Name of Claimant TANAKA, Kane Case 1246

Custodian File 8208

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
750.00	37.50 12.50								SPECIAL		300.00 50.00

PERSONAL PROPERTY

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

NETS

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

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	350.00

CASE NO:1246

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 12, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS) KANE TANAKA

PROCEEDINGS AT HEARING.

Original

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Toronto, Ontario,

November 12, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS) KANE TANAKA

PROCEEDINGS AT HEARING.

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
C. P. OPPER, ESQ.,	appearing for the claimant.
A. SMITH, ESQ.	Secretary.
D. J. HANDFORD, ESQ.,	Official Interpreter.
J. B. McGREGOR, ESQ.,	Official Reporter.

(MRS) KANE TANAKA, having been first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. OPPER:

Q. I am showing you a form entitled Real Estate Other Than Farmland; is that your signature?

A. Yes.

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

Q. Do you swear what is in this form is true? A. Yes.

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

MR. CHRISTIE: I file as Exhibit 2 the appraisal of Johnson, Reeve & Watson, dated the 10th of August, 1943, and the appraised value is $600.

(APPRAISAL ABOVE REFERRED TO MARKED EXHIBIT 2)

MR. OPPER: You were the owner of the property at 3467 Monmouth Avenue, Vancouver?

A. Yes.

Q. And you bought that property in 1930 for $1180? A. Yes.

Q. I am showing you a deed from Jennie Shankster to yourself in which the consideration is stated as $1180, is that the deed to your property.

A. Yes.

Q. Is that the deed to your property?

A. Yes.

(DEED ABOVE REFERRED TO MARKED EXHIBIT 3)

Q. Now, I am showing you a series of pictures and there are three pictures on this sheet here and

they have certain dates under them. The first picture I show you is in the year 1930p is that your property? A. Yes.

Q. Your property in 1930?

A. Yes, that is when we bought it.

Q. And in 1936 the picture apparently was taken showing that the property is considerably improved; is that correct?

A. Yes.

Q. And there are certain other pictures in 1940 and 1943 -- you probably wouldn't know about the picture in 1943, but is that a picture of your property in 1940? A. Yes.

(PHOTOGRAPHS OF PROPERTY MARKED EXHIBIT 4)

Q. Now, the appraisers that appraised your property after you had left said that the house needed bracing and supporting; would that be true?

A. Shortly before evacuation we put in new supports and new posts and so I don't think that is correct.

Q. That was in 1941?

A. Yes, I think so.

Q. And who did that work for you?

A. That is my boys did that.

Q. Mr. George Tanaka?

A. And his brother Kinje

Q. And in 1932 and in 1941 you made other changes to the property. In 1932 you state here you built a kitchen 10 x 14, is that correct?

A. Yes.

Q. And did your boys have anything to do with that? A. Yes, they did the work.

Q. And in 1941 there is a kitchenette built 5 x7, did your boys have anything to do with that?

A. Yes, they did the work.

Q. Now, Mrs. Tanaka, we have a claim here for $1000. for gardens and landscaping, do you know whether or not the $1000. was spent on making improvements to the property surrounding your house?

A. That is my estimate of about what it would cost.

Q. Who did that work?

A. My son, George.

Q. Would it be true to say your son is a landscape architect? A. Yes, he is a landscape architect.

MR. CHRISTIE: At the request of my friend, counsel for the claimant, I am filing as Exhibit 5 a letter dated June 12th, 1942, from the Canadian Credit Men's Trust Association to the Custodian.

(LETTER ABOVE REFERRED TO MARKED EXHIBIT 5)

MR. OPPER: I am reading from the letter giving an appraisal or description of your property, and dealing with the part referring to the building it is stated that the building is a one-storey frame stracture with four rooms and a basement. There are wood shingles on the side and roof and in general the house has been kept in very good condition. The lot is fenced, enclosing an attractive landscape garden. There are no buildings in the immediate

vicinity on the same side of the street. Would that be a good description of your property?

A. Yes, that is exactly as it is described.

Q. Then another firm of appraisers, Johnson, Reeve & Watson, said that the house is poor and needs bracing and supporting and other repairs and the roof needs re-shingling. What would you say about that?

A. I do not agree with that.

MR. CHRISTIE: I file a letter of July 18th, 1947, from Mrs. Tanaka to the Custodian.

(LETTER ABOVE REFERRED TO MARKED EXHIBIT NO. 6)

MR. OPPER: In the letter dated July 18th, 1947, -- incidentally, is that the letter you wrote to the Custodian? A. Yes.

Q. In that letter you stated that your son had found out that they had resold this property, that the people who had bought your property for $600. had resold it for $2000. within a year, is that right? A. Yes.

Q. And you were complaining to the Custodian about this? A. Yes.

Q. How did you find out it had been resold for $2000?

A. We heard it from the people who bought it the second time.

MR. CHRISTIE: That is hearsay surely.

MR. OPPER: I have some signed declarations by the people who bought it.

MR. CHRISTIE: I must object to my learned

friend putting in signed declarations unless he calls the people here.

MR. OPPER: I will put in the son who obtained the declarations. I think some of the declarations were sworn before a notary public.

THE SUB-COMMISSIONER: Whose declarations?

MR. OPPER: A declaration as of February 28th, 1948, as to this property. What happened was the Custodian sold it at a certain price and that person resold it at a tremendous profit the following year, and this is a declaration stating what the people who bought it paid for it.

Q. Where is the person who makes this declaration?

MR. OPPER: In Vancouver.

Q. They can appear in Vancouver and give evidence.

MR. OPPER: I can identify these.

Q. Can you produce them for cross-examination?

MR. OPPER: I cannot produce the people today.

Q. Why should they be permitted to give evidence without cross-examination?

MR. OPPER: Then I can put in the son, George, who interviewed these people.

MR. CHRISTIE: That is hearsay.

MR. OPPER: He can still say he was informed the price was $2000.

THE SUB-COMMISSIONER: In other words what you can do is let George Tanaka give their evidence without cross-examination.

They are out in Vancouver, let them come before the Commissioner and give their evidence.

MR. OPPER: I still would like to put in Mr. Tanaka.

THE SUB-COMMISSIONER: You can put Mr. Tanaka in as long as he doesn't give hearsay evidence.

MR. OPPER: He made an investigation and he can give the result of his investigation.

THE SUB-COMMISSIONER: On cross-examination if he is asked how he found out he will say Mr. so and so told me, and we will have to go back and strike it out again.

MR. OPPER: At this time I would like to file the evidence subject to the person being produced in Vancouver.

THE SUB-COMMISSIONER: You can file a declaration that isn't to become evidence until the person is available for cross-examination.

MR. OPPER: I file a statement dated February 24th, 1948, sworn before James Isaac Keary, notary public, of Vancouver and signed by Herbert J. Middleton and Leah Middleton.

(DECLARATION ABOVE REFERRED TO MARKED EXHIBIT NO. 7)

THE SUB-COMMISSIONER: Make a note in the record that it becomes evidence when the declarants are produced for cross-examination. You see, Mr. Opper, that house may have been in exactly the same condition it was at the time of evacuation when this person bought it. On the other hand we don't know what the person who bought it did in the interval. He may have

installed new plumbing or heating.

MR. OPPER: I can bring evidence to that effect. Mr. Tanaka saw that himself.

THE SUB-COMMISSIONER: I am only giving that as an illustration.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 8th of May, 1942; is that your signature?

A. Yes.

(J.P. FORM MARKED EXHIBIT NO. 8)

Q. Did your son charge you any money for doing this repair work on the kitchen?

A. No, there was no charge.

Q. And did he do the work of putting the posts and concrete blocks in -- did he do that work?

A. Yes.

Q. Did you pay him anything for doing that?

A. Yes, I paid for all the material.

Q. You paid for the material but you didn't have to pay him for the labour?

A. No.

Q. What about the garden landscaping that you estimate cost $1000. Did you pay your son anything for doing the actual work?

A. Yes. I don't know but my son knows -- I was always spending money.

Q. How much of that would be for materials, plants and shrubs? A. That I couldn't say, that was left up to my son.

Q. Did you give your son any money for his labour or did he do that for his mother?

A. No, I didn't pay because my two sons supported me. That is why I asked them.

Q. Are you a widow? A. Yes.

Q. It says this house is located in a district in South Vancouver that is sparsely settled; is that correct?

A. It is not too crowded but there are a number of houses around there.

Q. Have you ever rented this house to anyone else prior to the evacuation?

A. No.

Q. What type of district is this, is it a working man's district?

A. Yes, I think so.

Q. That is all, thank you.

GEORGE TANAKA, having been first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. OPPER:

Q. You are quite familiar with the property at 3467 Monmouth Avenue, Vancouver?

A. Yes.

Q. You have lived there for several years with your mother? A. Yes.

Q. What type of district is this?

A. I would say it is a fairly good class district.

There are working men and professional people working there. To our immediate east there is a vacant lot between us and Miss E. James who is president of the British Columbia Music Teachers Association and one block diagonally is Mr. Wilson, manager of a department in a large wholesale firm, Kelly-Douglas, and a block from us is a retired Scotsman, a carpenter. There is also a church at the corner, that is two houses away, the Collingwood Baptist Church.

Q. Judging from that, what would you say about the term "spareely settled"?

A. I wouldn't consider that correct because we are only two and a half blocks away from the Interurban line. There are several stores, a hardware and a barber and several groceries.

Q. Would it be fair to say it is one of the newer suburbs? A. I wouldn't say it has been settled recently, because when we moved there in 1924 there were a number of houses.

Q. Now, I understand you assisted or directed certain improvements around this house?

A. Yes.

Q. In 1932 there was a garden built 10 x 14, do you know anything about that?

A. My brothers and I built that and invested considerable money in it in material. We put the labour into it.

Q. And you would say the estimated value of that kitchen you put on would be about $600?

A. That was the cost of materials.

Q. Material only?

A. Apart from that several hundreds of dollars worth of lumber.

Q. In 1941 there was a kitchenette built which is 5 x 7; do you know anything about that?

A. Yes, my brother and I built that.

Q. You built that too? A. Yes.

Q. And there is a statement here of $175. Now what would that represent?

A. That represents the material put into building that addition.

Q. Material alone?

A. It is a breakfast nook.

Q. It doesn't involve your labour?

A. I am quite sure there was considerable more put into materials.

Q. Is that true of the $600?

A. That would be true of the kitchen too because it is 10 x 14 and we built it from the foundation up to the roof and there were several windows.

Q. Would that include cupboards and shelving and so on inside?

A. Yes, and floor linoleum.

Q. What are the walls?

A. The walls are V-joint smooth surface work.

Q. There is an item here in 1941 for house settling repaired replace some posts concrete blocks under all posts. Did you have anything to do with that?

A. Yes, my brother and I did that.

Q. What was the nature of that repair?

A. We put in new posts entirely. There are a large number of posts supporting the house and we put in new cedar posts 6 x 6 and concrete blocks larger than the ones you can buy at building stores, in fact they were 18 inches square and 20 inches thick.

Q. I presume these repairs were required because the floor had sagged or something of that sort?

A. We were afraid to leave it too long or it would have begun to sink. If you leave it too long it is a very big job.

Q. Did it get to the point where you had to jack it up? A. No, we had to ease the pressure in order to change the posts.

Q. When a certain firm of real estate agents in Vancouver make an appraisal saying the house in its present condition needs supporting and other repairs and the appraisal is dated the 10th of August, 1943, what would you say as to the truth of that statement?

A. If the house had begun to sink or lean the windows would become jammed or the doors would, but we never had any trouble like that. As far as outward appearance it was the same as it was before and there was no tendency to lean one way or the other.

Q. Have you seen the house lately?

A. Yes, I was out this spring.

Q. In what shape was the house?

A. Substantially the same as I left it except they had put on a new coat of paint.

Q. Was there anything done to brace the house up?

A. No, it wasn't required.

Q. Did you see the house after your mother left and before this spring?

A. Yes, I was back there in 1945 and at that time the present owner showed me throughout the house and down the basement and it looked about the same as I left it.

Q. Was there any complaint about the house sinking at that time?

A. No, none at all.

Q. Did you find out how much was paid for the house by the present owner?

MR. CHRISTIE: Mr. Opper, you know better than that.

My friend is asking for a letter dated September 12th, 1945. I don't know what purpose he is asking that letter for. If it is only for the purposes of identification, all right, but I suggest this, if it is for the purpose of adducing evidence from the letter, the son is here in the box and I think the best evidence rule should apply, and he should not try to put in evidence through the letter he might not otherwise be able to put in. We have the son here and he can be examined.

THE SUB-COMMISSIONER: You can call this purchaser out there. He certainly should be called and there doesn't seem any reason why he cannot be called when the Commissioner is hearing the evidence out there. You have it on the record now and they have been given plenty of warning to call him out there.

MR. OPPER: I would like to identify the letter now we have the man here.

THE SUB-COMMISSIONER: What do you want to identify it for?

MR. OPPER: These people may be killed in the meantime.

MR. CHRISTIE: That might happen in an ordinary case.

THE SUB-COMMISSIONER: No, he cannot put in something he has written himself. He is here to tell us about it and he has told us very well, I think.

MR. OPPER: Then there is a rather substantial claim filed by your mother for $1000. for garden landscaping and a fish pool; do you know anything about that?

A. I designed it and my brother and I built it.

Q. What was your job out there?

A. Landscape designing.

Q. That was your business, A. Yes.

Q. When your mother gives an estimate of $1000. on that, what would you say, would you say that estimate was pretty close?

A. Yes, I think so because the garden was a

show place in that neighbourhood, and I know as a designer that it was a good job, it was well designed and very pleasant.

Q. Would it be $1000. for material, plants and shrubs etc. in there?

A. No, there may be about $600. to $700. in material invested in the garden such as rare plants and the rockery and roses and shrubs and trees and there was also a good deal of material in the way of rocks and cement and sand that went into building the outdoor fire place and the walk and the pool.

Q. Would there be any outside labour hired?

A. Oh, there was perhaps $20. or $30. to trans port the rocks.

Q. What kind of rocks, regular rockery gocks?

A. Yes, some pretty large.

Q. How many roses did you have?

A. We had about 12 prize roses.

Q. Were they climbers or not?

A. We had climbers and I had some midget roses about six inches high.

Q. I am showing you an exhibit in this case consisting of a series of pictures, can you identify those pictures? A. Yes.

Q. There is no doubt about them is there? Who took the pictures?

A. I took all the pictures.

THE SUB-COMMISSIONER: Are those years marked on there the years you took them?

A. That is true, except the year 1930. In

1943 I took this picture when I was out in Vancouver.

Q. Those pictures in 1943, do they represent the condition of the property when you left it in 1942, or when your mother left it?

A. Yes, it is substantially the same. The landscaping and so on that appears in 1943, that is wrong.

Q. The witness has pointed to the picture in the lower right hand corner, marked 1943, and says there has been an error, that should be 1945.

What about the one above it?

A. Yes.

Q. They are both marked 1943 and should be 1945? A. Yes.

Q. Now, to repeat my question, are those pictures taken in 1945 -- were the improvements there on the premises when your mother left it in 1942?

A. No, it is the same except the shrubs have grown a little larger, that is all.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. When were you evacuated?

A. In 1942.

Q. And where were you evacuated to?

A. Schrieber, Ontario.

Q. When was the last time you saw this property? A. The end of May, 1942.

Q. When was the next time you saw this property? A. In 1945, September.

G. Tanaka,
cr. ex.

Q. Then you saw this property the last time when? A. In the spring.

Q. And Mr. Middleton was the owner at that time? A. Yes.

Q. And you went through this house?

A. Yes.

Q. And you saw the outside of the house too?

A. Yes.

Q. Do you know whether or not there was anew roof on this house?

A. No, I didn't speak to Mr. Middleton about that at all.

Q. From your observation did you notice whether or not there was a new roof?

A. Not from my position in the garden when I looked up because we had reshingled the front part of the roof and the kitchen we built recently and the new shingles were there and from the outward appearance it looked about the same as I left it in 1942.

Q. Do you know whether or not the new toilet and spptic tank was installed by Mr. Whipple?

A. Yes, it was.

Q. What about the furnace? A. When I went there I was told by Mr. Middleton that it had been installed but it wasn't in good working order and it wasn't sufficient to heat the house and he had to throw it out.

Q. Did you notice if the interior of the house

had been repainted and there was new wallpaper on it?

A. I think it was about the same as when we left it because when we left it it was in good repair and new wallpaper was on the walls and there was new inlaid linoleum in the living room and the same linoleum was there when I was there in the spring.

Q. Which owner put the toilet and septic tank in? A. Mr. Whipple.

Q. Is he the one that bought it from the Custodian? A. Yes, originally.

Q. What about the bath tub and wash basin, was that new in the house?

A. Yes, there was a bath tub there.

Q. Do you know anything about the market values of property in the year 1944 and in the year 1945 in Vancouver?

A. I wouldn't be in a position to know market values in 1944 because I wasn't there.

Q. You don't know for instance whether the 1944-1945 market values of property suddently increased over the early part of the year 1943?

A. As far as our district is concerned during the time I was there in 1945 I was aware that as far as our local district was concerned the prices had increased but had not skyrocketed.

Q. They had increased substantially?

A. Not from Mr. Middleton's opinion.

Q. Then would you agree with Johnson, Reeve & Watson when they say that the house was of flimsy

construction?

A. I would certainly disagree with that statement.

Q. That is all, thank you.

(NOTICE OF ASSESSMENT FOR 1943 MARKED EXHIBIT NO. 9)

Q. According to the notice of assessment the value of improvements is $600. and the land value is $130., making a total of $730.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 10)

(OFFER TO PURCHASE BY J. WHIPPLE MARKED EXHIBIT NO. 11)

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 12)

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

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

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

M. A. Miller,
Deputy Commissioner.

JAN 14 1948

base no 1246

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

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

ACKNOWLEDGED

8208

Toronto

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

(1) NAME Mrs. TANAKA, Kane (RCMP) Reg. No. 11526
(Print) Surname Given Name

(2) Pre-Evacuation Address 3467 Monmouth Ave., Vancouver, B.C.

(3) Present Address 84 Gerrard St., East, Toronto 2, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 3467 Monmouth Ave., Vancouver, British Columbia.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
9/ 83 / 36, 51/ 1 / 2906.

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

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

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole Owner.

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

(i) Land - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2,000.00
(v) Amount at which Custodian sold property and credited your account - - $ 750.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1,250.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

.....

.....

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

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

TOTAL CLAIM FOR PROPERTY LOSS $.....

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 1,250.00

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

TORONTO

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

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

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

I, Kane Tanaka of the City
of Toronto in the County of York.
DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Toronto)
in the County of York)
this 9th day of January)
A.D. 1947) A Commissioner &c.

Kane Tanaka

R A Best

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

.....

.....

.....

.....

TANAKA, Mrs. Kane
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1846-1
DATE NOV 12 1948
FILLED BY K.B.O'Brien

11526
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House and Garden	Four rooms and basement	Shingled and siding	Residence	33' x 132'	1930	Jan. 25

Type of Locality	Cost Price
Suburban residential area growing district	$1180

Comments re upkeep of premises:

Improvements made by Claimant		Estimated Value Date of Sale
(1932) Built Kitchen 10'x14'	$ 600.00	$ 2,000.00
(1941) Built Kitchenette 5'x7'	175.00	
(1941) House settling repaired replaced some posts concrete blocks under all posts	175.00	
Garden landscaped- fish pool built & outdoor fireplace built	$1000.00	

Comments re Appraiser's report not covered above:

Assessment, 1943, Land $130.00
Improvements 600.00

$730.00

Rent: $18.00 per month at time of evacuation.

SUMMARY

Estimated value	$2,000.00
Sold by Custodian	730.00
Claim	$1,270.00

Mrs. Kane Tanaka
Signature

1246 - 2

EXHIBIT No.

DATE Nov 12 1948

FILED BY K. A. Christie

JOHNSON, REEVE and WATSON
Estate Agents
Valuations, Arbitrations, Insurance, Real Estate, Mortgages

Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B. C.
10th August ,1943.

The Custodian's Office,
Vancouver, B. C.

File No. 8208

Dear Sir: Catalogue No. 150 (151)
Lot 9 Block 83 D.L. 36 and 31
3467 Monmouth Street

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

Location	Poor district in South Vancouver, sparesely settled.
Land	32.8 ft. by 131.7 ft. no lane. fenced and in garden with concrete steps and stepping stones, rockeries and fish pond.
Building	1 storey house apparently built at various times. Flimsy construction and some settlement. Shingled walls and roof. 4 rooms. Plumbing comprises 1 sink, 1 hot water tank. no w.c. low basement space. 2 outside chimneys (one on wood bracket).
Condition	Poor. House needs bracing and supporting and other repairs. Roof needs re-shingling.
Rent	$18. (high)
City Assessment	$730 (Land $130 Building $600)
Taxes	$25.29
Appraisal	The rent will not remain at the present level and will be hard to rent until some improvements are made. We are of the opinion that the market value is not more than $600.

Yours faithfully,

JOHNSON, REEVE & WATSON

per "D. W. Reeve"

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

Date: March 15, 1948.

E. LeBasse

T.S. K29 M10

EXHIBIT No. 246-K R.C.L. FORM No. 1

DATE NOV 12 1948

FILED BY B P Offer

This Indenture,

Made in the--twenty-fifth----- day of January--- in the year of our Lord one thousand nine hundred and thirty.

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN JENNIE SHANKSTER, (In trust, filing No. 15998), of 1718 Commercial Drive, in the City of Vancouver, in the Province of British Columbia, Widow,

State Full Name Address and Occupation

(hereinafter called the Grantor),

AND

KANE TANAKA, Widow, of 2569 ~~Tanner~~ Monmouth Street, in the City and Province aforesaid,

State Full Name Address and Occupation

(hereinafter called the Grantee).

WITNESSETH that in consideration of and for the sum of

----------ELEVEN HUNDRED and EIGHTY ($1180.00)----------

Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), 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, and more particularly known and described as :

Lot NINE (9), of Block numbered EIGHTY-THREE (83), of the sub-division of District Lots THIRTY-SIX (36) and FIFTY-ONE (51), Group ONE (1), New Westminster District, according to the registered map or plan of said sub-division deposited in the Land Registry Office at the City of Vancouver, in the Province of British Columbia, and numbered 2906.

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, rights, title, interest, property, claim and demand of 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 the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

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

said lands.

AND the said

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construed as
the parties he

IN WITNESS

Si

Surrey

5070 Jo

State Full Name
Address and
Occupation of
Witness

I HEREBY CE
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name
executed the sa

NOTE.—Where the

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any part thereof, held or

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tions, limitations, provisos,

; and subject to all taxes,

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ht to convey the said lands

he said Grantee shall have

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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 CLAIMS upon the said lands.

WHEREVER the singular and masculine are 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.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Harvey Gale Watson
5070 Joyce St. Vancouver B.C.
Broker.

State Full Name Address and Occupation of Witness

Jennie Shanksler

FOR MAKER

I HEREBY CERTIFY that on the day of 19
at in the of
(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 person mentioned in the annexed instrument as the maker thereof, and whose name subscribed thereto as part and that he know the contents thereof, and that he 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 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.

EXHIBIT No. 1446-J

DATE NOV 12 1948

FILED BY K G Latta & Co

DATED Jan. 28th, 1930. 19

JENNIE SHANKSTER

TO

KANE TANAKA

R C L FORM No. 1

Deed of Land

SITUATE IN

the City of Vancouver

Lot 9

Block 83

D. L. 36 & 51, map 2906.

REAL ESTATE
GENERAL INSURANCE
COLLINGWOOD REALTY
418 JOYCE ST.
PHONE CARL. 253
RES. PHONE CARL. 441
VANCOUVER. B.C.

ROSE, COWAN & LATTA, LTD., LEGAL FORM PRINTERS, VANCOUVER AND PRINCE RUPERT, B. C.

DECLARATION OF WITNESS

I, ----------Harvey Gale Watson----------

of the-----City---------- of---Vancouver--------- 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 Jennie Shankster the part y thereto, for the purposes named therein.
2. The said instrument was executed at Vancouver, B. C.
3. I know the said part y , 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 28th
day of January 1930.

H G Watson

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

FOR ATTORNEY

I HEREBY CERTIFY that on the day of 19
at in the of
(whose identity has been proven by the evidence on oath
of who is) 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 that he, the said
knows the contents of the said Instrument and subscribed the name of the said
thereto voluntarily as the free act and deed of the said
under authority of a power of attorney which has not been revoked.
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.

EXHIBIT No 1246-4
DATE NOV 12 1948
FILED BY R A Kristle



1930

(1)



1936



1945

(2)



1940



1945

1246 - 5

EXHIBIT No. Nov 12 1948
DATE
FILED BY K. A. Christie

The Canadian Credit Men's Trust Association, Limited

June 12th, 1942.

Attention: Mr. C.L. Drewry

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

Dear Sirs:

Regd. No. 11526
re: Kane TANAKA, 3467 Monmouth St., Vancouver, B. C.

Pursuant to your instructions of the 15th ult., our representative proceeded to the above address, interviewed Mrs. Tanaka and prepared a statement of affairs. Resultant details are shown below in the order suggested in your instructions relative to filing of agents' repoarts.

REAL ESTATE AND PERSONAL PROPERTY

1. Nature and location of property:

Nature of realty:
One-storey dwelling and lot.

Location of realty:
3467 Monmouth Street, Vancouver, B. C.

Nature of personal property:
Household furniture and personal effects as indicated in the attached list.

Location of personal property:
3467 Monmouth Street, Vancouver, B. C.

The declarant has intimated that after her evacuation, the items listed hereunder will be left in the custody of Mr. J. Muirhead, 3472 Monmouth Avenue, Vancouver, B. C.:

1 Armchair
1 trunk full of dishes
1 Spring felt mattress

2. Particulars of ownership:

Ownership of the lot and house is claimed by Mrs. Kane Tanaka. Title documents are in possession of Mr. John Muirhead of 3472 Monmouth St. and have been examined by our representative.

Re: Kane TANAKA
Regd. No. 11526

3. Description of land and building:

Land:
Legal: Lot 9, Blk.83, D.L. 36, and 51, known as 3467 Monmouth St., Vancouver, B. C.
General: Assessed value $130.00. Size 32' x 131'. Located on the north side of the street.

Building:
Assessed value: $600.00. It is a one -storey frame structure with four rooms and a basement. There are wood shingles on the sides and roof and in general the house has been kept in very good condition. The lot is fenced, enclosing and attractive landscape garden. There are no buildings in the immediate vicinity on the same side of the street.

4. Inventory of contents of building:

Although Mrs. Tanaka still occupies the premises, she has no objection to preparation of an inventory, particularly in view of her impending departure under evacuation orders. As already mentioned, the list is attached to this report. - filed on correspondence section.

5. Particulars of insurance in force:

Life:
Prudential Life Insurance Co., Policy No. 103480428, issued August 26, 1935. Amount of coverage $135.00. Premium at the rate of 25¢ per week paid to June 22nd, 1942. Period 15 years. Beneficiary is shown as George Tanaka (son)

Fire:
Millers National Insurance Co. of Chicago, Ill. Policy No. 81900, for $500.00 on buildings, and $750.00 on furniture, expires August 30th, 1944. Premium $7.00 per annum.

Merchants Fire Assurance Co. of New York: Policy No. 36070 for $500.00 on building, expires June 10th, 1942. Premium $3.50. Loss payable to mortgagee. (see liabilities).

6. Particulars of liabilities:

Outstanding taxes 1942: $26.18. Land Mortgage at 8% payable quarterly, $300.00 (interest has been paid to April 25th, 1942). The mortgagee is Mr. H. G. Watson of Collingwood Realty, 5070 Joyce Rd., Vancouver, B. C. Although the principal is all past due, Mr. Watson stated no steps to collect are contemplated at the present time.

7. General remarks:

Mr. Kane Tanaka has granted a Power of Attorney to Mr. John Muirhead

Re: Kane TANAKA
Redg. No. 11526

of 3472 Monmouth St., Vancouver, B. C., authorizing him to act as rental agent and to take whatever steps he considers necessary in protection and maintenance of the property. It might be pointed out that he had also been instructed to apply proceeds from rentals against, taxes, insurance, business charges, interest on mortgage, and to deposit any surplus arising from time to time to the credit of the Tanaka Joint family savings account, No. T292, in the Canadian Bank of Commerce, Collingwood East Branch, Vancouver, B. C.

RECOMMENDATIONS

In view of the fact that the declarant has expressed her view with regard to control of her assets, we suggest that Mr. Muirhead be allowed to continue in the capacity noted with the possible stipulation that he provide the Custodian with progress reports from time to time. The provision of a security bonds by Mr. Muirhead might also be given consideration.

Trusting we may be favored with your acknowledgement in due course, we remain.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED.

"John Cowan"
Manager.

M:D
Enc.

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

Date: March 15, 1949.

E. McBride

1246 - 6

EXHIBIT No.

DATE Nov 12 1948

FILED BY K.A. Christie

Mrs. Kane Tanaka,
84 Gerrard St., East,
Toronto 2, Ontario.

Friday, July 18, 1947.

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

Re: File No. 8208.

Dear Sir:

Your cheque issued for the sum of $552.98 in payment for my property at 3467 Monmouth Ave., Vancouver, B. C., is absolutely unacceptable to me for the following reasons:

The property was sold without my consent at a price greatly below the fair market value at time of evacuation.

It is an obvious case of misfeasance attributable to unsympathetic and very careless handling. Doubtless the sale price based on assessed baluation reflects this careless attitued. No Canadian property owner in his right mind would willingly consent to the sale of his property based on such a valuation standard. It is highly doubtful whether those responsible in the office of the Custodian would willingly sacrifice their own home and property by selling it at assessed valuation.

My son, who is a veteran of the Canadian Armed Forces, while stationed in Vancouver, met with the present purchaser of my property. They told my son that the people who originally bought the property at assessed price from you, sold my property to them at a price of $2,000.00. This is a clear case of profit making carried out at the expense of others.

These present occupants also told my son that the beautiful and valuable landscaped garden influenced them in purchasing the property and paying the price asked. Which indicated that your valuator was a person callous to the true valuation of the property or a person inclined to lean on the city assessment sheet as an easy way to do his work.

To reiterate, my claim for a just and reasonable valuation of the property is in the neighbourhood of $2,000.00.

As the mother of a Canadian veteran who volunteered for active service in the Canadian Armed Forces, I request fair and just treatment from your department and the Canadian government.

Therefore I return the enclosed cheque for $552.98 as entirely unacceptable to me.

Yours truly,

Mr. Kane Tanaka.
"Mrs. Kane Tanaka"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: March 15, 1949.

EXHIBIT No.
DATE Nov 12 1948
FILED BY K.A. Christie

Vancouver, B. C.
February 24, 1948.
3467 Monmouth Ave.

To Whom it May Concern:

"JIK" Upon the request of the Tanaka family, ~~I~~ We wish to reiterate a statement made to Mr. George Tanaka in September of 1945 when he came to visit ~~me~~ us at 3467 Monmouth Ave., while he was in the Canadian Armed Forces. "JIK"

"JIK" ~~I~~ We attest to the following statement:

"JIK" On August 15, 1944, ~~I~~ We purchased the property situated at 3467 Monmouth Ave., Vancouver, B. C., formerly owned by Mr. Kane Tanaka, from Mr. Whipple for the sum of Two thousand dollars ($2,000.00) cash.

"JIK" ~~I was~~ We were greatly attracted to this property at 3467 Monmouth Ave and purchased it for the sum of Two thousand dollars, owing to the nature of the landscaped grounds which are of unusual beauty and readily indicate a considerable financial expenditure and planning in its creation.

signed,

"James Isaac Keary"
3315 Kingsway
Vancouver, B. C.
Notary Public
as to both signatures

"Herbert J. Middleton"

Herbert J. Middleton.

"Leah Middleton"

"Leah Middleton"

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

Date: March 15, 1949. E. LaCasse

FORM "JP" BUREAU POWELL STREET FILE NO. 8208

OFFICE OF THE CUSTODIAN

REAL ESTATE

JAPANESE SECTION

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

EXHIBIT No. 1246 - 8
DATE Nov 12 1948
FILED BY K.A. Christie

PERSONAL INFORMATION

NAME: TANAKA Kane (Mrs.)

HOME ADDRESS: 3467 Monmouth St., Vancouver, B. C.

REGISTRATION NUMBER 11526 SEX: Female AGE: 61

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? Widow.

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: George (M) Kinzie (M)

File 919

ADDRESS OF CHILDREN: George at 3467 Monmouth St., Kinzie at Camp at Red Pass, B.C.

AGE OF CHILDREN: 29 yrs. 27 yrs.

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

1. LOCATION AND DESCRIPTION: Lot 9, Block 83, D.L. 36 & 51, 3467 Monmouth St., Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: House. 1 storey- 4 rooms

3. INSURANCE (Give particulars; state where policies are) Two policies, one for $1250.00 and the other for $500.00, fire insurance on house. Company name unknown.

4. TAXES (Amount and where payable) $25.28 payable at City Hall Vancouver, Paid for 1941.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) $300.00 mortgage held by H. G. Watson of Collingwood Realty Co. 5070 Joyce Rd. Vancouver, B. C.

6. OCCUPANCY AND LEASES (If vacant so state) To be rented to suitable tenant by Mr. John Muirhead, 3472 Monmouth Ave. who has Power of Attorney to take care of this property.

Monthly Tenant (Mr. J. Muirhead)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home.
H. G. Watson,

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Collingwood Realty Co.
5070 Joyce Rd. Vancouver, B. C. have mortgage of $300.00 on property.

9. IF FARM LAND STATE CROPS SOWN

None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

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

4. STATE WHEREABOUTS OF LEASE: None

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

None

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

None

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

None

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

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

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

8. BANK ACCOUNTS: $150.00, Bank of Commerce, East Collingwood Branch.

9. LIFE INSURANCE: $135.00, 15 yr. Policy, with Purdential Ins. Co. Vancouver, B. C. Beneficiary my son, George. Policy in care of Mr. Muirhead, 3472 Monmouth Ave., Vancouver, B. C.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 8th day of May 1943. 2

(Signature) "Kane Tanaka"

"A. G. McArthur"
Witness

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

Date: March 15, 1949. E. L. Bassé

MAY 2nd 1942.

NOTICE.

RE: POWER OF ATTORNEY given to Mr. John Muirhead by Mrs. Kane Tanaka and son, George Tanaka, in regard to care and safe-keeping of their property, (House, garden, and miscellaneous belongings, etc.). And also authority to choose, knowing his capable and good judgement, a suitable tenant.

I DO HEREBY GIVE FULL POWER OF ATTORNEY TO MR. JOHN MUIRHEAD, residing at 3472 Monmouth Avenue, Vancouver, B. C., with the full knowledge and agreement of my son, George Tanaka, over our property (house, garden etc.) at 3467 Monmout Avenue, Vancouver, B. C. And thus, to act on our behalf...He has full authority to fix the amount of monthly rental and collect the same...From time to time as the need requires, to pay out from this collected monthly rental the following tax, business charges, interest due, etc., on the property. The payment of City of Vancouver property tax and water rate charge for the above mentioned property. Also, payment of fire insurance premium and mortgage interest on this property to Mr. Watson of Collingwood Realty.

The balance of rental money, from time to time, as Mr. Muirhead sees fit, amy be deposited by him into our joint family savings account # T292, Canadian Bank of Commerce, Collingwood East Branch, Vancouver, B. C.

We, (Mrs. Kane Tanaka and George Tanaka) wish further to state that our very good friend and neighbour, Mr. John Muirhead, be given this full power to watch over our property entrusted to him, to make any changes or repairs to the house, etc., as he may think necessary and sees fit to do, and otherwise to care fore as though it were his own.

It is also understood that he (Mr. John Muirhead) need not take responsibility over such changes or repairs to the house, etc., if it is his wish and judgement not to do so. He may oversee, prevent, stop, or carry-out any such changes or repairs as he may think necessary. He has permission to use rental money to carry out such changes, repairs.

In the matter of choice of suitable tenant, he may, at his own discretion, reject an unsuitable applicant and otherwise choose a suitable tenant.

It is also understood that Mr. John Muirhead is not liable nor takes responsibility for damage or loss of our property, whatsoever.

MAY 1942. signed "Kane Tanaka"
(Mrs. Kane Tanaka, owner.)

Witness "H. G. Watson"

Witness "G. C. Morris"

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

March 16, 1949. E. Lubasse

EXHIBIT No. 1246-9
DATE NOV 12 1948
FILLED BY K A Christie

8208

CITY OF VANCOUVER ASSESSMENT ROLL, 1943

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
A1552	LOT. 9 BLK. 83 D.L. 36&51	600	130

☞ **TAKE NOTICE** that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 19th, 1943,** at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 4th, 1943.**

CHESTER GREEN
Assessment Commissioner.

6

1246 - 10

EXHIBIT No.

DATE Nov 12, 1948

FILED BY K. A. Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

File 8208.

No. VANCOUVER, B. C.

_____minutes 10.40 a.m. 21st day of January, 1943.

I HEREBY CERTIFY that the following is the state of the title to Cat 150

City of Vancouver,
Lot 9,
Block 83,
District Lots 36, and 51,
Group 1, New Westminster District
Plan 2906.

Registered Owner: Kane Tanaka #11526 viz:

Volume 633, Folio 67198 K. Indef.

Registered Charges: Filing 35598, Vested in the Custodian.

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To:-Custodian Office

"W. C. Brown"

Registrar.

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

Date: March 15, 1949.

E. LaCasse

EXHIBIT No. 1246 - 11

DATE Nov 12 1948

FILED BY K. A. Christie

Tender for Property of

K. Tanaka
3467 Monmouth
Vancouver, B.C.

July 19th, 1943.
3467 Monmouth
Vancouver, B. C.

No 150

Custodian of Enemy Property
Royal Bank Bldg.,
675 West Hastings
Vancouver, B. C.

Dear Sirs: Re: Tender of $510.00.

Enclosed please find ($51.00) one tenth of my tender required by you on the above mentioned property. In making this tender I am assuming the morgage on this property of ($240.00) two hundred, forty dollars.

Yours truly

"J. Whipple"

(Tenant)

no = 51.00

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

Date: March 15, 1949.

E. L. Basse

1246 - 12

EXHIBIT No.

DATE Nov 12 1948

FILED BY K.A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Kane TANAKA (Mrs. Torasaburo) Reg. No. 11526
File No. 8208.

CATALOGUE NO: 150

PROPERTY ADDRESS: 3467 Monmouth Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 9, Block 83, District Lots 36 and 51, Group 1, N.W.D., Plan 2906

TITLE: Registered in the name of Kane TANAKA.

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

Vesting Order filed No. 35598 dated January 21st, 1943.

ASSESSED VALUE: Land $130.00
Improvements $600.00 - $730.00. Taxes - $26.18

CLASSIFICATION: This is a 1 storey 4-room house built on a 32' 8" x 131' lot, in very poor condition. Valuator reports "House needs bracing and supporting and other repairs." Value for sale $600.00.

HISTORY OF ADMINISTRATION: Mrs. Kane TANAKA granted a Power of Attorney to Mr. John Muirhead, authorizing him to act as rental agent and to take whatever steps he considers necessary in protection and maintenance of the property John Muirhead rented this property to Mr. J. Whipple on a monthly basis as from June 11th, 1942 at a monthly rental of $18.00 payable in advance.

Rents collected - $270.00 against which were the following charges:

Interest on Mortgage	$6.00
Fixing Septic Tank	5,50
Sundries	8.08
Water Rates	11.85
Commission	13.50
	$44.93

SOLD: To John Festus Whipple for $750.00 as at September 1st, 1943. Approval of Advisory Committee - August 25th, 1943.

Funds released to the credit of Kane TANAKA as at November 26th 1943, against which were the following charges - Real Estate Commission $37.50, valuation $5.00, advertising $4.00, registration fees $3.40, Mortgages $240.00= $289.90 leaving a net credit of $460.10 from said transaction.

Adjustments as at September 1st, 1943 to the amount of $2.32 - Purchaser's share of unexpired Fire Insurance Premiums, $6.38 - Purchaser's hare of 1943 taxes and $1.97 - Purchaser's share of Water Rates = $10.67, were placed to the credit of Kane TANAKA's account.

The following Fire Insurance Policies:
Millers National Insurance Co., Policy No. 81900 - $500.00 and
Millers National Insurance Co., Policy No. 82639 - $500.00

$500.00.

covering on the dwelling at 3467 Monmouth Street, were transferred to John Festus Whipple on November 3rd, 1943.

OLD CERTIFICATE OF TITLE
No. 67198-K:

Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 94054 in the name of John Festus Whipple is on deposit in the Land Registry Office Vancouver in the interest of M-39002M.

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

December 17th, 1946.

"D. A. Cramer"
D. A. CRAMER.

DAC:js

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

Date: March 16, 1949.

E. LaBrasse