 1 - N.W.D.

MORRE & YNESS: etc.,
Barristers, B.C.
Vancouver, B.C.

ROSE COWAN & LATA LTD. - LEGAL FORM PRINTERS
748 BAYVIEW STREET, VANCOUVER, B.C.

In the Province of British Columbia,
I, Harry Gordon Harding
of the City
of Vancouver
do hereby certify that on the
day of January 1926
I was personally present and did see the within instrument duly signed and executed by Mary McLean
thereof, for the
purpose named therein.

1. I was personally present and did see the within instrument duly signed and executed by Mary McLean
thereof, for the
purpose named therein.

2. The said instrument was executed at Vancouver, B.C.
of the full age of twenty-one years,
and that she is
of the full age of sixteen years.

3. I know the said party
and I am the subscribing witness to the said instrument and am of the full age of sixteen years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

5. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

6. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

7. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

8. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

9. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

10. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

11. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

12. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

13. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

14. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

15. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

16. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

17. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

18. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

19. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

20. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

A Notary Public in and for the Province of British Columbia,
A Commissioner for taking affidavits within British Columbia.

In the Province of British Columbia,

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the said instrument I had not received any notice or information of the
revocation of the said Power of Attorney by death or otherwise.
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.

A.D. 19

DECLARED before me at
in the Province of British Columbia, this

A Notary Public in and for the Province of British Columbia,
A Commissioner for taking affidavits within British Columbia.
NOTE: Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

Declaration
by Attorney

Registered
No.

For
Attorney

Declaration
of Witness

401 → Catalogue No. 351
File No. 13423
1352

January 14th, 1944.

MEMORANDUM

To: Mr. F. E. Russell

FROM: Mr. W. A. Brown

Sanji KAWAI and
Shigenori KAWATA
Lot 8, Bldg. 205, 1st. Fl.,
Rm. 1, Bldg. 205, 1st. Fl.

With reference to the above property which was recorded in the
Tennessee Land Registry Office, December 28th, 1943, in various forms
with the following documents in connection therewith:

1. Copy of application number 9574-1 dated December 28th,
1943, registering the property from Mary Nelson to
Shigenori KAWATA and Sanji KAWAI (Dead).
2. Copy of application number 9575-1 dated December 28th,
1943, registering the property in the name of the Custodian
(Transmission).
3. Copy of application number 9576-1 dated December 28th,
1943, registering the property from Secretary of State to
Owen Hughes and Kate Hughes - Joint Tenants, (Dead).
4. Affidavits of Dead dated December 15th, 1943 - Mary Nelson
to Shigenori KAWATA and Sanji KAWAI.
5. Affidavits of Transmission dated November 11th, 1943.
6. Affidavits of Dead dated November 11th, 1943 - Secretary
of State to Owen Hughes and Kate Hughes - Joint Tenants.
7. Certificate of Indefeasible Title Number 9576-1 dated
January 12th, 1944, covering the above property in the
name of Owen Hughes and Kate Hughes - Joint Tenants.

WAB:JB
cc: [illegible]

Approved

Catalogue No. 251
File No. 1142 &
1467

January 14th, 1944.

MEMORANDUM

To: Mr. E. B. Russell

From: Mr. E. A. Graham

Re: **Benji WEISS and
Margaret LARSEN**
Lot 6, S.W. 1/4, T.1N. 24E,
R.1E. 1/4, S.W. 1/4, T.1N. 24E,
R.1E. 1/4, S.W. 1/4, T.1N. 24E.

Reference to the above property which was recorded in the
Recorder's Land Registry Office, December 22nd, 1943, we enclose herewith
the following documents in connection therewith:

1. Copy of application number 91794-1 dated December 22nd,
1943, registering the property from Mary Nelson to
Margaret LARSEN and Benji WEISS (Dead).
2. Copy of application number 91795-1 dated December 22nd,
1943, registering the property in the name of the Canadian
Government.
3. Copy of application number 91796-1 dated December 22nd,
1943, registering the property from Secretary of State to
Gene Hughes and Kate Hughes - Joint Tenants, (Dead).
4. Duplicate of Deed dated December 15th, 1943 - Mary Nelson
to Margaret LARSEN and Benji WEISS.
5. Duplicate of Transference dated November 11th, 1943.
6. Duplicate of Deed dated November 11th, 1943 - Secretary
of State to Gene Hughes and Kate Hughes - Joint Tenants.
7. Certificate of Indefeasible Title number 91794-1 dated
January 12th, 1944, covering the above property in the
name of Gene Hughes and Kate Hughes - Joint Tenants.

E. A. Graham

cc: Mr.
Mr. E. B. Russell

[illegible]

NAME AREAL, Elva (Mrs. Dan)

REGISTRATION NO. 11349

FILE NO. 7253

The following chattels were sold by public
auction at 992 Powell St., Van., B.C. March 2, 1944.

Motor Oil range
Bed & spring

\$ 30.00
4.00

Total:

(Auctioneer's Fee \$ 5.40
Less Expenses: (Advertising 0.83
(Hauling) 2.51

\$ 54.00
\$ 6.74
\$ 47.26

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering list No.

Vancouver 12.

Remarks.

REAL PROPERTY SUMMARY

JAPANESE NAMES: Renji ANZAI Reg. No. 02141 File No. 12461
 Miyo ANZAI (Mrs. Renji) " " 11349 - No interest in the property 7253
 Shigemichi KAWATA (In Japan) - Shigemichi KAWATA Int. File 1413.

CATALOGUE NO: 351.

PROPERTY ADDRESS: 2326 West 6th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 8, Block 282, District Lot 526, Group 1, N.W.D., Plan 1058.

TITLE: In name of Mary McLean, Cert. of Title 52728-I.

ENCUMBRANCES: 57110 H. Agreement of Sale to Shigemichi KAWATA and Renji ANZAI.
 Copy on file.

Vesting 34370 of interest of Renji ANZAI.
 " 37438 " " " Shigemichi KAWATA, filed 7th Jan. 1944.

ASSESSED VALUE: 1943 - Land \$ 810.00
 Improvements \$1100.00 - \$1910.00. Taxes - \$70.83.

CLASSIFICATION: Urban dwelling of 6 rooms, frame building with partial concrete basement, hot air plant partly dismantled. Exterior badly in need of paint and interior of decorating. Roof in bad condition. Lot is 50x120ft., ground in rundown state. Frame garage. On 15th May 1942 basement door and a window broken open. Premises vacant.

HISTORY OF ADMINISTRATION: Premises rented through Ker & Ker as from the 10th June 1942 to Mrs. Edith Davidson at a monthly rental of \$30.00, with \$10.00 allowed for cleaning up. Some minor repairs were made before occupation and a new furnace later installed at a cost of \$158.00. The rental received to date of sale was \$586.50.

Mrs. Miyo ANZAI, file 7253, declared this property but has no interest. A Quit Claim dated 10th October 1928, given by Shigemichi KAWATA in favor of Renji ANZAI received 27th February 1945, was not registered and is on file. This is taken as extinguishing the KAWATA interest, leaving Renji ANZAI sole owner, and entitled to the revenue of the property and proceeds of sale.

The Agreement of Sale to KAWATA and ANZAI is dated 5th January 1928, copy on file. KAWATA returned to Japan in 1930. ANZAI took possession of the premises, and the obligations of the Agreement of Sale. A notarial declaration dated 29th April 1942 by M.A. McLean, as agent of Mary McLean, is on file and a statement dated 7th January 1943 gives the amount owing as at 31st December 1942 on the purchase \$357.84. Interest of \$31.00 was paid 28th July 1943, and the balance owing on the Agreement \$341.60 paid 7th December 1943.

Offers: Mrs. Janet Lewis, 30th September 1943, \$850.00, no agent.
 Owen Hughes and Kate Hughes, \$1700.00, per J.L. Clark.

Clark.

Page 2.

Files 12461, 7253 &
Int. 1413.

Valuation: By W.G. Moore, Pemberton Realty Corporation Limited, dated October 9th, 1943, filed in property section of file. Valuation being \$1100.

SOLD: To Owen Hughes and Kate Hughes, His wife, for \$1700.00 as at 19th October 1943.
Approved by Advisory Committee 13th October 1943.

TITLE: Certificate of Title 95376-L, dated 12th January 1944, issued in name of Owen Hughes and Kate Hughes, and its receipt was acknowledged on 24th January 1944 by O. Hughes.

FUNDS: Released to the credit of the Joint account of Renji ANZAI and Shigeimichi KAWATA - sale price of property \$1700.00 plus rental collected \$586.50, total \$2286.50; less commission on rentals \$35.33, repairs \$180.90, sundries \$23.50, taxes \$454.16, allowance on rent \$10.00, Certificates of Encumbrance \$2.00, interest on Agreement of Sale \$31.00, balance of Agreement of Sale \$341.60, insurance \$13.75, advertising \$4.00, drawing deed \$5.00, appraisal fee \$5.00, registration fee \$15.65, commission on sale \$85.00, closing adjustments \$51.95, total \$1258.84. Net amount released \$1027.66.

As the Agreement of Sale, KAWATA to ANZAI for nominal consideration is accepted as relinquishing any interest of KAWATA, as indicated by memo of K.W.Wright, 28th February 1945, the funds released to the credit of the joint account should be transferred to the credit of Renji ANZAI.

OLD CERTIFICATE OF TITLE

No. 52728-I: In the Land Registry Office.

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

DATED: January 31st, 1947.

IM:JS



Personal Property
Summary

File No. 12461

July 8, 1947.

Re: Renji ANZAI - # 02141

Chattels:

No chattels were declared by the above Japanese person. The chattels left at the premises known as 2326 West 6th Avenue were declared by Miyo ANZAI (wife) and have been handled on her file, number 7253.

Specified
Articles:

In March 1942 the above Japanese person handed over to the R.C.M.P. a General Electric Console Radio. This was sold at Vancouver Auction 39 on January 31, 1945 and net proceeds of \$25.58 credited to ANZAI's account with this office. To date the R.C.M.P. receipt has not been received from Mr. Anzai. (See Supplementary Summary attached).
See also (1) on reverse side of this sheet.

Life
Insurance:

No life insurance was declared by Anzai when he registered with the Custodian but through information supplied by the life insurance company it was revealed that Anzai carried a Manufacturers Life Policy, Number 587,618. No reference was made by Anzai to this insurance until May 27, 1946, at which time the above life insurance company advised us there were premium arrears of \$479.00 against this policy. They enclosed a copy of Anzai's letter to them requesting them to get in touch with the Custodian regarding some money still due to him.
We advised the Manufacturers Life that there was much less than the above amount in Anzai's account with this office and we were writing to him regarding his credit balance and upon hearing from him would make payment as suggested. We accordingly wrote to Anzai on May 30, 1946, stating that as soon he wrote to us advising what he intended to do about the claims on file against him we would arrange to pay to the insurance company the balance remaining in his account, if that were his wish. We advised him we were writing to the life insurance company in this connection and nothing would be done until we heard from him. To date no word has been received from Anzai, and no action regarding insurance arrears has been taken by the Custodian.

Accounts
Receivable:

Although not declared by Anzai when registering with the Custodian, it would appear that Anzai had money owing to him from former customers in connection with work he did for them. He stated in a letter dated March 1, 1945, that if we would let him know if we could collect his accounts he would give us their names and the amounts they owed him. There is nothing on file to indicate that any action in this regard was taken by the Custodian. At any rate, March 1945 was long past the time when such accounts should have been filed with this office.

(over)

90, Panel
Chungking, China

MEMORANDUM

May 12th, 1943.

To: File 12461

From: Specified Articles Department

Re: ANZAI, Renji - Reg. 02141

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
<u>RADIO</u>	S. General Electric Console Radio, Serial 152. Phonograph.	\$ 25.00

S. sold by auction 2/1/45
fare amount 99.

Sold at Vancouver Auction No. 39	
on January 31, 1945 for	\$30.00
Less Administrative Expenses	4.42
Net amount credited to account - - - - -	\$25.58

E. Robertson

E. Robertson,
July 8th, 1947.

Transferred to
Child Suspense
A.C.N.P. - 241.

3/9/47
R.C.

Exhibit report on C/181.

STATEMENT RE SALE OF:

Name: ANZAI, Renji

Catalogue No: 351

File No: 12461

Street Address: 2326 W. 6th Avenue,
Vancouver, B. C.

Reg. No. 02141

Legal Description: Lot 8, Blk. 282, D.L. 526

Date of Sale and Adjustments October 19, 1947

Sale Price \$ 1700.00

Real Estate Agents Commission \$ 85.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 8.00

Encumbrances:

Unpaid Vendor 341.60

Mortgage

Arrears of Taxes

Other Charges

Adjustments:

Fire Insurance 13.18

Taxes 16.20

Water 3.00

443.60 \$ 1732.38

Net Proceeds credited to your account \$ 1288.78

Date:.....September 16, 1947.....

Compiled by:.....B. Good.....

Catalogue No. 351

File No. 14565 & 12461

2326 W. 6th Avenue

8/282/526

ADJUSTMENTS

As of October 19, 1943.
73 days to go.

Debit purchaser		
73/365 x \$ 80.87	taxes for 1943	\$ 16.20
73/184 x \$ 7.55	water July to Dec.	3.00
69/72 x \$ 13.75	insurance premium	13.18
	Ex. 10/9/46	7.65
Registration fees on Deed. \$1700.00		

\$ 40.03

Total debits

Credit purchaser

Proportion rents for month of Oct. 21/31 x \$28.50	\$ 19.31
Rents collected for month of Nov. 10 to Jan 9 - 2 x \$28.50	57.00
" " " " Jan. 10 to Feb. 9 on account	15.67

\$ 91.98
40.03

Total credits
Less total debits

\$ 51.95

Net credit due to purchaser

c.c. to J. L. Clark Realty Co.
& Ker & Ker Ltd.

14565
12461

January 20, 1944.

Mr. Ranji ARJAI,
Registration No. 02141,
c/o Hynco Ranch,
Chase, D. C.

Dear Sir:

Re: Catalogue No. 351
2326 West 6th Avenue
6/282/526

Please be informed that 2326 West 6th Avenue has been sold
as of October 19, 1943 for the sum of \$1700.00 which is equal to or in
excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price	\$ 1,700.00	
Less Real Estate Agent's Commission @ 5%		\$ 85.00
• Payment of taxes		354.16
• Paying off Right to Purchase		311.80
	<u>789.76</u>	\$ 789.76
Net credit to your account	<u>\$ 910.24</u>	

These funds are available to you in the usual way.

Yours truly,

George Peters
Administration Department.

OP:ED

c.c. to D.C. Security Commission
(for your information)

File No. 12461
Reg. No. 02141

RENJI ANZAI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
December 12 1947	Rents collected Agent's commission Repairs - plumbing, lock, paint	15.00 25.90		
January 13 1948	Installing new furnace	158.00		
February 12	Water rates to 30 June	15.95		
April 15	Land Registry Office - Certificate of Encumbrance	2.00		
July 30	Mrs. McLean - Interest on Agreement for Sale	31.00		
September 24	Insurance (3 years) Water to 31st December Taxes, current plus arrears	13.75 7.55 454.16		
October 19	Drawing deed Rents collected to date Agent's commission Credit re Sale of Property	5.00 15.00	309.19 1,238.78	
March 3 1948	Cheque to you	800.00		
March 9	L. Gallatin - claim paid	9.00		
September 15 1947	Buckleyfield Ltd. - claim paid K. Yoshida - payment of claim	25.99 88.00		
		<u>\$1,666.30</u>	<u>\$1,767.97</u>	
Accounting Department September 15th, 1947		<u>101.67</u> <u>\$1,767.97</u>	<u>\$1,767.97</u>	NIL

CR & 101.67

COPY

File No. 12461
Reg. No. 02141

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	December 12	Rents collected	\$ 15.00	\$ 170.00	
		Agent's commission	25.90		
		Repairs - plumbing, lock, paint			
1943	January 13	Installing new furnace	158.00		
	February 12	Water rates to 30 June	15.95		
	April 16	Land Registry Office - Cert. of Encum- brance	2.00		
	July 30	Mrs. McLean - Interest on A/Sale	31.00		
	September 24	Insurance (3 years)	13.75		
		Water to 31st December	7.55		
		Taxes, current plus arrears	454.16		
	October 19	Drawing Deed	5.00	309.19	
		Rents collected to date			
		Agent's commission	15.00		
		Credit re Sale of Property		1288.78	
1945	March 3	Cheque to you	800.00		
	March 9	L. Gellash - claims paid	9.00		
1947	September 15	Buckerfields Ltd. - claims paid	25.99		
		K. Yoshida - payment of claims	88.00		
			<u>\$1666.30</u>	<u>\$1767.97</u>	

CR \$ 101.67

Name of Claimant

ANNA, Rangi

Case

185

Custodian File

1842

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
1700.	85.00 12.50									97.50
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 & 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			
235.	80.	24.	34.02	22.	6.37		32.37			
TOTAL RECOMMENDATION										129.67

12461

December 20th, 1950.

Mr. Renji ANZAI,
R. R. #2,
Vernon, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 155

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 ... \$129.67.

Cheque in your favour is enclosed for \$122.87
and we have paid the Co-Operative Committee .. \$ 6.80
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

B R I E F

Notes in Defense

Re: ANZAI

File No. 12461

Case No. 185

URBAN PPTY
(With Bldgs.)
Vernon, B.C.
21 April 1948.

- Ex. 1 - Statement of Real Estate (Yellow form)
Ex. 2 - Appraisal of House etc. by W.G. Moore (Pemberton Realty)
Ex. 3 - " " " " Alan N. Ker (Ker & Ker Ltd.)
Ex. 4 - 3 Photos (Exterior & interior of house, 1 of fish pond)
Ex. 5 - Statement of Personal Chattels.
Ex. 6 - Photo of interior of house.

Claims:

1. Real Estate
2. Chattels.

Claim 1:- 2326 West 6th Ave., Vancouver, B.C.

Claimant paid \$3500 for property in 1928 and claims \$3700. On the yellow form he lists shrubs etc. of which no mention was made on the appraisals given to the Custodian.

Assessment	1985.
Claim	3700.
Appraisal by Ker	
& Ker	1500.
Appraisal by	
Pembertons	1100.
Sold for	1700.

Note that both appraisers remark on the extremely run-down condition of the premises.

After the Custodian took control repairs costing \$183.90 were made and the property rented for \$30.00 per month.

Mr. McTavish submits that the real property was sold for its fair market value.

Evidence may be required from:

- (1) W.G. Moore of Pemberton Realty Corporation
- (2) Alan N. Ker of Ker & Ker Ltd.
- (3) (Purchaser? - Owen Hughes and Kate Hughes)

Claim 2:-

Chattel

Appraisal of radio was made by Mr. Kennedy or Mr. Thompson, but no record is on file of these appraisals, other than that the radio was appraised at \$25.00. Analysis of Claim is not amended. The amended claim now lists only the following articles:

Radio	100.	30	Appraised
Oil Heater	15.		25 (See Memo May 12th/43)
Coal Heater	7.		
Oil Range	135.	50	
	257.		

Chattels are purely a question of Value.

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 J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Vernon, B.C.

April 21, 1948

IN THE MATTER OF THE CLAIM OF
REIJI ANZAI

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
 Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
 Claimant.

T.J. MARRION, Esq.,

Secretary to Vernon
 Sub-Commission.

G.W.R. UPTON, Esq.,

Official Interpreter.

G.L. HAMBLETON, Esq.,

Official Reporter.

30

MR. McMASTER: The next man on the list hasn't arrived yet, and I have word he is on his way from Westwood, so I would like to proceed with Ranji Anzai.

THE COMMISSIONER: This will be case 186.

MR. McMASTER: Your honour, will this not be case No. 185?

THE COMMISSIONER: 185 you said you were not going to proceed with.

10 MR. McMASTER: Your honour, I would suggest, unless it is inconvenient to the Secretary that we should actually take them in order, the order in which they are heard; in other words, assign case numbers to them as they are heard.

THE COMMISSIONER: Well, have these not been assigned, Mr. Secretary?

THE SECRETARY: They have been, your honour. It could be changed, of course.

20 MR. McMASTER: The difficulty that I see, your honour, is this: This list today is fairly close to the list that was drawn, but, as my learned friend has found out, it is going to be a little jumbled for the remainder of the week and I am afraid, if we hop around on the list as drawn, we may have some confusion.

THE COMMISSIONER: Then you wish to number the cases as they come up. This, then, will be 185.

MR. McTAVISH: That is perfectly all right with me.

30 RENZI ANZAI, the Claimant herein, being first duly sworn, testified as follows:

MR. McMASTER: In this case, your honour, I would ask to amend the claim form by deleting the claim under item 4 (a)(iii) for \$110.00 -- it is not a proper subject matter under the terms of reference -- and to amend the chattel claim on the back of the claim form by striking out items numbers 2, 3, 4, 5, 6, 8, and 10, and by adding a claim for an oil range which was received by the Custodian and sold by him. The claim will then be for General Electric Console Radio, \$100.00, reducing the amount originally claimed; oil and heater, \$15.00; coal heater, \$7.00; oil range, \$135.00, making the total chattel claim \$257.00. Perhaps later my friend will advise the amount that the Custodian received for those goods; I don't have that figure.

With respect to the oil range, your honour, which I am asking to add, the claimant did not receive copies of the auction sheets and became aware of the ridiculous figure at which it was sold only when it was produced to him here.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Now, witness, I produce to you a statement with regard to your real property at 2326 West 6th Avenue, Vancouver, B.C. Did you instruct me to prepare this statement and is this your signature on it?

A: Yes.

Q: And are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I ask to file that as exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: Does my friend wish to file his appraisal?

MR. McTAVISH: Yes, your honour; I have two different appraisals on this property which I wish to file.

MR. McMASTER: I might say, your honour, that my friend only provided me with one appraisal, and I would ask him to be good enough to provide me with a
10 copy of the other one if he has two.

MR. McTAVISH: Which one have you got?

MR. McMASTER: I have Pemberton's.

I file on behalf of my learned friend the
Pemberton appraisal dated October 9th, 1943.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. McTAVISH: The second one, your honour is a complete report on the property by Ker & Ker Limited.

MR. McMASTER: Is my friend suggesting this is an appraisal? I would ask my friend to undertake to provide
20 me with a copy of this document. I file it on behalf of my learned friend. It is an undated document purportedly signed by Ker & Ker, Ltd., per Alan N. Ker, which states that the property was inspected on May 15th, 1942.

(APPRAISAL MARKED EXHIBIT NO. 3)

I might refer to Exhibit No. 1, your honour. It is property as stated in Kitsilano district between Vine and Balsam on 6th Avenue, house and garden and garage, six-roomed house with a full
30 concrete basement. The property was purchased in

1928 for \$3500.00 and the claimant spent a fair amount of money in fixing up the premises and also the grounds, as shown in his statement. His occupation, as shown by the statement, was a landscape gardener, and he had planted in the premises a large quantity of shrubs and flowers, which are set out in his statement, and the values thereof shown. He also points out the upkeep of the premises and shows that it was in a middle-class residential district which was predominantly Occidental.

He points out that the appraiser makes no mention whatsoever of his fish pond and rockery and no mention of the shrubs and plants.

He also points out that the Custodian did some repair work and put in a new furnace at his expense, before the property was sold for, which cost \$183.90 which was charged to him.

In the statement which my friend has filed by Ker & Ker, they advise, as stated in Exhibit No. 1 that it would be necessary to spend \$150.00 to put the premises into condition, and the custodian did spend that money and rented the premises for \$50.00 a month.

The claimant states that he estimates a fair value at the date of sale in October, 1943, would have been \$3700.00.

Q: Now, witness, I am going to produce to you three pictures. There is one picture here of a house. Is that the house or part of the house with respect to which you are making a claim? A: Yes.

Q: Can you tell his honour approximately when that picture was taken?

A: 1940, in July.

Q: 1940? A: Yes.

Q: Yes. And I produce to you a picture of the interior of a house. Is that one of the rooms in this house with respect to which you are claiming?

A: Yes, this was 1940 I had it taken.

Q: Yes. Whereabouts in the house is that?

A: That is the living room.

Q: That is the living room. A: Yes.

Q: And I produce to you another picture of a fish pond. Is that the fish pond which was on your premises and which you put in there after you acquired the premises?

A: I put it in front garden.

Q: And this is on the premises with respect to which you are claiming? A: Yes.

MR. McMASTER: Perhaps my friend would like to look at those before I file them.

(Handed to Mr. McTavish)

I would ask to file those three pictures as one exhibit, your honour.

(PHOTOGRAPHS MARKED EXHIBIT 4)

MR. McMASTER: Before I proceed to the personal property, perhaps my friend will admit that the keys for these premises were handed to the Custodian, and to help him on that, I produce a receipt from the Custodian's office for the keys. It is a receipt, your honour, dated the 11th of May, 1942, purporting to be signed

radio I traded for the new one.

Q: That is the one you traded in on the one you are now claiming for?

A: Yes.

At Yes.

Q: And in addition to trading that radio in, you paid \$100.00? A: Yes.

At Y33.

Q: Approximately when was that picture taken?

11 Oh, this one, let me see -- I think before evasua-
tion.

Q: That would be about 1954? A: Yes.

A: Yes.

10 MR. McMASTER: I ask to file that.

(PHOTOGRAPH NAMED EXHIBIT 6)

Q: Witness, with regard to the Hectner Oil Range with respect to which you are claiming, you stated in your personal property statement that you purchased it in 1941. Could you tell his honour where you purchased it?

A: In the kitchen.

A: In the kitchen.

Q: Where you bought it.

A: Oh, just agent for, you know, Yama Taxi on Powell Street.

20 Q: What is the name of the taxi, again?

At Yana.

Q: Yes. Is he the man who ran the taxi business and also an electrical store?

A: Yes, he sell radio and so on.

MR. McMASTER: Your witness.

MR. McTAVISH: Your honour, it is submitted that the real property was sold for its fair market value. It is submitted further that the radio and oil range, which were both sold at auction, were sold for their fair market value. It is finally submitted that the values

placed on the balance of the chattels claimed for are
exorbitant.

Your honour, with regard to the chattels, the
radio, for which the claimant is claiming \$100.00,
was sold at auction for \$30.00. The oil range, for
which the claimant is claiming \$135.00 was sold at
auction for \$50.00.

MR. McMASTER: Claiming \$135.00.

10 MR. McTAVISH: \$135.00, I am sorry; sold at auction for
\$50.00.

MR. McMASTER: What was the radio sold for?

MR. McTAVISH: \$30.00. The oil heater and the coal heat-
er are shown as having been stolen.

I have no questions with regard to the chattels,
your honour, it is purely a question of value

CROSS-EXAMINATION BY MR. McTAVISH:

Q: Witness, in what condition was the house at the
time you evacuated it?

20 A: Oh, pretty good condition, and I go up and clean
out the chimney before I left and I see good roof
and inside everything pretty good. You see that in
my picture. I got a picture.

Q: You disagree with the statement made that it was in
a pretty delapidated and run-down condition?

A: Beg Pardon?

THE COMMISSIONER: He doesn't quite understand those words.

MR. McTAVISH: Q: You do not agree that it was in a very
poor condition at the time you evacuated?

30 A: No, not in poor condition.

Q: Have you any knowledge of real estate values in Kitsilano district of Vancouver?

A: You mean for -- ?

MR. McMASTER: About what time?

MR. McTAVISH: Q: At the period of 1942 when you were evacuated.

A: Yes?

Q: Have you any knowledge at that time of real estate values?

A: I don't know.

I paid \$25.00 for house fire insurance.

10 THE COMMISSIONER: Q: Paid insurance \$25.00?

A: No, no, \$2500.00.

THE COMMISSIONER: He paid premiums on \$2500.00, is that what he wants to tell us, Mr. McMaster?

THE WITNESS: I paid on insurance of \$2500.00 on the house.

THE COMMISSIONER: You didn't introduce that.

MR. McMASTER: No, that is all right. I didn't realize he had the policy, your honour.

THE COMMISSIONER: Do you want to put that in now?

20 MR. McMASTER: I will wait until my friend is through.

MR. McTAVISH: Q: How long had you lived in that house?

A: I buy it 1928, so how long that time -- 1941?

Q: How much did you pay for it in 1928?

A: I paid \$3500.00.

Q: \$3500.00 in 1928.

A: Yes.

MR. McTAVISH: There are no further questions, your honour, it is purely a question of value.

RE-DIRECT EXAMINATION BY MR. McMASTER:

30 Q: Witness, do you have your insurance policy with you?

A: No, I think Mr. McCleery got one. I got some receipts for it.

Q: Witness, I take it that at the time you purchased the house there was insurance on it for \$2500.00.

A: Yes.

Q: And you continued that insurance up till the time you evacuated?

A: Yes.

10 MR. McMASTER: Now, I would ask my learned friend if he would be good enough to advise me, either now or later, to undertake to advise me whether any appraisal was made on the radio and on the oil range.

MR. McTAVISH: Your honour, there was an appraisal made of the radio. As I understand it, there are appraisals of many articles which were made in one large block. All I have in my file is a memorandum showing the appraised value. I haven't got the appraisal.

MR. McMASTER: I take it my friend will adduce that evidence later.

20 THE COMMISSIONER: Yes, I suppose you can do that.

MR. McMASTER: What about the oil range?

MR. McTAVISH: There is nothing on the file giving any value on the oil range.

MR. McMASTER: That is all, your honour.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter.