

1392

This file 1392 (Case 1119) is connected with file 1548 (Case 1118)

POWELL STREET.

FILE No. 1392

OFFICE OF THE CUSTODIAN

EXHIBIT No. 111C-7

DATE OCT 13 1948

JAPANESE SECTION

FILLED BY

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

PERSONAL INFORMATION

EXHIBIT No. 1119-7

DATE OCT 13 1948

FILLED BY

NAME: HATANAKA Shuzo.

HOME ADDRESS: 43 E. 5th Avenue, Vancouver, B.C.

REGISTRATION NUMBER 02271. SEX: Male. AGE: 52.

OCCUPATION: Storekeeper.

(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: Self.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: ~~None~~ Masao.

ADDRESS OF WIFE OR HUSBAND: 43 E. 5th Avenue, Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN: Terumi (M).

ADDRESS OF CHILDREN: 43 E. 5th Avenue, Vancouver, B.C.

AGE OF CHILDREN: 13.

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

1. LOCATION AND DESCRIPTION: (A) 1 $\frac{1}{2}$ storey frame store and dwelling at rear, situate and being No. 43, north side of 5th Ave E, Vancouver, B.C. Certificate of title No. 65404 "L".

(B) One storey frame building at rear of No. 43 E. 5th Avenue, Vancouver, B.C. Certificate of Title No. 65404 "L".

Above property is in the hands of Pemberton's, 418 Howe Street, Vancouver, for administration.

2. BUILDINGS AND OTHER IMPROVEMENTS: See Clause 1.

3. INSURANCE (Give particulars; state where policies are) (\$600) on buildings "A", and policy No. 167086 Dominion Fire Insce Co (\$200) on building "B" described clause 1. Beneficiary both policies stated "Estate of John Fisher" but declarant states now altered to Shuzo Hatanaka & Frank Y. Hatanaka. Policies written by Vancouver office. (owner's possession).

4. TAXES (Amount and where payable) Approx \$45 per annum payable City Hall, Vancouver. Paid to date.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, Court House,
Vancouver, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Frank Y. Hatanaka (Son).
9. IF FARM LAND STATE CROPS SOWN: ---

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 43 E. 5th Avenue, Vancouver, B.C.
Store & dwelling.
2. LANDLORD'S NAME AND ADDRESS: Declarant is part owner.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ----
4. STATE WHEREABOUTS OF LEASE: -----
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ----
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: -----

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Stock of Groceries, Tobaccos, Drug Sundries, Fruits &c. approx. \$700.

Scale \$75. Cash Register \$50. Ice Refrigerator \$75. Drink Cooler \$25. General
Fixtures \$180. Ice Cream Cooler belongs to Arctic Ice Co, Vancouver.

Declarant wishes to assign proceeds of above to Lily Y. Hatanaka, daughter, who is
running the business.

Household Goods and personal effects as per attached list.

*file 8026
declares no personal
property*

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 Declarant desires to assign stock of Groceries
Tobaccos &c to daughter as described clause 1.

Household goods, personal effects &c to be dealt with by Custodian.

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: None.

9. LIFE INSURANCE: \$1000 policy with Sun Life Assce Co, Vancouver office. No. 2222557.
premiums paid to date. Policy in owner's possession. Beneficiary, wife, Masao.

10. INTEREST IN ANY ESTATES OR TRUSTS: None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None.

2. TRADE DEBTS: None.

REMARKS:

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 29th day of March. 1942.

(Signature)

A. Hatanaka

W. J. Cronin
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date July 23rd, 1943.

Our File No. 1392

Full Name HATANAKA, Shuzo
(Surname in Block Letters)

Registration No. 02271 Male - Female
(check) Age July 28, 1889

Former Address 43 E. 5th Avenue, Vancouver, B. C.

Date Evacuated 5/9/42 Naturalized - Canadian-Born - National
(check)

Present Address New Denver, B. C.

ap^{3/46} 161 Sydney Road St. Toronto Ont.
(Confined by Camp Nov. 13/46)
Married - Single
(check)

Name of Wife (Nee MIYASAKI) Masai -00973

Name of Husband

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16

Yuriko (F) - #00962 ; Takayuki (M) - #01205; Mickey (M) - 01198.

Terumi (M) - 28/9/27; Tom (M) N/R; Frank (M) N/R.

Requested by Registered with Custodian
(Yes or No)

Additional Information Storekeeper.

EXHIBIT No. 1119 UDATE OCT 13 1946

FILLED BY

K. D. Christie

REAL PROPERTY SUMMARY

File Nos. 1392 and 1548.

JAPANESE NAMES: Shuso HATANAKA - - Reg. No. 02271

Yoshitaka HATANAKA - - Reg. No. 00370

EXHIBIT No. 1119-11

CATALOGUE NO: 344.

DATE OCT 13 1946

FILLED BY

K. D. Christie

PROPERTY ADDRESS: 43 East 5th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: West half ($\frac{1}{2}$) of Lot 12, Block 23, District Lot 200A, Group 1, New Westminster District, Plan 197.

TITLE: In the names of Shuso HATANAKA and Yoshitaka HATANAKA (Joint Tenants)

ENCUMBRANCES: Vesting 35442, 2nd December, 1942, covering both interests.

ASSESSED VALUE: 1942 -

Land - \$370.00

Improvements - 700.00 - \$1070.00.

Taxes - \$37.50.

CLASSIFICATION:

Property consists of ~~one lot~~ with a $1\frac{1}{2}$ storey frame store and dwelling at rear, known as No. 43 East 5th Avenue, and on the rear of this lot a 1 storey frame building occupied as a residence.

HISTORY OF

ADMINISTRATION:

Pemberton Realty Corporation Limited were appointed rental agents for this property and rented lot and buildings to May Chan with the approval of the owner ~~being~~ 2 years. Lease covering the front portion of the lot with store and living quarters at \$20.00 per month. The rear portion was leased to Mrs. J.E. Fisher on a monthly basis of \$10.00 per month. The total rental revenue during the period of Custodian's control amounted to \$570.00.

SOLD:

As at 3rd December, 1943, to May Chan and Lester Chan for \$1300.00.

Approved by Advisory Committee - 24th November, 1943.

This sale covered the whole of the ~~lot~~ and both buildings.

FUNDS:

Released to the Joint Account of Shuso HATANAKA and Yoshitaka HATANAKA, Sale price \$1300.00, plus rental revenue \$570.00, closing adjustments \$33.50, total \$1903.50, less commission on rental \$27.50, repairs \$70.50, taxes \$74.75, insurance \$37.38, Certificate of Encumbrance \$1.00, sundries \$33.35, valuation fee \$5.00, registration fee \$10.35, advertising \$4.00, commission on sale \$65.00, total \$328.83. Net amount released to the credit of the Joint Account \$1574.67. *(Joint Account divided Apr. 20/44 except for a small balance which was later divided between them 2)*

TITLE:

G. of T. 97135-L delivered to May Chan on the 16th March, 1944. *seen*

OLD C. OF T.

No. 65404-L:

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: September 13th, 1946.

IM:JS

Paul Macpherson

LIABILITY SUMMARY

File Nos. 1392 and 1548.

Copy for File 1877.

Re: Shuso HATANAKA - Reg. No. 02271.
Yoshitaka HATANAKA - " " 00370.

The only claim on record is one of \$1.00 owing to the Vancouver General Hospital for treatments of Takayuki HATANAKA, minor son of Shuso HATANAKA. This was referred to Mr. Shuso HATANAKA on June 3rd, requesting authority to pay same. No reply was received and the amount is a legal obligation against the father, Shuso HATANAKA.

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

September 13th, 1946.

[Signature]

IN:JB

NOVEMBER 15, 1946:

On checking with the Vancouver General Hospital today regarding the above account they advised to disregard this amount as they are now unable to trace their account and state it has probably been written off some time ago along with a number of other small accounts.

CLAIMS ACCORDINGLY CLOSED.

E. Robertson

PERSONAL PROPERTY SUMMARY

File No. 1392

November 14, 1946

Re: Shuzo HATANAKA (Mr.)
Reg. No. 02271

Chattels:

This Japanese person declared chattels on his JP form dated March 28, 1942. (See Summary and Schedule attached).

Specified
Articles:

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

Life
Insurance:

In his JP form dated March 28, 1942, the above Japanese person declared a \$1000.00 Sun Life Assurance policy, No. 2222857, as being in his possession, beneficiary being his wife, Masao. 1944 and 1945 premiums due October annually were paid from funds in Hatanaka's account with this office. No further reference is made on file to this policy, and no action regarding same has been taken by the Custodian.

NO OTHER PERSONAL PROPERTY BELONGING TO THE ABOVE JAPANESE PERSON
IS REVEALED ON THIS FILE.

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

E. Robertson
E. Robertson.

CHATELS SUMMARY

File No. 1392

November 22, 1946

Re: Shuzo HATANAKA (Mr.)
Reg. No. 02271

In his JP form dated March 28, 1942, Shuzo HATANAKA declared a list of personal effects but did not state if same were to be left at 43 E. 5th Avenue, Vancouver. G. L. Salter, Agent, with his report of April 13, 1942 attached a list identical to that attached to the JP form, but Pemberton's, in their report dated June 9, 1942, stated "no personal effects to be left on the premises".

G. L. Salter, in a letter dated May 21, 1942, stated Shuzo HATANAKA sold his business at 43 E. 5th Avenue to Mrs. May Chan under a Bill of Sale which included those items declared by him in his JP form as pertaining to the store business. However, Mr. Salter advised he understood certain personal effects were to be left with Mrs. Chan and others taken across the street to 36 E. 5th Avenue. Therefore, on May 26, 1942 we wrote to Mr. Salter asking him to obtain a list of the actual items left with Mrs. Chan and a list of the goods stored at 36 E. 5th, also the name of the person at this address. Mr. Salter's letter of July 16, 1942 stated Hatanaka had moved to an unknown address on Powell Street and that Hatanaka was advised at the time of the original inspection that he would have to advise the Custodian as to the storage of his personal effects and as to the disposition of items listed on his original inventory, but apparently he did not do so.

Mr. Salter advised he inspected the personal effects left by Hatanaka with Mrs. Chan and found a dining room set consisting of table, buffet and 5 dining room chairs; linoleum on living room, dining room and kitchen floors, and miscellaneous effects in a room in the basement. The dining room set was sold at Vancouver Auction 11 on February 24, 1944, with the exception of the buffet and this, it is presumed, was sold under the heading of 'Cabinet' at Auction 53 on September 26, 1945. The linoleums were found to have no value and not worth moving. (memo Feb 23/44)

We wrote to Hatanaka on January 29, 1943 enclosing in duplicate a list of the items removed by the Custodian, under Inventory No. 310, on December 28, 1942 from 43 E. 5th Avenue to 604 Cordova Street, and asked to sign and return one copy to us if correct. Hatanaka returned the list, not signed, and stated "Garden hose pipe and garden tools missing, not included in list". It was therefore assumed that the list was correct except for hose and garden tools. (A hose, however, was sold at auction on November 10, 1943 and some tools (not specified) were sold at Vancouver Auction 53 on September 26, 1945.)

Mr. Spain's memo on file dated February 23, 1944 stated that all chattels were removed to 992 Powell to be included in our auction on February 24, 1944.

Two benches and a sleigh were sold at auction under Hatanaka's name as having been removed from the above address. but As he had children it is presumed that the sleigh would be this Evacuee's property, and as there is no evidence on file indicating that any other person had chattels stored on the premises formerly occupied by the Hatanakas it is presumed that the benches also were his property.

The following articles are missing and there is nothing on file to indicate that these were shipped or auctioned, although they were removed from 43 E. 5th Avenue by the Custodian, under Inventory 310, on December 28, 1942:

2 gramophones	1 metal armchair	2 metal beds (white)
1 brass bed (damaged)	2 springs	2 ironing boards
1 screen door	5 boxes	1 stepladder
1 umbrella stand	2 tubs	

CHATELS SUMMARY - page 2.

No claim has been made by the Japanese for any missing articles, to date.

According to Custodian Release dated October 20, 1943, a Canadian General Electric Washing Machine and Wringer, and a Webster's Dictionary and articles stored inside washing machine were shipped to Hatanaka at New Denver through the B. C. Security Commission on December 13, 1943. These goods were stored at the house of Mr. Y. Matsugu, 748 E. Cordova Street, Vancouver. The files of Y. Matsugu (3375) and his wife (8830) have been checked and they do not indicate that any other chattels belonging to Hatanaka were left at that address.

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

E. Robertson

E. Robertson.

CHATEL'S SCHEDULE

File No. 1392

Rei Shuzo HATANAKA (Mr.)

Reg. No. 02271

Inventory of
goods removed
from 43 E. 5th Ave.,
by Custodian under
Inv. 310, Dec. 28/42,
as being all Hatanaka's
goods in protected area.

AUCTIONED

OTHER DISPOSITION

2 gramophones)
1 metal armchair)
2 metal beds (white))
1 brass bed (damaged))
2 springs)
1 galv. tub
4 tables
4 chairs
2 ironing boards
1 15-gal crock
1 chest of drawers
1 magazine rack
1 screen door
1 parcel
some tools
1 stool
3 boxes
1 gas plate
1 flower stand
1 stepladder
1 umbrella stand
1 tub
2 mattresses

Sept. 26/45 (kitchenware)
2-Sept. 26/45
Sept. 26/45
Sept. 26/45
Sept. 26/45
Sept. 26/45
Sept. 26/45 (pie plates, etc.)
Sept. 26/45
Sept. 26/45
Sept. 26/45 (kitchenware)
Sept. 26/45 (wooden rack)

Missing.

Missing

Missing

Missing

Missing

Left on premises as
being useless.

Left for use of
tenant, Mrs.
Chan, at 43 E. 5th
5 chairs
1 table
1 buffet

Feb. 24/45
Feb. 24/45
Sept. 26/45

When Hatanaka returned
above list sent to
him on January 29/43
as being all his goods
in protected area he
added the following as
being missing from list:
Garden hose pipe
Garden tools

Nov. 10/43
(some tools were sold Sept. 26/45 at auction but
not specified)

NOTE: In a letter dated July 16, 1942 Mr. Salter stated there was linoleum on the dining
and living room floors, also the kitchen floor. This Linoleum was not removed by
the Custodian as it was considered of no value, being worn out.

GENERAL SUMMARY

File No. 1392

November 14, 1946

Re: Shuzo HATANAKA (Mr.)
Reg. No. 02271

According to information contained on this file the above Japanese operated a store business at 43 E. 5th Avenue, Vancouver, and had his living quarters in rear of these premises. In a letter dated May 21, 1942, Mr. G.L. Salter, Agent, stated Hatanaka had sold his business to a Mrs. May Chan under Bill of Sale, which business included 2 showcases, 1 bread showcase, Counter, Meat Slicer, 20 lb. Scale, Cash Register, Cooler and Ice Box, together with miscellaneous shelf goods tinned and otherwise. This would account for the chattels declared by Hatanaka in his JP form dated March 28, 1942, pertaining to the store. Mr. Salter advised that the Bill of Sale was made out to Mr. Hatanaka's daughter, Lily Hatanaka, and was for the amount of \$475.00. A copy of this Bill of Sale is on file (Real Property Section).

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

E. Robertson
E. Robertson.

INVENTORY OF HOUSEHOLD GOODS OF SHUZO HATANAKA

Dining Suite: (a) 1 table 3		
(b) 1 buffet		
(c) 4 chairs 3		\$ 75.00
	Sewing Machine & accessories	50.00
	Bridge Lamp	10.00
	End Table	5.00
4	Pictures and Frames	25.00
2	Scrolls	50.00
	Flower Vases & Accessories for Flower Arrangement	100.00
	Curtains	4.00
	Draperies	1.00
	Blinds	4.50
	Webster Dictionary	10.00
	Linoleum	10.00
4	Double Socket	1.40
	Hat Rack & Shoe Box	10.00
	Umbrella Stand	1.00
5	Beds & Mattress	50.00
	Heater stove & Sawdust burner	35.00
	"Butsudan" (Shrine)	350.00
	Linoleum	5.00
10	Globes	2.00
	Trunk	12.00
3	Lunch Boxes	2.00
3	Hot Water Bottles	1.50
	Range & Sawdust Burner	140.00
	Table	5.00
	Table Cloth	.50
4	Chairs	2.00
	Linoleum	2.00
	Kitchenware & Utensiles	75.00
	Clothes Dryer	.95
	Cabinet	2.00
1	Broom	.50
	Axes & Hatchet	2.00
	Wood-working Tools	25.00
	Work Bench & Wire	5.00
	Garden Tools	20.00
3	Garbage Cans	3.00
	Lumber	20.00
	Washing Machine	100.00
	Wash Tub & Pails	2.50
	Medicine Chest	2.00
1	Dresser	5.00
3	Curtains	1.50
3	Blinds	4.00
	Books(school)	35.00
2	Drawers	10.00
	Typewriter	25.00
	Electric Iron	5.00
	China Ware	50.00

TOTAL

\$ 1359.85

(1359.85)

S. Sold by auction Feb 24/44 Tanaka 11.

"A"

This Indenture

made the duplicate, twenty-fourth(24) day of April in the year of our Lord one thousand nine hundred and forty-two(1942)

to

In Pursuance of the "Bills of Sale Act"

Between

LILY HATANAKA, of 43 E., 5th Avenue, in the City of Vancouver, and in the Province of British Columbia, a store clerk.

Insert full Names,
Addresses and
Occupations of
Parties.

(hereinafter called the Grantor) of the First Part

AND

MAY CHAN, of 619 Hastley Avenue, in the City of Vancouver, and in the Province of British Columbia.

(hereinafter called the Grantee) of the Second Part

Whereas, the Grantor is possessed of the goods and personal chattels hereinafter set forth, described and enumerated, and hath contracted and agreed with the Grantee for the absolute sale to him of the same, upon the terms and considerations hereinafter set forth.

Now this Indenture Witnesseth, that in pursuance of the said Agreement, and in consideration of the sum of Four-hundred and Seventy-five(\$475.00)dollars of lawful money of Canada, paid by the said Grantee to the said Grantor, at or before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged), the said Grantor hath bargained, sold, assigned, transferred and set over, and by these presents Doth bargain, sell, assign, transfer and set over unto the Grantee:

All those the said goods and personal chattels described and enumerated as follows:

2 show cases, 1 Bread show case, counter, 1 meat slicer, 20 lb.-scale, cash register, cooler, ice box, miscellaneous included, and all kinds of goods and fixtures lying and being at the 5th Avenue Grocery, situated at 43 E. 5th. Avenue, in the City of Vancouver, and in the Province of British Columbia. *Except Private furniture in*

Living quarters.

All of which goods and personal chattels are now in the possession of " **5th Avenue**
Grocery " and are situate, lying and being in,
upon or about **45 E. 5th Avenue**
in the **City** of **Vancouver**
in the County of **Vancouver** in the Province of British Columbia.

And all the right, title, interest, property, claim and demand whatsoever, both at law and in equity, otherwise howsoever, of the said Grantor, of, in, to, and out of the same, and every part thereof:

To have and to hold the said assigned goods and personal chattels and each and every of them and every part thereof, with the appurtenances, and all the right, title and interest of the said Grantor thereto and therein, as aforesaid, unto and to the use of the said Grantee, to and for his sole and only use Forever:

And the said Grantor Doth hereby Covenant, Promise and Agree with the said Grantee, in manner following, that is to say:

That the said Grantor is now rightfully and absolutely possessed of and entitled to the said hereby assigned goods and personal chattels, and every of them, and every part thereof: And that the said Grantor now has in himself good right to assign the same unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents; And that the said Grantee shall and may from time to time, and at all times hereafter, peaceably and quietly have, hold, possess and enjoy the said hereby assigned goods and personal chattels and every of them, and every part thereof, to and for his own use and benefit without any manner of hindrance, interruption, molestation, claim or demand whatsoever, of, from or by him, the said Grantor, or any person or persons whomsoever; And that free and clear, and freely and absolutely released and discharged, or otherwise, at the cost of the said Grantor, effectually indemnified from and against all former and other bargains, sales, gifts, grants, titles, charges and incumbrances whatsoever:

And moreover, that the said Grantor, and all persons rightfully claiming, or to claim, any estate, right, title, or interest of, in or to the said hereby assigned goods and personal chattels and every of them, and every part thereof, shall and will from time to time, and at all times hereafter upon every reasonable request of the said Grantee, but at the cost and charges of the said Grantee, make, do and execute, or cause or procure to be made, done and executed, all such further acts, deeds and assurances for the more effectually assigning and assuring the said hereby assigned goods and personal chattels unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents as by the said Grantee or his Counsel shall be reasonably advised or required.

Wherever the singular or 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, and shall include the parties, hereto, their and each of their heirs, executors, administrators, successors and assigns, respectively.

In Witness Whereof the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF

SIG. OF WITNESSES

ADDRESS

OCCUPATION

This is the paper-writing marked "A" referred to in the Affidavit of

sworn before me this

day of

A.D. 194

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

"BILLS OF SALE ACT"

Acknowledgment of Officer of Corporation

I, _____ of _____

(State whether President, Secretary or Director)

(Name of Corporation)

make oath and say as follows:—

1. That the paper writing hereto annexed and marked "A" is a true copy of a bill of sale, and of (or, when an original bill of sale is filed, is a bill of sale together with) every schedule or inventory thereto annexed or therein referred to as made, given, and executed by the said _____

(Name of Corporation)

2. That I, as _____ of the said Corporation, being duly authorized so to do, did affix the seal of the said Corporation to the said bill of sale, did sign the said bill of sale as

(State whether President, Secretary or Director)

_____ of the said Corporation, and did duly deliver the said bill of sale

as the act and deed of the said Corporation on the _____ day of _____ 194.

3. That the head office or chief place of business of the said Corporation in British Columbia is situate at _____ in the said Province.

(State fully the whereabouts of the head office or chief place of business, such as street and number (if any).)

Subscribed to and sworn before me this

_____ day of _____ 194.

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

COUNTY OF

"BILLS OF SALE ACT."

TO WIT:

I, **May Chan**
of the **City of Vancouver,**

in the Province of British Columbia, the Grantee in the foregoing Bill of Sale named, make oath and say: That the sale therein made is bona fide and for valuable consideration, namely, the consideration of the sum of **FOUR hundred and Seventy-five (\$475)** *May Chan* dollars; as set forth in the said Bill of Sale; and not for the purpose of enabling me this deponent to hold the goods and chattels mentioned therein as against the creditors of the said grantor; and that said Bill of Sale is not given for the purpose of protecting the goods and chattels mentioned therein against the creditors of the grantor or of preventing such creditors from obtaining payment of any claim against the grantor.

Sworn before me at the **City**
of **Vancouver** in the Province of
British Columbia, this **twenty-fourth (24)**
day of **April** A.D. 1942

May Chan

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

5th Avenue Grocery
43 E. 5th. Avenue,
Vancouver, B. C.

The Grantee & Grantor Co. Limited, Law Printers and Stationers
Vancouver, B. C. Form No. 18

(ABSOLUTE)

Bill of Sale

MAY CHAN

-TO-

LILY HATANAKA

Date

194

"BILLS OF SALE ACT"

COUNTY OF

I, **Hanton S. Okumura**
334 Powell Street, in the City of Vancouver

make oath and say

TO WIT:

as follows:

1.—That the paper-writing hereunto annexed, and marked "A", is a true copy of a Bill of Sale and every Schedule or Inventory thereto annexed, or therein referred to, and of every attestation of the execution thereof, as made and given and executed by **Lily Hatanaka**

2.—That the Bill of Sale was made and given by the said **Lily Hatanaka**
on the **twenty-fourth (24th)** day of **April**, in the year of our Lord
one thousand nine hundred and forty-two

3.—That I was present and did see the said **Lily Hatanaka**
in the said Bill of Sale mentioned, and whose name is signed thereto,
sign and execute the same on the said **twenty-fourth (24th)** day of **April**
in the year aforesaid.

4.—That the said **Lily Hatanaka**
at the time of making and giving the
said Bill of Sale, resided and still resides at **43 E. 5th. Avenue, in the City of Vancouver**
and then was and still is **store clerk**

5.—That the name **Hanton S. Okumura**
attesting the due execution thereof, is of the proper handwriting of me, this deponent, and that I reside at
334 Powell Street, in the City of Vancouver, in the Province of British Columbia
and am **Real Estate Broker**

Subscribed to and sworn before me this **24th**
day of **April** A.D. 1942
at the **City** of **Vancouver**
in the Province of British Columbia.

Hanton S. Okumura

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

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name HATANAKA, Mr. Shuzo

File No. 1392

Reg. No. 02271

Company Sun Life

Agency Vancouver

Policy No. 2222857

Premium - \$ 58.60

Payable: ^x Annually, Semi-annually or monthly

Month October Day 1st

REMARKS:

Life sent 21/1/42

Registration Number 00370

HATANAKA Frank Yoshitaka

43 E. 5th Avenue, Vancouver, B. C.

LOCATION AND NATURE OF PROPERTY

West half of Lot 12, Block 23,
D.L.200A.

OWNERSHIP

The property is owned jointly by the above
Hatanaka and his father, Shuzo Hatanaka.

LAND AND BUILDINGS

This land is 25' x 120' to a lane. On the
front of the lot is a 2 storey frame, shingle roof house
containing 5 rooms. The house is modern without furnace,
in fair condition. Adjoining the house and to the street
line, size 12 x 20, is a one-storey building rented as a
Confectionery store. This building is frame, shingle roofed.
On the rear of the property, adjoining the lane, is a small
3 room cottage, frame, shingle roof. This cottage is
rented at \$10 per month.

INSURANCE

Policy #720476, Dominion Fire Insurance, \$600,
covering the house and store. Loss under this policy is
payable to Shuzo Hatanaka and the above jointly.

PERSONAL PROPERTY

Hatanaka has apparently no other assets.

RECOMMENDATIONS

Hatanaka has interviewed Pembertons Ltd.
and requested them to manage his business during his absence.
I would recommend that Pembertons Ltd. be appointed Agents
for the Custodian to manage this property.

April 16, 1942

A. Mather

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

602 Credit Foncier Bldg.,
Vancouver, B. C.
April 13th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Report on: HATANAKA, Shuzo.
Registration #02271.

REAL ESTATE AND PERSONAL PROPERTY

RECEIVED
APR 14 1942

LOCATION:

West 1/2 Lot 12, Block 23, D.L. 200A. Store and dwelling combined, and small dwelling at rear. Certificate of Title #654046 in Land Registry Office. This property being administered by Pemberton's, 418 Howe St.

OWNERSHIP:

Owned equally by Hatanaka and his son Frank Y. Hatanaka.

DESCRIPTION OF
LAND AND BUILD-
INGS:

2 buildings on the property. In front facing on 5th. Ave. 1 1/2 storey store with living quarters in rear of building. and at back of lot on lan. 1 three-room cottage; both frame construction. Between houses there is a lawn and flower garden. Houses painted, lot fenced. Woodshed in back yard. House in rear rented from Hatanaka by M. Fisher, same address who is paying Hatanaka \$10.00 per month.

INVENTORY:

Inventory of personal property attached.

PARTICULARS OF
INSURANCE:

No insurance carried on personal property. \$600 carried on store building; \$200 on cottage.

LIABILITIES:

Nil.

RECOMMENDATIONS:

Hatanaka wishes to store his personal property at 655 Cordova St. East which is owned by his son. As his son will likely be evacuated also I would not recommend this. If his daughter is allowed to carry on his business as requested by Hatanaka and as shown in statement given to the Custodian, I would recommend that these items of personal property be stored in the present location. Any other disposition of personal property will depend on final decision on his business.

BUSINESS

LOCATION AND
NATURE OF
BUSINESS:

Business consists of operating a small store at 43 East 5th. Avenue. Legal description of property West 1/2 Lot 12, Block 23, D.L. 200A. Certificate of Title 654046.

OWNERSHIP:

Owned equally by Hatanaka and son (as far as can be ascertained). Hatanaka states store business owned by daughter, but Custodian's statement states that Hatanaka wishes to assign proceeds to his daughter. Therefore ownership of store assumed to be Hatanaka and son.

FINANCIAL
POSITION:

No statements available of financial position. Hatanaka states he has no liabilities or accounts receivable. Inventory of store assets attached.

INSURANCE:

No insurance carried on store stock-in-trade.

CONTRACTS:

No existing contracts in connection with business.

PROSPECTS FOR
CONTINUED
OPERATION:

Fairly good, as although the store is small it seems it serves quite a large district without competition. Hatanaka states he has done fairly well in this location.

RECOMMENDATIONS:

If Hatanaka's daughter is to be allowed to carry on this business I would recommend that she be allowed to do so. If not, I would recommend that the business be sold as a going concern, principally on account of the location.

Yours very truly,
G. L. SALTER,
Per: *[Signature]*
Agent.

INVENTORY OF HOUSEHOLD GOODS OF SHUZO HATANAKA

43 East 5th Avenue, Vancouver, B. C.

	<u>Hatanaka Valuation</u>
Dining Suite: (a) 1 table (b) 1 buffet (c) 6 chairs	\$ 75.00
Sewing Machine and accessories, Pedal	50.00
Bridge Lamp	10.00
End Table	5.00
4 Pictures and Frames	25.00
2 Scrolls	50.00
Flower Vases & accessories for Flower arrangement	100.00
Curtains	4.00
Draperies	1.00
Blinds	4.50
Webster Dictionary	10.00
Linoleum	10.00
4 Double Sockets	1.40
Hat Rack and Shoe Box	10.00
Umbrella Stand	1.00
5 Beds & Mattresses	50.00
Heater stove and sawdust burner	35.00
"Butsudan" (Shrine)	350.00
Linoleum	5.00
10 Globes	2.00
Trunk	12.00
3 Lunch Boxes	2.00
3 Hot Water Bottles	1.50
Range and Sawdust Burner	140.00
Table	5.00
Table Cloth, oilcloth	.50
4 Chairs	2.00
Linoleum	2.00
Kitchenware and Utensils	75.00
Clothes Dryer	.95
Cabinet	2.00
1 Broom	.50
Axes and Hatchet	2.00
Wood-working Tools	25.00
Work Bench and wire	5.00
Garden Tools	20.00
3 Garbage Cans	3.00
Lumber	20.00
Washing Machine	100.00
Wash Tub and pails	2.50
Medicine Chest	2.00
1 Dresser	5.00
3 Curtains	1.50
3 Blinds	4.00
Books (school)	35.00
2 Drawers	10.00
Typewriter	25.00
Electric Iron	5.00
Chinaware	50.00
TOTAL -	<u>\$ 1,357.35</u>

Hatanaka valuation evidently based on cost price.
\$500.00 would be an exceptionally good re-sale valuation.

AGENT'S REPORT on HATANAKA, Shugo. Reg. # 02271.

43 East 5th Avenue, Vancouver, B. C.

Business Report Inventory of Business Assets.

	<u>Hatanaka</u> <u>Valuation</u>
(3A) Stock of Groceries, tobaccos, candies, soft drinks, canned goods, miscellaneous drugs, stationery, etc.	\$ 700.00
1 set scales	75.00
1 cash register	50.00
1 Ice Refrigerator (not electric)	75.00
General fixtures, (including counters, show cases, shelves, chairs, wrapping paper)	180.00
* 1 Ice Cream cooler	nil
	\$ 1,080.00

Above valuations are Hatanaka's.

I would say that resale value would be approx.:

Groceries and stock	\$500.00
Scales	30.00
Register, cash	15.00
Refrigerator	20.00
Fixtures	50.00

\$ 615.00

* Ice Cream cooler belongs to Arctic Ice Co. Vancouver.

ESTABLISHED 1887

Shears

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

May 9, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 11 1942

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

Attention - Mr. Drewry

Re - Frank Yoshitaka Hatanaka
Shuzo Hatanaka

Dear Sirs:-

These people before leaving asked us to act as their agent and an arrangement was made before they left to rent 43 East 5th Avenue which they own, to Mrs. May Chan. The lease is to be for two years and to be for the front portion of the lot occupied by a store with living quarters connected with it at the rear.

We are enclosing you copies of lease for your authorization as these owners have apparently been evacuated as we were unable to contact them.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker
Rental Department, Manager.

JGW:BH
Encls.

06370
5-02271
45-25-10000
5-25-10000

Shaw, Salter & Hemmer
Chartered Accountants
Alfred Shaw, F.C.A. G.L. Salter, C.A.
~~*John Hemmer, C.A.*~~

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

MAY 22 1942

Credit Union Building
830 Hastings Street West

Vancouver, B.C.

May 21st, 1942.

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

Dear Sirs:

Re: Shuzo Hatanaka. File #1392.

On further investigation I find that Mr. Hatanaka has sold his business at 43 E. 5th. Ave. to a Chinese, Mrs. May Chan. Bill of Sale was produced by Mrs. Chan. This Bill of Sale was from Lily Hatanaka and included the following:

2 Show cases, 1 Bread show case, Counter, Meat Slicer, 20 lb. Scale, Cash Register, Cooler, Ice Box, and miscellaneous shelf goods tinned and otherwise.

Cash involved was \$475.00 paid by Mrs. Chan to Hatanaka. Mrs. Chan is paying rent for the premises to Pemberton's Ltd.

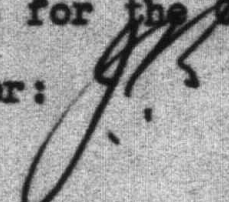
I understand that certain of the personal effects of this party are left with Mrs. Chan. Other personal effects which Mr. Hatanaka thought he might need after evacuation, were taken to 36 E. 5th. Ave., just across the road from the store.

I would recommend that Hatanaka be requested to make a detailed inventory of the belongings left at the store, and also those taken with him to 36 E. 5th. Ave. I might say I have been unable to get in touch with Mr. Hatanaka personally.

Yours very truly,

G. L. SALTER,

Agent for the Custodian,

Per: 

JSS/M.

May 26th, 1942.

G.L. Salter, Esq.,
850 West Hastings Street,
Vancouver, B.C.

Dear Sir:

re Hatanaka, Shuzo

We have yours of the 21st instant in which you advise that Mr. Hatanaka has sold his business at 43 E. 5th to Mrs. May Chan, a bill of sale being made by Lily Hatanaka.

We presume this sale was for cash and the full amount was \$475.00. Mr. Hatanaka's JP form declares his ownership of this business but states he wished his daughter to receive the proceeds and the arrangement to which you refer was apparently carried through on this basis.

We require a copy of the bill of sale upon our files and would like to be advised if a declaration was made under the "Bulk Sales Act", a copy of which declaration we should have also.

Hatanaka's registration form gives an itemised list of personal effects and in order that our files may be complete we require to know what, if any, has been sold, the actual items left with Mrs. Chan, and also the items you speak of as being stored at 36 E. 5th. Will you please supply us with the name of the present resident of 36 E. 5th with whom these articles are said to be left. We will require an acknowledgment both from Mrs. Chan and also from this other party to the effect that these effects were delivered to them by Hatanaka and that they have agreed to look after them.

From your remarks that you have been unable to get in touch with Mr. Hatanaka, we are not sure whether you are aware that he has been evacuated, or whether he is still here and you have been unable to contact him. Please advise further if you are able to secure the in-

Shears

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 17 1942

July 16th, 1942

Office of the Custodian,
501 Royal Bank Bldg.,
City.

Dear Sir:

Re File # 1392-- HATANAKA, Shuzo

Referring to your letter of the 26th May last I enclose herewith copy of Bill of Sale.

743

I made a further investigation of the business formerly carried on by the above Japanese at 53 East 5th. Avenue, and which was subsequently sold by Hatanaka to Mrs. Chan, who is carrying on the business at the same address, today and have the following to report:

Hatanaka, after selling the business to Mrs. Chan moved across the street on 5th. Avenue and left certain personal effects and furniture in the premises at 53 East 5th. Avenue. Since that time he has moved from across the street to an unknown address on Cordova or Powell Street. It is not known whether he has or has not been evacuated. As far as I know he has not advised us as to a change of address or as to what he took with him. He was advised at the time of original inspection that he would have to advise the Custodian as to the storage of his personal effects and as to the disposition of items listed in his original inventory. Unless he has done this to the Custodian direct, he has not followed out his instructions.

I inspected the personal belongings and furniture left by Hatanaka with Mrs. Chan this date and found the following:
1 dining room set, consisting of table; buffet with mirror;
5 dining room chairs; linoleum in living room, dining room and kitchen, (living room linoleum covered by Mrs. Chan's own linoleum);
and a room in the basement filled with miscellaneous furniture including 2 phonographs, odd chairs, odd tables, beds etc. all of which were impossible to check without taking the whole room apart and checking each item by itself.

As far as I could ascertain no inventory had been presented to Mrs. Chan for signature or for receipt.

I would recommend that Hatanaka be advised by the Custodian that he is required to produce a signed receipt from Mrs. Chan for belongings left in the premises, that he advise the custodian as to the storage or other disposition of personal belongings or furniture; and that he be advised that he hasn't in any way co-operated with the Custodian in the winding up of his affairs.

Yours truly,
G. L. SATER,
Agent for the Custodian
Per: *[Signature]*

JSS/B.

Encl.

1392

November 9th, 1942

Mr. Shuzo Hatanaka,
Registration No. 02271,
New Denver, B. C.

Dear Sir:-

In your registration form of March 28th, you declared a considerable list of furniture etc. After selling your business to Mrs. Chan, you moved out leaving certain personal effects and furniture at 53 East Fifth Avenue. We have a list of some of these which Mrs. Chan is holding but there are many things in the basement which at least for the time being, we cannot inventory.

If this is satisfactory to you, please let us know and at least for the time being, we will do nothing further though eventually when time permits, we may have a complete inventory taken. Meanwhile do you wish any Fire Insurance placed on your effects and if so for how much?

Yours truly,

H. F. Green
Protection Department

HFG:IP

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8341

418 HOWE STREET
VANCOUVER, CANADA

January 25, 1943

EVACUATION SECTION

Rec'd JAN 25 1943

File No. 1392 - 1548

Referred

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B.C.

Re: 43 E. 5th Avenue
F. Y. & Shuzo HATANAKA
Files #1548 & 1392

Dear Sirs:

out to Gibson

We are in receipt of a letter signed by Mrs.
M. Chan, reading as follows:-

"The only articles the Hatanakas left here for
my use was a dinette suite which consists of:
5 chairs
1 table and
1 buffet"

If this copy is not satisfactory to you to
file with your other inventory, we could let you have the
original and keep the copy here, as you wish.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker

Rental Department, Manager.

JGW:BC

S = Auction Van 11 - 24/1/43

C
O
P
Y

EVACUATION SECTION	
Rec'd	MAY 8 1943
File No.	
Ans.	<i>Spain</i>
Referred	<i>Spain</i>

1392

January 29th, 1943

Mr. Shuzo HATANAKA,
Registration No. 02271,
New Denver, B. C.

Dear Sir:-

The following is a list of your personal property removed from 43 E. 5th Avenue to Custodian Central Warehouse at 604 Cordova Street:

2 Gramophones	1 Magazine rack
1 Metal arm chair	1 Screen door
2 Metal beds (white)	1 Parcel
1 Brass bed (damaged)	Some tools
2 Springs	
1 Galvanized tub	5 Boxes
4 Tables	1 Gas Plate
4 Chairs	1 Flower Stand
2 Ironing boards	1 Step ladder
1 15-Gal. crock	1 Umbrella stand
1 Chest of drawers	1 tub

Mrs. Chan, the tenant, has in use:

5 Chairs)	Dinette Suite
1 Table	
1 Buffet)	

If this is all you have in the restricted area of British Columbia, please sign and return the attached copy of this letter for our record.

Your prompt reply is requested.

Yours truly,

2 Garden Hose pipe
Garden Tools } *missing (not included in list)*
Geo. B. Spain
Protection Department

Enc.
GBS:IP

Signed.....

C
O
P
Y

February 2, 1943

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

Attention Mr. Gibson

Dear Sirs:

Re File #1548 Frank Yoshitaka

We refer to your letter of December 18th relating to fire insurance on the property at 43 East 5th Avenue.

The two policies mentioned in our Real Estate Department's report of June 9th do not appear to be in force. We recently sent you Legal & General policy No. 12001 covering for \$1,500.00 on the building at the address mentioned, but the owner's name is Frank Yoshitaka Hatanaka which probably explains the reason you did not know it covered 43 East 5th Avenue. However, it does appear that there is no insurance on the dwelling at the rear of this address and we have, therefore, issued and now enclose Legal & General policy No. 12444 covering for \$500.00 for a term of three years from January 23rd.

This means that there is now \$1,500.00 on the store building at the front and \$500.00 on the dwelling building at rear.

Yours very truly,

*Pemberton
Spencer*

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

March 24, 1943.

EVACUATION SECTION	
Rec'd	MAR 25 1943
File No.	
Ans.	
Referred	<i>Referred</i>

74

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. Doust

Re: F. Y. & Shuzo HATANAKA - 43 E. 5th Avenue
Files 1548 and 1392

Dear Sirs:

Following is a copy of an estimate we have received from Jacobsen, a roof man, in connection with this roof.

"I have examined the roof at 43 East 5th Avenue. This roof is very unreliable, and I have tried to repair it, but it seems there are new leaks coming up and I suggest that you have it re-roofed, as it would be less expensive in the long run. I propose to repair all damaged parts and reinforce roof where it is weak, then embed one sheet of roofing into hot asphalt, and cover parapet walls in the same manner, all for the sum of forty-two dollars (\$42.00)."

We feel that this job should be done immediately, as the tenant's stock has been damaged and there is some dampness in the place. We have at the present time about \$30.00 on hand here and could arrange to finance the balance if we needed to.

We would appreciate hearing from you as quickly as possible in this connection.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

J. Walker

Manager, Rental Department.

JGW:BC

1943 and 1992

April 2, 1943.

The Pemberton Realty Corporation Limited,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Frank Y. and Shuzo HATANAKA
41 East 5th Avenue, Vancouver.

We regret that we have not replied earlier to your letter of the 24th of March owing to pressure of work. Confirming our 'phone conversation of today, we shall be glad if you will arrange to have the roof of the above premises repaired as promptly as possible for the sum mentioned, viz., \$42.00. We are glad to know that if you have not sufficient funds on hand from rentals received, you will take care of the balance necessary, showing up payments made in your monthly rental statements.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD:BT

TELEPHONE: PACIFIC 6438

J. R. REID
NOTARY PUBLIC

GENERAL INSURANCE

"Homes a Specialty" FOR OVER 20 YEARS



EXHIBIT No. 111 P. 2
DATE OCT 13 1943
FILLED BY K. A. Christie

818 GRANVILLE STREET
VANCOUVER, CANADA

November 1st, 1943.

EXHIBIT No. 1119 - do
DATE OCT 13 1943
FILLED BY K. A. Christie

No. 344

House 43 East 5th Avenue.

5 room house with bath and store front, on 25 foot lot.

3 room down and 2 up.

Basement with poor floor and no furnace.

3 room cottage in rear with no basement.

Property in very poor condition.

Valuation \$1,300.00.

1392/1548

REGISTERED

November 6th, 1943

Mrs. Ray Chen,
43 East 5th Avenue,
Vancouver, B.C.

Dear Madam:

Re: Catalogue No. 344,
43 East 5th Avenue

Your letter of the 27th instant enclosing cheque
for \$100.00 and offer to purchase 43 East 5th Avenue for the sum of
\$1,000.00 has been received and considered.

We are not able to accept this tender and are re-
turning your cheque herein. No acceptable tender has been received
on this property and we are now prepared to consider revised offers.

This property has been independently appraised and
the Custodian will not be interested in any sum less than \$1500.00.

If you should wish to submit another offer subject
to prior sale and other bids which may be received, we will be
pleased to consider same.

Yours truly,

F.C. Shears,
Director.

FCS/AN
encl.

43 Fifth Ave. East,
Vancouver B.C.
November 18 - 1943

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

Dear Sirs:

Re: Catalogue No. 344
43 East 5th Avenue.

In reply to your letter of the 8th November I now
wish to revise my offer on the above property to the sum of
\$1,300.00 and enclose herein ^{cash.} \$500 — as a deposit.

Yours truly,

Mrs. May Chan

EXHIBIT No. 111 F-10
DATE OCT 12 1943
FILED BY K. A. Christie

1392/1548

November 26th, 1943

Mrs. May Chan,
43 Fifth Avenue East,
Vancouver, B.C.

Dear Madam:

Re: Catalogue No. 344,
43 East 5th Avenue

This will acknowledge receipt of your letter of the 18th instant in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$1300.00. We are also in receipt of your \$500 cash enclosed.

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 \$800.00, to complete the purchase price on this property.

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

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

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

Yours truly,

F.G. Shears,
Director.

FGS/AN

1392 and 1548

December 8, 1943.

Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 344,
43 E. 5th Avenue.

This property, the rents for which you have been collecting, is the subject of an expected sale direct through the purchaser, the effective date of which sale should be December 3rd, 1943.

The tenant is the applicant to purchase. In these circumstances, neither rents should be collected nor charges incurred after the date mentioned. If it has not already been done it will be appreciated if you will bring your reports for rentals and disbursements up to that date, sending, them, with remittances, to this office as soon as possible.

You will be informed when the sale is finally concluded.

Yours truly,

P. H. Russell,
Administration Department.

PHR:AE

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION	
Rec'd	DEC 23 1943
File No.	1392
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>
<i>out to Russell</i>	

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
VANCOUVER, B.C.,
December 20th, 1943.

Custodian of Alien Property,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: HATANAKA, Shuzo #02271 New Denver

Shipped from Vancouver December 13th one washing machine and wringer to the above, on which we paid the following charges:

Bowman Storage, cartage and crating	\$6.21
C.P.R. freight	4.50
	<u>\$10.71</u>

Attached is a letter from this party authorizing you to deduct the charges from his account to reimburse us. Please send cheque for \$10.71 to cover as soon as convenient.

C.W. Fisher
C.W. Fisher
Transportation

CWF:FF
Encl.
c.c. Gen. Files

January 4th, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 1392 & 1548
NAME: Shunsu HATANAKA and Yoshitaka Frank HATANAKA
CATALOGUE NO: 344
RE: 43 East 5th Avenue, Vancouver, B. C.
2 dwellings, one with store in front.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, West 1/2 of Lot 12,
Block 23, D.L. 200A, Group 1, New
Westminster District, Plan 197.

Encumbrances: None

Taxes: 1943 taxes of \$36.00 paid. No arrears.

Vested: No. 35442

VALUATION BY APPRAISER: \$1300.00
AMOUNT OF BID: \$1300.00
APPROVED BY ADVISORY COMMITTEE: November 24th, 1943.
AMOUNT RECEIVED BY CUSTODIAN: \$1300.00
NAME OF PURCHASER: May Chan and Lester Chan

KWW/W

K. W. WRIGHT

File No. 1 100
100

January 4th, 1944

To: Mr. Smith

From: Mr. Brown

Mr. Yoshitaka Frank MATSUDA
Mr. James MATSUDA
Columbia 314
43 East Fifth Avenue
New York 3, New York

Everything has been moved from this address
except the two-bedroom duplex suite as per letter of Jan-
uary 2nd, 1944. At that time the Japanese claimed there
would be a garden house and garden tools on the premises.
Could these be found?

From Mr. Sutter's report of July 14th, 1943, it
appears that there was also some furniture on the living
room, dining room, and kitchen. This was not moved, pre-
sumably could not be taken up, but you might confirm this
please, when you report.

MB:19

File No. 1391
1943

January 11th, 1944

MEMORANDUM

TO: Mr. Green

FROM: Mr. Spain

Mrs. Anna Maria Frank BATAFATA

41 East 4th Avenue

Mrs. Spain the tenant and purchaser of this property reported:-

7 Piece Dinette Suite

still in use but available to us if we wish to move it at any time.

With regard to the Room and Garden Tools, she has never seen a saw.

There is a rake in the basement which could be removed when we move the Dinette Suite.

CSB/MS

Handwritten signature
N.B. Lingo

Files No. 1392 &
1548.

Catalogue No. 344.

March 6th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Shuzo NATANAKA
Frank Yoshitaka NATANAKA
West 1/2 of Lot 12, Blk. 23,
D.L. 200 A, Op. 1, N.W.D.,
Plan 197.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated February 9th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application 97134-L dated February 9th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application 97135-L dated February 9th, 1944, registering the property in the names of Lester Chan and May Chan (Deed).
3. Duplicate of Transmission dated January 29th, 1944.
4. Duplicate of Deed dated January 6th, 1944 - Secretary of State to Lester Chan and May Chan.
5. Certificate of Indefeasible Title number 97135-L dated February 15th, 1944, covering the above property in the names of Lester Chan and May Chan.

DAC:JS
Encls.

D.A. Cramer
per JS

1392

March 7, 1944.

The B. C. Security Commission,
363 Homer Street,
Dick Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Shuzo HATANAKA #02271
New Denver

We have before us your letter of December 20th, wherein you requested payment of \$10.71 for Bowman's Storage and Freight on shipment to the above party.

We were expecting funds to be established in his personal account, but find the credit goes to his joint account.

His personal account continues to stand at \$3.50 only and under such circumstances we regret being unable to send you a cheque for \$10.71 requested.

Yours truly,

Geo. B. Spain,
Protection Department

GBS:JS

Catalogue No. 344
File No. 1392 & 1548,
43 East 5th Avenue

Receipt of Certificate of Title No. 97135-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 Legal & General Assurance Society Ltd. policies Nos. 12001 and 12444 together with assignments thereof in quadruplicate.

Dated at Vancouver, B. C., this 16th day of March 1944.

May Chan

1392
1548

March 10, 1944.

Mr. & Mrs. Lester Chan,
43 East 5th Avenue,
Vancouver, B. C.

Dear Sir and Madam:

Re: Catalogue No. 344
43 East 5th Avenue
W12/23/200A

Title to 43 East 5th Avenue is now ready for delivery to you.
Assignment of the relevant insurance policy is also ready for delivery and
you should cause this to be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the
tenant of this property.

Adjustments as of date as shown on the enclosed sheet have been
calculated and a balance of \$33.50 is charged to you.

Will you telephone this office for an appointment at your early
convenience to conclude this matter after which title will be delivered.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Pemberton Realty Corp. Ltd.

1992
1948

March 10, 1944.

Honors. Shuso & Yoshitaka NAKANAKA,
Registration Nos. 02272 & 00370,
New Denver, D. C.

Dear Sirs:

Re: Catalogue No. 344
43 East 5th Avenue
W312/23/200A

Please be informed that 43 East 5th Avenue has been sold as of
December 3, 1943 for the sum of \$1,300.00 which is equal to or in excess of the
value attached to these premises by an independent appraiser.

Parts, less expense, up to the mentioned date have been credited
to your joint 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	\$ 1,300.00
Less Real Estate Agent's Commission @ 5%	<u>65.00</u>
Net credit to your account	<u>\$ 1,235.00</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:LB

cc to B. C. Security Commission.

Catalogue No. 344

Files No. 1392 & 1548

43 East 5th Avenue

Wj12/23/2001

ADJUSTMENTS

As of December 3rd, 1943.
28 days to go.

Debit purchaser

28/365 x \$ 36.00	taxes for 1943	\$ 2.76
28/365 x \$ 11.45	water July to Dec.	1.74
30/72 x \$ 36.13	insurance premium	18.01
52/72 x \$ 3.25	" "	2.35
Registration fees on Deed. \$1,300.00		6.85
Mrs. Chan rent from Nov. 25 to Dec. 3 -		
6/31 x \$20.00		5.16

Total debits

\$ 36.87

Credit purchaser

Proportion rents for month of December - 11/31 x \$9.50 (Fisher) \$ 3.37

Total credits

\$ 3.37

Total debits

36.87

Net debit due from purchaser

\$ 33.50

as to Pemberton Realty Corp. Ltd.

1392 & 1548

March 17, 1944.

The Penberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 344
43 East 5th Avenue
W12/23/230A

Sale of property catalogued as No. 344 has been completed by delivery of title to the purchasers, Mr. and Mrs. Lester Chan, 43 East 5th Avenue, Vancouver. We enclose commission cheque for \$65.00 representing 5% of the sale price payable to your order.

We presume you have closed your rentals accounts in this case and that if it has not already been sent a final report will reach us shortly.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

EVACUATION SECTION	
OCT 4 1944	
Rec'd	
File No.	1392
Ans.	Sm 695
Referred	Gilman

New Denver B. C.
Oct. 2/44

Dear Sir;

We received ~~the~~ note from Sun Life Insurance Company of Canada for \$58.60.

And owing to Lack of Fund here, I am sending it to Custodian to pay it out of my money, which I believe the Custodian is holding.

P.S.

Enclose the note

Yours.

Shugo Hatanaka
New Denver B. C.

633 20

New Denver, B.C.
April 27, 1945.

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

EVACUATION SECTION
APR 30 1945
1392
RECEIVED

Dear Sir: \$574.60
13.5

I am enclosing herewith, the
notice of premium due by my
son, Frank Yoshitake Katanaka
#00370, to the Sun Life Assurance
Co. of Canada. Would you
please pay this premium of
\$40.45 from my account
credited at your office.

Would you also pay my
premium due to the same

(1528) 472

Company and send me the
receipt of both payments.

Yours truly,

Shuzo Hatanaka

Shuzo Hatanaka

02271

Encl. 1.
per bill.

May 1st, 1945.

Mr. Shuzo HATANAKA,
Reg. No. 00271,
New Denver, B. C.

Dear Sir:

We have your letter of April 27th and as you are residing in an area under the jurisdiction of the B. C. Security Commission it will be necessary to obtain their approval of payment of the premium of \$40.45 on your son's life insurance policy---this we are seeing to and we have no doubt that they will agree.

In your letter you ask us to also pay the premium due to the Sun Life Assurance Company on your life insurance policy, but our records indicate that this premium of \$58.60 is not due until October 1st, we having paid the last premium in October 1944 (see our letter to you of October 10, 1944). If, however, you mean any other premium, please advise as we have only details of policy #2222857 relating to yourself on file.

After payment of your son's premium your credit balance will be \$534.15.

Yours truly,

P. Doust,
Administration Department

PD/ER

NAME

BUTLAND, James

REGISTRATION NO. 03270

FILE NO. 139

The following chattels were sold by public
 auction at 932 Powell St., Vancouver, B.C. on September 26, 1945.

Pic Plates & Tools	2.50
Wooden Cabinet	1.00
Wooden rack	0.60
Chest of drawers	2.50
2 Crocks	4.75
Carton Kitchenware	1.00
2 Benches & 4 Chairs	0.60
2 Tables	0.25
Sleigh, stool & etc.	0.45
Magazine Rack	1.90

Total

\$ 15.15

Less Expenses: (Auctioneer's Fee: \$1.51
 (Advertising: 0.89
 (Moving: 2.92

\$ 9.83

9.83

Net Proceeds Credited:

\$

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering List No. Vancouver 53.

Remarks.

NAME HATANAKA, Shiro

REGISTRATION NO. 92271

FILE NO. 1382

The following chattels were sold by public
auction at 922 Pencil, Vancouver B.C. on February 22, 1944.

Dining Table & 3 Chairs

\$ 6.50

Total:

\$ 6.50

Less Expenses: (Auctioneer's Fee: 0.65
(Advertising: 0.33
(Movings: 1.02

\$ 1.00

Net Proceeds Credited:

\$ 4.70

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 11.

Remarks.

NAME HATANAKA, Shuseo

REGISTRATION NO. 02271

FILE NO. 1392

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. on November 10, 1943.

Base

\$ 4.50

Total:

(Auctioneer's Fee: \$0.45

\$ 4.50

Less Expenses:

(Advertising: 0.12

\$ 1.00

(Moving: 0.43

Net Proceeds Credited:

\$ 3.50

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. Vancouver 5.

Remarks.

MEMORANDUM

File 1392
1548

February 23, 1944.

To: Mr. Green

From: Mr. Spain

Re: Yoshitaro Frank HATANAKA

All chattels remaining at the above address
have been removed to 992 Warehouse to be included in
our next auction on February 24th, 1944.

W. M. Spain

GBS:JS

*The furniture was worn
out and not worth
moving. Some was
so bad it had
already been discarded
by Mrs. Chan.*

Spain

1942 - 1948

October 26th, 1945

Mr. Shun HATANAKA,
Reg. No. 02271,
San Francisco, B. C.

Dear Sir:

Re: Catalogue No. 344
43 East 5th Ave., Vancouver, B. C.
Ref 12/23/200A
Shun and Yoshitaka HATANAKA.

You are aware, of course, of the sale of the above property for \$1300.00, this figure being based on an independent appraisal, and approved by the Advisory Committee. You have not, however, been forwarded one of our revised net proceeds statements prepared by our Accounting Department, and for your records a copy of this statement is attached, showing the net proceeds of this sale, namely \$1247.36.

We also enclose a general statement of the joint account in which there is still a balance of \$63.96, after equal amounts of \$650.00 were credited to your respective single accounts.

At the moment there is in your own account a credit balance of \$475.55, and at an early date a statement will be forwarded to you, showing how the above balance is arrived at.

Yours truly,

P. Drost,
Administration Department

PD/ER
Enc. 2
cc Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Catalogue No: 344

Street Address: 43 East 9th Avenue
Vancouver, B. C.

Legal Description: W 12/23/2004

Name: SATANAKA, Sando

File No: SATANAKA, Yoshitaka (Frank)
1398 and 1348

Reg. No. 00271 and 00270

Date of Sale and Adjustments ... October 3, 1943

Sale Price

1,300.00

Real Estate Agents Commission

65.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

18.01

2.75

Taxes

2.76

Water

1.74

77.50

1,324.86

Net Proceeds credited to your account

1,247.36

Date: ... October 3, 1943

Compiled by:

1392 - 1548

November 6th, 1945

Attn: Mr. M. L. Brown

Department of Labour,
Japanese Division,
360 Bannock Street,
Vancouver, B. C.

Dear Sirs:

Re: Shuzo HATANAKA, Reg. No. 02271,
Resident at New Denver, B.C.

There is standing to the credit of the above the sum of \$517.36 which represents the balance of his share of the sale of 43 East 5th Avenue, Vancouver, B. C., which he owned jointly with his son, Frank Yoshitaka HATANAKA, Registration #00370, at present residing at 131 James Street E., Hamilton, Ontario. The latter, with the exception of a few dollars, has sent his fifty per cent share of the proceeds of the sale of the property in April 1944, the cheque being for \$650.00.

We have now received a request from the father, Shuzo Hatanaka, that his total funds, namely \$517.36, be forwarded to his son in Ontario, but before taking any action in this matter we shall be glad to have your recommendations in view of the fact that this Evacuee is residing at New Denver, B. C.

Yours truly,

P. Doust,
Administration Department

PD/ER

1392 - 1548

January 4th, 1946.

Mr. Shuzo HATAKAKI,
Reg. No. Q2271,
New Denver, B. C.

Dear Sir:

We refer to your letter of October 31st, 1945 wherein you requested that funds standing to your credit which are mainly from your one-half share of the proceeds of the sale of 43 East 5th Avenue, Vancouver, be forwarded to your son at Hamilton, Ontario.

There is standing to your credit an amount of \$517.36 and upon referring your request for these funds to the Department of Labour, Japanese Division, they now inform us that they do not recommend that this amount be sent to your son in view of the fact that you are still residing in a project under their jurisdiction. We regret, therefore, that we are unable to comply with your request.

Yours truly,

P. Donet,
Administration Department

PD/ER

1392

April 11, 1946

Mr. Shunsu HATASAKA,
Reg. No. 02571,
161 Spadina Street,
Toronto, Ontario.

Dear Sir:

We are in receipt of your letter of April 3rd and en-
close cheque for \$500.00 from funds standing to your credit from
the sale of your one-half interest in real property formerly
owned by you at 43 East 5th Avenue, Vancouver, B. C.

As previously advised you in our letters of November 6,
1945 and January 4, 1946, your credit balance was \$517.36, and
after allowing for the enclosed cheque this leaves the sum of
\$17.36 in your account.

On going through your file we find there is still \$1.00
owing to the Vancouver General Hospital for services rendered to
your son, Takayuki, Registration No. 01215, he being under age at
the time this service was rendered by the hospital. Although we
have written you on various occasions respecting this small debt,
we have not received authority from you to pay this small item,
and will you please note that unless we hear from you to the con-
trary by the end of this month we shall pay the \$1.00 in question
and debit your account accordingly. The small balance in your ac-
count will be forwarded to you at a later date after your file
has been finally reviewed.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc. 1

*Debit almost
disregard*

December 7th, 1946

REGISTERED MAIL

Mr. Shuse HATAHARA,
Reg. No. 02271,
161 Sydenham Street,
Toronto 2, Ontario.

Dear Sir:

We have for acknowledgement your letter of November 22nd, 1946 in which you returned Custodian cheque No. 3312 in the amount of \$17.36.

We would advise that on November 7th, 1945 your single account was credited with the amount of \$31.98, representing your one-half share of the balance in the joint account referred to in your letter of November 22nd. For your information we give below the entries made in your account as from October 11th, 1945, the date at which your account showed a credit balance of \$475.55 and statement of which was sent to you with our letter of November 1st, 1945:

		<u>Dr.</u>	<u>Cr.</u>
<u>1945</u>			
Oct. 11	- Balance as per statement sent you		\$475.55
Nov. 1	- Proceeds Auction Sale		9.83
Nov. 7	- Transfer of 50% of balance in joint account		31.98
<u>1946</u>			
Apr. 12	- Cheque to you	\$500.00	
Nov. 23	- Cheque to you	17.36	
		<u>\$517.36</u>	<u>\$517.36</u>

We now return to you Custodian cheque No. 3312 in the amount of \$17.36, which is shown on the above statement under date of November 23rd and thus closes your account with this office.

Kindly acknowledge receipt of this cheque in the enclosed stamped and addressed envelope.

Yours truly,

E. Robertson,
Office of the Custodian

/ER
Enc.-Custodian cheque \$17.36
-Return envelope

Ca 344

NOV 20 1947

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.

1392

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

- (1) NAME HATANAKA SHUZO (RCMP) Reg. No. 22271
(Print) Surname Given Name
- (2) Pre-Evacuation Address 43 E 5th Ave. Vancouver B.C.
- (3) Present Address 161 September St. Toronto 2, Ont.
- (4) REAL ESTATE
- (a) Street Address (if any) 43 E 5th Ave Vancouver B.C.
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)
WEST 1/2 LOT 12.
BLOCK 25, DIST. LOT 200 "A"
GROUP 1, NEW WESTMINSTER DISTRICT PLAN 197
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business CONFECTIONARY, GROCERY
(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.) owner of 1/2 interest
- (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) - - - - - \$ 2500.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 1200.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 1300.00
- (5) PERSONAL PROPERTY (One half this amount)
- (a) Place or places at which property was left by the claimant at date of evacuation
43 E 5th Ave. and at 655 E. Cordova St. (attic)
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House
- (c) How stored or packed at time of evacuation
Stored in basement & attic - Packed in box

(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")

In no one's care

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

1. *See list* Estimated Value \$
2. *One copy provided to* Estimated Value \$
3. *Custodian* 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 \$ *1259.83*

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)) - - - - - \$ *1909.83*

- (6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no *Yes*
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Toronto

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,

of

TO WIT;

I, Shuzo Hatanaka
of Toronto

of the City
in the Province of Ontario

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 24th day of November

A.D. 1947.

RA Best

Shuzo Hatanaka
A Commissioner &c.

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.

IN THE MATTER OF THE "IMPERIAL ACT"
PART I. REVISED STATUTES OF CANADA 1957, CHAPTER 12.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

MR. JAMES, JOHN H.A. REILLY, MR. JAMES.

Toronto, Ontario,

October 12, 1953.

IN THE MATTER OF THE CLAIMS OF

FRANK MATSUKA

and

SHIRO MATSUKA

PROCEEDINGS AT HEARING.

APPEARANCES:

M.A. JAMES, Esq., K.C., appearing for the
Dominion Government,

P.A. JAMES, Esq., appearing for the
Claimant.

A. SMITH, Esq., Secretary,
C.M.S. UPTON, Esq., Official Interpreter,
A.G. VANCE, Esq., Official Reporter.

F. H. H. H.
Mr. H.

1 Was it a store or residence?

2 A. It was a store and a residence, both.

3 Q. It was both a store and a residence?

4 A. Yes.

5 Q. What sort of store?

6 A. Confectionery and groceries, cigarettes and
7 soft-drinks.

8 Q. Did you and your family live in the other
9 part of the premises?

10 A. No. We lived behind the store and we had
11 the back rented out.

12 THE SUB-COMMISSIONER: Q. The same building
13 as the store? A. The store is.

14 Q. The store and the place where you lived
15 was all one place?

16 A. Yes, one place.

17 MR. HUNTER: Q. I am showing you a form
18 entitled Real Estate Other than Farm. Is that your
19 signature (indicating)?

20 A. Yes.

21 Q. And are the facts stated there correctly?

22 A. Yes.

23 Q. I see you have signed the first sheet.
24 I had better get you to sign the second sheet, I
25 think.

26 I would ask my friend if he would produce the
27 report of J. A. Hall & Company.

28 (PARTICULARS OF REAL ESTATE OTHER THAN FARM,
29 MARKED EXHIBIT NO. 1)

30 MR. CHRISTIE: I tender, as Exhibit B, the

F. Williams,
Mr. W.

Appraisal of J. A. Reid & Company.

[APPRAISAL, NUMBERED EXHIBIT NO. 1]

MR. WILKIN: Q. I notice from a copy of that appraisal in reference to the business having a good flow. What was the nature or the condition of the flow when you left?

A. When we left it was in good condition.

Q. It was in good condition; and, he says: "The property is in very good condition." Is that not what was the situation when you left?

A. It was in good condition.

Q. Now, when you left did you dispose of the business at all or the stock-in-trade?

A. Well, my father had a forced sale because he had to leave right away.

Q. To whom did he sell?

A. He sold it to the tenant who owns the building now, in the store.

Q. The tenant you understand owns the building now. Do you know for how much he sold the business?

A. The father sold it for \$500.

Q. \$500. I notice that you had purchased this property and business in 1943. Is that right?

A. Yes.

Q. In August 1943?

A. Yes.

Q. And paid altogether \$5,075., including the business. Is that right? A. Yes. That is right.

F. B. I.
Wash., D. C.

Q. Now, did you rent the property when you
lived there?

A. Yes, it was rented.

Q. And for how long was it rented?

A. I believe it was \$10. for the back house
and \$15. for the front, the store and the house.

Q. Perhaps we will have to go into that later.
You have it on the form that it was rented at \$25.
a year, which would be \$30. a month. If you do not
know we may be able to get the details from the file
of the Commission.

MR. CHAIRMAN: Are you interested in the above
lease?

MR. HENRY: I am interested in the whole thing.
There was a store lease and part of the bank.

MR. CHAIRMAN: This is one for \$250. Mrs. May
knows. I will file that if you wish.

MR. HENRY: Does that include the house at the
front of the property, do you know?

MR. CHAIRMAN: What does this mean, on
the form, where it says rent price \$1,375, house and
\$1,000, business? The house and business are all
one building.

MR. HENRY: I suppose that included in the
business might be good will.

MR. CHAIRMAN: And stock-in-trade and
so on; this is not a division?

MR. HENRY: No.

MR. CHAIRMAN: So that, what is paid for
the real estate was \$1,375.

F. H. H. H.
1947, 1948.

MR. HENRY: Q. Is that correct?

A. Well, we bought the business first and we had wanted, the house.

THE SUB-COMMISSIONER: Yes. And, you bought the house?

A. When we bought the house we paid \$1,500.

Q. The house apart from the business was \$1,500. When you say the estimated value at the date of sale \$3,500., for what is that, the house or the house and business?

A. The house and business and all put together, together.

Q. You sold the business for \$200.?

A. He had to sell the business because he had to leave and the custodian sold the house.

Q. And the Custodian sold the house for \$1,500?

A. Yes.

Q. Which would be \$1,500., which would reduce the total claim to \$700. on your own figures.

MR. HENRY: There is a possible increase in value between 1941 and the date of sale.

THE SUB-COMMISSIONER: No, but he says the \$3,500. was the value of the real estate and business. And the Custodian got \$1,500 and he got \$200. so that the total realized was only \$700. short of what they said it was worth.

MR. HENRY: I think he is speaking a little hurriedly, according to my instructions, but that is what he says now.

F. B. I.
Wash., D. C.

THE PROSECUTOR: Well, as long as the
evidence is clear, that is all. I have nothing to do
with the valuation; I am simply trying to make sure
it is clear that he is talking about.

MR. BROWN: I wonder if I might ask him again
about that.

A. You have put the estimated value of the
sale of real estate that figure and I will just show
it to you on the form, \$5,000. You observe that?
For what is that? Is that the estimated value of the
house and land, real estate, or does it include what you
estimate the value of the business to be?

A. We estimate the value of the house to date
and the business put together.

THE PROSECUTOR: A. At \$5,000?

A. Yes.

MR. BROWN: That is quite fair.

MR. BROWN: I will have to ask him if his
father agrees on that.

I think that is all, thank you.

MR. BROWN: That is for both of them?

MR. BROWN: No. I will call the father as a
witness. I presume you wish to cross-examine this
witness?

MR. BROWN: Yes; definitely.

MR. BROWN: I will call the father again.

(9)
J. Kesteven,
Ct. Cl.

EXAMINATION BY MR. CHRISTIE:

Q. Mr. Kesteven, I produce the J.S. Form dated March 22, 1942. Is that your signature here (indicating)? A. Yes.

Q. What is your signature? A. Yes.

MR. CHRISTIE: I am filing this as Exhibit A. (J.S. Form, DATED MARCH 22-42)

MR. KESTIVEN: Your honour, on this claim we claimed that the value of the property is \$5,000, and that the amount at which the Custodian sold the property was \$1,500, and therefore that the total claim was \$1,500, or a half of that, namely, 750. In each case. It appears that we were in error, that the amount at which the property was actually sold was \$1,500, so that instead of \$1,500, that will reduce each claim by 750., and I would like leave to amend my claim.

THE SUP-COMMISSIONER: If this witness is right there also should come off whatever is taken off in respect of the business.

That is a matter of further evidence.

MR. KESTIVEN: Yes, I think we will wait and hear the further evidence; but the 750. should clearly come off.

MR. CHRISTIE: Q. I produce here a photo. Is that a picture of the property in question? A. Yes.

Q. Now, how much did you pay for the property?

A. \$1,500.00, is that?

Q. That and that is what you paid for the land and the building? A. Yes.

Q. Did you buy the business part, the stock-in-trade and goodwill separately?

A. Yes.

Q. How much did you pay for that?

A. I paid \$500.

Q. \$500. Well, that is pretty close.

Now, I see here on this form that the estimated value of the sale of all is \$2,500. Now that \$2,500 estimate which you have on there includes the business or is it just the land and building?

A. This price is for the house, and the land and the store premises.

Q. The other witness, your son, has given evidence that you sold something to do with this business for \$500. What did you sell for \$500?

A. It was a forced sale due to married woman and while the price was very low I had to sell at that figure.

Q. You still have not answered my question.

A. The stock-in-trade of the business.

THE ATTORNEY: Q. The what?

A. The stock-in-trade of the business.

THE ATTORNEY: Q. And, does your estimate of

\$2,500 include that? A. Yes. This is, as I said

1 before, for the property, the house and the business
2 premises.

3 Q. I see. Now, have you any explanation to
4 give us to why you estimated that at \$2,500., when
5 you acquired the house and the premises for \$1,500.,
6 in 1941?

7 A. I bought it at \$1,500. The Commission sold
8 it at \$1,500 but I consider that the valuation today
9 is \$2,500.

10 Q. Have you any explanation, do you want to
11 give any explanation of why the increase?

12 A. I considered the store alone was worth
13 \$1,500., and I sold it for \$500. and I consider that
14 a conservative and cheap price.

15 Q. What was the condition of the property when
16 you left it?

17 A. I took great care of the garden and the
18 house was in good condition when I left it.

19 Q. I understand that the property was rented
20 when you left to a Mr. or Mrs. then for \$400. a year.
21 Is that correct?

22 A. I let the house for \$20. and the living-
23 quarters at the back for \$20. I rented it for this
24 price in view of the fact that I had left furniture
25 and things like that there and I reduced the price so
26 they should look after it.

27 Q. And subsequently it would appear - May I ask
28 him this?

29 MR. CHRISTIAN: Let us file it. That is the
30 issue.

Mr. HENNING: No, I suppose not. It was supposed

to be sold as a going concern. On the other hand,
I think the location, the fact that people had been
coming there to use it as a grocery store and so on --

THE SUB-COMMISSIONER: -- would add to the
value of the real estate?

Mr. HENNING: -- would add to the value of the
real estate.

Mr. CHASE: That is the answer.

THE SUB-COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINCE 1918)

I hereby certify the foregoing to be a true
and correct transcript of the proceedings
had.

A. J. Miller
"A. J. MILLER"
Official Reporter

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

W. A. Miller

DEFENSE BRIEF

October 13, 1948.
Toronto, Ontario.

Frank HATANAKA and Shuzo HATANAKA

Files 1548 and 1392

Cases 1118 and 1119

REAL PROPERTY CLAIM

(All Claims shown are Gross)

1. Real Property Claim

\$2500.00 - Above Japanese persons (father and son) each held a one-half interest in the real property, and each is claiming for a one-half interest. These cases, however, have been heard together and the full amount of the claim is \$2500.

Legal Description: W. 1/2 Lot 12, Blk. 23, D.L. 200A, Group 1, N.W.D., Plan 197 - 43 E. 5th Avenue, Vancouver, B. C.

Appraisal

\$1300.00

Sale Price

\$1300.00

Witness: J.R.Reid & Co. - appraisers.

Ref. (1): J.R.Reid & Co's report states 5-room house has a basement but no furnace; that the 3 room cottage in rear has no basement; and that the property is in very poor condition (Report dated Nov.1/43 and filed as Ex. 2)

(2) Only 1 tender was received on this property, namely \$1000.00 from a Mrs. May Chan, who subsequently made the only offer on this property, i.e. \$1300.00, which was accepted.

(a) Evidence given by son, Frank HATANAKA:

Ref.: Trans. 5, Lines 4-12. Frank Hatanaka states when he left (was evacuated Apr.10/42) the floor was "in good condition".

Trans. 5, Lines 15-30. Claimant states he and his father purchased the business and property in 1941 for \$2575.00, and that his father sold the business for \$500.00, before his evacuation, to the tenant who now owns the building.

Trans. 6, Lines 1-17. In Exhibit 1 the claimant states the property was rented for \$480. yearly. He states that \$10.00 rental was received for the rear house and \$25.00 for the front store and house.

According to the store lease (filed as Ex.6) the above referred to amount of \$480.00 covered a 2 year period rental being \$20. per month. The store lease relates to the 1 1/2 storey frame store and dwelling. Custodian rental records show that \$20.00 a month was received from the leased property and \$10.00 a month from the house in the rear.

Trans. 6, Lines 20-30, Trans. 7&8. Frank Hatanaka states that they purchased the house for \$1575.00 and that the estimated

value of \$2500.00 represents "the house and business and all put together, repairs". He states his father sold the business for \$500. and the Sub-commissioner points out that the sale of the real property by the Custodian for \$1300.00 and sale of the business by the father for \$500.00, totalling \$1800., would reduce their total claim to \$700.00 on their own figures.

(b) Evidence given by father. Shuso HATANAKA:

Ref.: Trans. 12, Lines 1 to 11. The father states that land and buildings were purchased for \$1575.00, and stock-in-trade and Goodwill for \$950.00.

Trans. 12, Lines 13-30 and Trans. 11, Lines 1-14. Father states the estimated value of \$2500.00 is the price for the house, the land and the store premises, but that it does not include the stock-in-trade sold for \$500.00 (This differs from son's evidence).

Trans. 13, Lines 19 - 26. The store lease from Shuso and Frank Hatanaka to Mrs. May Chan, dated April 27/42, does not appear to have been signed. Hatanakas named agent, Pemberton Realty Corporation, advised the Custodian by letter dated May 9, 1942, that before leaving these people had asked them (Pembertons) to act as their agent and an arrangement was made before the Hatanakas left to rent 43 E. 5th Ave. to Mrs. May Chan, that the lease was for 2 years, and was for the front portion of the lot occupied by a store with living quarters connected. (Lease filed as Ex. 6).

Trans. 15, lines 28 & 29 and Trans. 16, Lines 1-11. Claimants' counsel has asked if correspondence shows that the tender for this property was made after a letter was written by the Custodian pointing out that the Custodian would not be interested in any sum less than the appraisal price. The answer is "Yes" to this query. See letter of Nov. 8/43 now on claim file.

SUBMISSION: Trans. 15, Lines 9 & 10.

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

PERSONAL PROPERTY CLAIM

AMENDMENT: Trans. 2, Lines 5-7 and lines 26-27.

The claim for personal property lodged by the father, Shuso HATANAKA, has been abandoned.

<u>Summary of Defence</u> <u>Witnesses</u>	<u>Where Required</u>	<u>Documents to</u> <u>be filed</u>	<u>Witness</u> <u>Proving Same</u>
J.R. Reid & Co. - appraisers	1		

/ER
Feb. 2/49.