

1550



1541  
1940  
1372  
8447  
POWELL STREET.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE NO. 1550

EXHIBIT No. 1144

DATE 0671

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

NAME: HATANAKA Thomas Masayoshi

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

REGISTRATION NUMBER 07070 SEX: Male AGE: 25

OCCUPATION: Sawmill hand.

(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: Robertson & Hackett Ltd, Vancouver, B.C.

MARRIED? Single.

NAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: ---

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Two storey, frame, shingle roofed dwelling situate and being 655 East Cordova Street, Vancouver, B.C. Certificate of Title No. 70871L.

This 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) \$1000 with Ohio Farmers Inace Co, Le Roy, Ohio. Agents; Blane, Fullerton & White Ltd. Vancouver. Premium paid to Oct. 7th, 1943. Policy in owners possession. Insured in name of Shuzo Hatanaka.

4. TAXES (Amount and where payable) Payable at City Hall, Vancouver. Not in arrears.

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

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



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, Court House,  
Vancouver, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.
9. IF FARM LAND STATE CROPS SOWN \_\_\_\_\_

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: 43 E. 5th Avenue, Vancouver, B.C.
2. LANDLORD'S NAME AND ADDRESS: Shuzo HATANAKA & Frank Y. HATANAKA.  
43 E. 5th Avenue, Vancouver, B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: paid to date.
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: \_\_\_\_\_  
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.



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. 2201018.  
premiums paid to date. Policy in owner's possession. Beneficiary, Mother,  
Masao Hatanaka.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 28th day of March. 1942.

(Signature)

J. Hatanaka

Witness

FOR DEPARTMENTAL USE



P.D. 30/11/42.

INFORMATION FROM R.C.M.P.

DATE Aug. 25/43.

Our File No. 1550

Full Name HATANAKA, Thomas Masayoshi  
(Surname in Block Letters)

Registration No. 07070

<sup>V</sup>  
Male - Female  
(Check)

Age 2/2/17

Former Address 43 E. 5th Ave., City

Date Evacuated April 10/42

<sup>V</sup>  
Naturalized - Canadian - Born - National  
(Check)

 Sent Address 75 McCaul St., Toronto 2B, Ontario.

<sup>V</sup>  
Married - Single  
(Check)

Name of Wife - - - -

Name of Husband - - - -

Name of Mother Masao - #00973

Name of Father Shuzo #02271

Names of Children under 16 - - - -

 Requested by E.C.T.

Registered with Custodian Yes  
(Yes or No)

Additional Information Saw Millhand.



**REAL PROPERTY SUMMARY**

EXHIBIT No. 1144-7  
DATE OCT 14 1948  
FILED BY Reg. No. 07070 1550

JAPANESE NAME: Thomas Masayoshi HATANAKA  
CATALOGUE NO: 69  
PROPERTY ADDRESS: 665 East Cordova Street, Vancouver, B. C.  
LEGAL DESCRIPTION: Lot 21, Block 52, District Lot 196, Group 1, New Westminster District, Plan 196.  
TITLE: Registered in the name of Masayoshi HATANAKA. Certificate of Title No. 70871-L.  
ENCUMBRANCES: Registered: Filing 35446, Vesting in the Custodian 21st December 1942.  
Unregistered: None indicated.

ASSESSED VALUE: 1942  
Land \$ 550.00  
Improvements 950.00 - \$1500.00 Taxes \$53.38

**CLASSIFICATION:**

"This property is 25 x 122 feet on the North side of Cordova Street, between Princess and Heatley Avenues. The lot is filled in to street level from the foundation in front to the street, and is level with the 20 foot lane at the back of the house.

On this is a 2½ storey frame house with full basement. The exterior is narrow siding and paint in fair condition. There is a shingle roof, not in bad shape, but metal eaves are poor. The foundation is a stone wall, but the basement floor is of wood planks. There is a hot air furnace, coal and wood, in fair repair. An old sheet metal garage, of no value is at the lane.

The first floor contains entrance hall, living room with sliding doors to dining room, kitchen finished in "V" joint to four (4) feet, on the walls and separate pantry with old sink and poor wooden drain board. On the second (2) floor are three (3) bedrooms, with bathroom and toilet separate. There is full standard plumbing. The attic is unfinished, being floored only and a partition of "V" joint dividing it into two (2) sections.

There is only one (1) single fluechimney built to the ground. Plaster is sound but decoration poor."

**HISTORY OF  
ADMINISTRATION:**

Premises were occupied by a Japanese tenant, Naosuke AIHOSHI, at \$25.00 per month. Pemberton Realty Corporation was appointed rental agent by the Custodian, and when vacated by the then tenant, the property was rented to L. Sims at a monthly rental of \$25.00. This tenancy continued from 25th April 1942 to 30th November 1943, 19 1/5 months, total revenue \$480.00.

The registered owner of the property being Masayoshi HATANAKA, a notarial declaration of the identity of Thomas Masayoshi HATANAKA with Masayoshi HATANAKA, dated 30th April 1943, was obtained and is on file.



OFFERS: One only from Sophie Arborak, 19th July 1943, of \$2,000.00.

APPRAISAL: Made by Loewen & Harvey Limited, who reported 17th November, 1944, as \$1400.00.

SOLD: To Sophie Arborak, wife of Harry Arborak as at 10th September, 1943, for \$2,000.00.  
Approved by Advisory Committee 1st September 1943.

TITLE: Certificate of Title No. 91890-L issued in name of Sophie Arborak, receipt of which was acknowledged by her 17th November, 1943.

FUNDS: Released to the credit of Thomas Masayoshi HATANAKA (Reg. No. 07070).  
Sale price of property \$2,000.00 plus rental revenue \$480.00, total \$2480.00; less commission on rent \$24.00, repairs \$63.00, sundries \$33.32, taxes \$102.50, Certificate of Encumbrance \$1.00, appraisal \$5.00, advertising \$4.00, registration fees \$11.75, commission on sale price \$100.00, closing adjustments \$31.36, total \$375.93. Net amount released \$2104.07.

OLD TITLE: Certificate of Title No. 70871-L in Land Registry Office.

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

*J. H. H. H.*

DATED: April 23rd, 1947.

IM:ic



INSURANCE SUMMARY

433 East Cordova Street, Vancouver, B. C.  
THOMAS MATSUOKI KATAYAMA Reg. No. 07070 File No. 1593

Mr. J.D. Mather, representing the Custodian, reported on the 16th April 1942, that the house was insured in the Ohio Farmers Mutual Insurance Company in the amount of \$1,000.00. No further details of this insurance on file.

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

*Asakura*

DATED: April 22nd, 1947.

IN:lc



LIABILITY SUMMARY

Thomas Masayoshi HATANAKA Reg. No. 07070 File No. 1550

A claim for \$1.00 was filed by the Vancouver General Hospital on the 6th November 1942. Submitted to the above, on 5th January, 1943, HATANAKA replied that he never was in the hospital and denied liability. On 20th January 1943 the Hospital advised the Custodian that the claim had been written off.

No other claim is indicated by the file.

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

*Arthur J. [Signature]*

DATED: April 22nd, 1947.

IM:ic



Registration Number 07070

HATANAKA, Thomas Masayoshi

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

1550

LOCATION AND NATURE OF PROPERTY

Lot 21, Block 52, D.L.196, situated at 655 East Cordova St., Vancouver. States that the Certificate of Title is in the Land Registry Office at Vancouver.

OWNERSHIP

Hatanaka claims to be the sole owner of this property.

LAND AND BUILDINGS

This is a city lot, 25 x 120'. On the property is a 2 storey and basement frame, shingle roof house containing 6 rooms and bathroom. The house is old, but in fairly good condition. It is now renting for \$25 per month, rental paid to April 25, 1942, the tenant being H. N. Aihoshi.

INSURANCE

Claims that the building is insured for \$1000, loss payable to his father, Shuzo Hatanaka. Policy, Ohio Farmers Mutual Insurance Company, expiring Oct. 7, 1943.

FINANCIAL POSITION

No other assets and claims to have no liabilities. Hatanaka has requested Pembertons Ltd. to handle the property and I would recommend that Pembertons Ltd. be appointed Custodian to manage the property for the duration.

April 16, 1942

A. Mather



File 1550

June 9, 1942.  
REPORT FOR CUSTODIAN  
Japanese Evacuation Section

REAL ESTATE & PERSONAL PROPERTY

Registration No. \_\_\_\_\_

Name M. HATANAKA

Address: 655 East Cordova Street

Type of Property: Residence

Description of Land and Buildings: This is a six room two storey frame dwelling consisting of living room, dining room and kitchen on the main floor. Three bedrooms, toilet and Japanese bath upstairs. Basement and hot air furnace.

Inventory of Contents: \_\_\_\_\_  
No personal effects on the premises

Insurance

| <u>Amount</u> | <u>Company</u> | <u>Number</u> | <u>Type</u> | <u>Premium</u> | <u>Expiry</u> | <u>Agent</u> |
|---------------|----------------|---------------|-------------|----------------|---------------|--------------|
|---------------|----------------|---------------|-------------|----------------|---------------|--------------|

We will forward particulars regarding insurance when we have received same from Mr. Hatanaka.

We understand from the owner that this is Clear Title  
Name of Mortgagor \_\_\_\_\_ Address \_\_\_\_\_  
Name of Mortgagee \_\_\_\_\_ Address \_\_\_\_\_  
Amount of Mortgage \_\_\_\_\_ Int. Rate \_\_\_\_\_ Payable \_\_\_\_\_  
Dates Int. Payable \_\_\_\_\_ Principal Repayments \_\_\_\_\_  
Mortgage Due \_\_\_\_\_

Recommendations: We have a signed agency agreement from Mr. Hatanaka appointing Pemberton Realty Corporation Limited agents for the property. At present the property is rented to Mrs. Iboshi at \$25.00 per month and is paid to May 25/42. She will be vacating shortly. As this is a rentable property we would recommend that Pemberton Realty Corporation Limited be confirmed by the Custodian as agents.

PEMBERTON REALTY CORPORATION LIMITED.

*[Signature]*



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name HATANAKA, Mr. Thomas Masayoshi

File No. 1550

*75 McCaul St.  
Toronto, Ont.*

Reg. No. 07070

Company Sun Life

Agency Vancouver

Policy No. 2201018

Premium - \$ 40.50

Payable: <sup>x</sup> Annually, Semi-annually or monthly

Month June Day 20th

REMARKS:

*27*

*Letter sent 28/8/45*



File No.

Name

Address

Amount

1550

HATANAKA, Thomas Masayoshi

43 E. 5th Ave., Van.

4.93

Ref. No.

07070

Refund of 1<sup>st</sup> Wage deductions for first six  
months of 1941 from Provincial Collector  
Vancouver.



DEC 8 1942  
RECEIVED

OFFICE OF THE CUSTOMS  
JAPANESE SECTION  
Office of Custodian

Royal Bank Bldg.  
Vancouver B.C.

1550

Thos. M. Hatanaka #07070

263 Bathurst St.

London Ont

Dec. 3<sup>rd</sup> 1942.

Alvander

Dear Sirs,

I have been informed by the  
Provincial Collector of Income Tax  
that a check for \$4.93 was sent to you.  
It will you please mail the above to  
263 Bathurst St., London Ont.

I have also coming to me a check  
from the B.C. road camp at Sologua for  
the month of June & also my pay-check  
from Centra for sugar-bet work.  
If you have these will you also  
send them.

Yours truly,

T. M. Hatanaka



1550

December 8, 1942.

Mr. Thomas Masayoshi HATANAKA, #07070,  
263 Bathurst Street,  
London, Ont.

Dear Sir:

We have received a claim against you of \$1.00 from the Vancouver General Hospital incurred apparently at the time you were attended by Dr. J. A. Smith. We would appreciate your advising us whether this claim is in order and if in order we shall be happy to effect settlement on your behalf.

In response to the request in your letter dated December 3rd we are requesting the Accounting Department to issue a cheque payable to you for the sum of \$4.93.

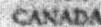
Claims made by you for work done by you at the Road Camp, Solsqua and claim made by you for work done by you in the sugar-beets at Centralia have been noted, and we are bringing both matters to the attention of the B. C. Security Commission.

Yours truly,

R. P. Alexander,  
Manager.

RPA:MAD





DEPARTMENT  
OF  
MINES AND RESOURCES  
SURVEY AND ENGINEERING BRANCH

QUOTE FILE

DE F:





DEPARTMENT OF AGRICULTURE  
OFFICE OF THE  
AGRICULTURAL REPRESENTATIVE

EVACUATION SECTION

Rec'd DEC 28 1942

File No.

Ans.

Referred

*Mr. Alexander*

CHATHAM, ONTARIO,  
Dec. 22, 1942.

Mr. R.P. Alexander, Manager,  
Department of the Secretary of State,  
Office of the Custodian,  
505 Royal Bank Bldg.,  
Hastings and Grenville,  
Vancouver, B.C.

File #1550

Dear Sir:

We have your letter December 18th and are enclosing herewith  
our cheque #148 in favour of Thomas Hatanaka for \$7.53 being  
balance due as per statements attached.

Yours very truly,

ONTARIO FARM SERVICE BOARD

Per:

*[Signature]*

RE:GC  
Encl.

HATANAKA, Masayoshi Thos.

File 1550

Reg. 07070

\$7.53 - wages for work on  
sugar beet farm.

24.38

Less Board and 1/2 per med. medical

14.50

9.88

June cheques

7.65

Less Cash (July 17-42)

17.53

10

7.53



DEPARTMENT OF  
LABOUR



CANADA

|             |      |
|-------------|------|
| RECEIVED    |      |
| DEC 29 1942 |      |
| File No.    | 1550 |
| Ans.        | N.S. |
| Alexander   |      |

BRITISH COLUMBIA SECURITY COMMISSION

388 BURNARD STREET

VANCOUVER, B.C. Dec. 24, 1942

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

Dear Sirs:

Refer File No. 1550,  
Re: Thomas Masayoshi HATANAKA, #07070

We have your favour of December 23rd and wish to advise that further investigation shows that the cheque referred to was forwarded to Mr. J.A. Garner of the Ontario Farm Service Force at Chatham, Ontario, on July 24th and we have written to him today, asking him to forward the cheque direct to you, if it is still in his possession.

Yours very truly,

E.W. Hawkins,  
Treasury Officer

GS/NS



Thomas M. Watanaka 67070

265 Bathurst St.

London Ont.

Re: File # 1550 Jan. 5<sup>th</sup> 1943.

Dear Sir,

In reply to your letter of Dec. 8,  
there must be some error as I was never  
under the care of Dr. J. A. Smith or was  
ever a patient at the Vancouver General  
Hospital. I see no reason why I should  
foot the bill.

Thanking you for your past prompt  
attention, I remain.

Yours truly

T. Watanaka.

|            |         |
|------------|---------|
| SEARCHED   | INDEXED |
| SERIALIZED | FILED   |
| JAN 7 1943 |         |
| 1550       |         |
| Alexander  |         |



1550

6th January, 1943.

Mr. Thomas Masayoshi NATANAKA,  
Registration No. 07070,  
Black Siding,  
Schreiber, Ontario.

Dear Sir:

Attached please find our Cheque No. 1347, payable to your order, in the amount of \$7.53. This represents balance due to you from wages earned on the sugar beet farm in Centralia and is made up as follows:

|                                                  |              |
|--------------------------------------------------|--------------|
| Wages for work on sugar beet farm ...            | \$24.38      |
| Less board and \$1.00 per month<br>medical ..... | <u>14.50</u> |
|                                                  | \$ 9.88      |
| June cheque .....                                | <u>7.65</u>  |
|                                                  | \$17.53      |
| Less cash (July 17th, 1942) .....                | <u>10.00</u> |
|                                                  | \$ 7.53      |

Your acknowledgment of this cheque by return mail would be much appreciated.

Yours truly,

R. P. Alexander  
Manager

RPA:LF



1550

January 21, 1943.

Mr. M. L. Brown, Office Manager,  
B. C. Security Commission,  
Marine Building,  
Vancouver, B. C.

Dear Sir:

Re: Thomas Masayoshi HATANAKA  
Registration No. 07070

Mr. Hatanaka is asking for his cheque covering work done by him at the Road Camp in Solsqua in the early part of June. We wrote to you in this connection on December 8, 1942. In reply dated December 11th, Mr. E. W. Hawkins intimated that this cheque for Road Camp work might be in the hands of Mr. N. E. Willett in Revelstoke. We wrote to Mr. Willett on December 15, 1942 and he replied on December 17, 1942 stating that relative cheque was forwarded to you with a letter dated June 16, 1942. From the date mentioned we assume that a cheque sent with above mentioned letter dated June 16, 1942 covered work done by Mr. Hatanaka during the first half of June. We wrote to Mr. E. W. Hawkins accordingly on December 23rd to which he replied with his letter dated December 24th to the effect that relative cheque had been forwarded on July 24, 1942 to Mr. J. A. Garner in Ontario. We have now received from the Ontario Farm Service Force in Chatham, Ontario, a cheque for \$7.53 together with work sheets and particulars covering deductions, from which we observe that no mention is made of wages which may have been earned by Mr. Hatanaka previous to June 16, 1942.

As Mr. Hatanaka feels he is definitely entitled to receive wages earned by him at Solsqua, B. C. during the first half of the month of June, we ask that you please investigate claim made and advise us as to the result of your investigations.

Yours truly,

R. P. Alexander,  
Manager.

RPA:MA



DEPARTMENT OF  
LABOUR



|                    |                 |
|--------------------|-----------------|
| EVACUATION SECTION |                 |
| Rec'd              | JAN 27 1943     |
| File No.           | 1550            |
| Ans.               | <i>Am</i>       |
| Referred           | <i>Alfander</i> |

Your File  
No. 1550

BRITISH COLUMBIA SECURITY COMMISSION

355 BARRARD STREET  
VANCOUVER, B.C. Jan. 25, 1943

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

Dear Sirs:

Re: Thomas Masayoshi HATANAKA, #07070

We have your favour of January 21st in regard to the cheque due to this man for work done at Solsqua in the first part of June last. We have obtained the following information:

The man was employed from June 1st to 6th, earning a gross amount of \$9.95, from which was deducted:

|                                                                                                     |        |        |
|-----------------------------------------------------------------------------------------------------|--------|--------|
| Keep                                                                                                | \$4.50 |        |
| Medical Fee                                                                                         | 1.00   |        |
| Unemployment Ins.                                                                                   | .17    |        |
| Dept. of Mines & Resources cheque<br>No. 33580 was issued to the worker<br>for the balance of ----- | 4.28   | \$9.95 |

We are advised by the department that this cheque was cashed during the month of July.

We believe that this is the information you require and regret that in previous communications we made reference to a cheque issued to this man at an earlier date and forwarded by our office to him care of the Ontario Farm Service Force.

Yours truly,

*E. W. Hawkins*  
E.W. Hawkins,  
Treasury Officer

GS/NS



1550

February 1, 1943.

Mr. Thomas Masayoshi HATANAKA,  
Registration No. 07070,  
263 Bathurst Street,  
London, Ont.

Dear Sir:

In your letter to us dated January 11th you indicated that you were still due to receive a cheque for work done by you at Solsqua, B. C. during the first part of June.

We have been in touch with the Treasury Officer of the B. C. Security Commission on your behalf who informs us that you were employed from June 1st to June 6th earning a gross amount of \$9.95, from which was deducted \$4.50 for keep, \$1.00 for medical fee, and 17¢ for Unemployment Insurance, and that the balance of \$4.28 was paid to you by the Department of Mines and Resources cheque No. 33530 and that relative cheque was cashed during the month of July, 1942.

In referring to our letter to you dated January 6th in which mention is made of "June cheque.....\$7.65" it is our understanding that this covers net amount due to you for your work between June 16th and June 30th derived as follows:

|                                  |         |
|----------------------------------|---------|
| Total wages for month            | \$29.40 |
| Less board and medical .....     | 11.75   |
| Amount due you                   | 17.65   |
| Less amount paid June 24th ..... | 10.00   |
| Balance due                      | \$ 7.65 |

This last figure of \$7.65 was included in our letter statement dated January 6th.

Unless we are in error, we believe that this clears up the entire matter.

Yours truly,

R. P. Alexander,  
Manager.

RPA:MA



Seymour 4792

**RALPH THOREAU**  
PLUMBING & HEATING

721 Seymour Street

Vancouver B.C.

|                        |
|------------------------|
| Registration No. 41582 |
| MAR 1 1943             |
| Exd.                   |
| Ex. No.                |
| Ans.                   |
| Referred               |

Pemberton Realty Corp. Ltd.  
418 Howe St.  
Mr. G. Johnston -  
Dear Sir -

Feb 22 1943  
M. Hatanaka  
File 1550  
R 655 E Cordova St.

We can furnish  
and install a second hand cast iron  
enamel bath tub in fair condition  
with the necessary fittings for the  
sum of \$54.00

Yours truly  
Ralph Thoreau



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

February 26, 1943

TIO  
MAR 1 1943  
File # 1550  
Referred to *M. Hatanaka*  
*H. Davidson*

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

Re: M. HATANAKA - File #1550  
655 East Cordova St.

Dear Sirs:

Enclosed is an estimate from Ralph Thoreau on the installation of a standard bath for the above property. At present there is a Japanese bath which is in poor condition.

We would recommend this work be completed if funds are available.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

*[Signature]*  
Rental Department

GHJ:WH  
Encl.



1550

March 6, 1943.

Pemberton Realty Corp'n. Ltd.,  
418 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: M. HATANAKA - #07070  
655 East Cordova St.

Referring to your letter of February 26th,  
it will be in order to have Mr. Thoreau  
install a second-hand bath and fixtures  
at the above address, at a cost of not  
exceeding \$54.00.

Yours truly,

G. D. Milson  
Administration Department.

GDM/PP



EXHIBIT No. 1134 - A

DATE DEC 1 1943

FILLED BY K. J. b. h. m. l. n.

400 Princess Avenue,  
VANCOUVER, B. C.  
July 19, 1943.

No. 69.

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

Dear Sir:

I hereby make tender on 655 Cordova Street at \$2000.

Enclosed find certified cheque for 10%.

Yours truly,

*S. Arborak*

Sophie Arborak.



30th August, 1943.

Mrs. Sophie Artovak,  
400 Princess Avenue,  
Vancouver, B.C.

Dear Madam:

Re: Catalogue No. 69  
655 East Cordova St.

Your letter of the 19th July enclosing cheque for \$200.00 and offer to purchase 655 East Cordova Street for the sum of \$2,000.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$1,800.00.

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

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

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

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

Yours truly,

F. G. Shears,  
Director.



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

September 7, 1943

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | SEP 8 1943 |
| File No.           |            |
| Ans.               | 10/9/43    |
| Referred           |            |

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

Your File No. 1550

Dear Sirs:

Catalogue No. 69 - 655 East Cordova Street

Your letter of August thirtieth, addressed to Mrs. Sophie Arborak, 400 Princess Avenue, has been handed to us for attention, and you will find enclosed herewith two certified cheques signed by Mrs. Arborak totaling \$1800.00, being the balance of purchase price of this property.

Please have deed prepared in the name of Sophie Arborak, wife of Harry Arborak (Laborer), a naturalized Canadian citizen, of 400 Princess Avenue, Vancouver, B.C., formerly Ukrainian.

We confirm the sale price at \$2000.00, the purchaser paying all cash. Adjustments of sale to be made as of date of completion of transaction. A commission of 5% on the gross sale price to be paid to us when the transaction is completed.

You might forward the necessary papers and statement of adjustments to us at your early convenience.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

*W. G. Moore*

W. G. Moore.

WGM-D  
Encs.



1550

October 23, 1943.

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

Dear Sirs:

Re: Catalogue No. 69  
655 East Cordova Street

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

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

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

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

Yours truly,

P. H. Russell,  
Administration Department.

PHR:MA



File No. 1550  
Catalogue No. 69

November 1st, 1943.

**MEMORANDUM**

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Manayoshi HATANAKA,  
Lot 21, Blk. 52,  
D.L. 196, Sp. 1,  
E.V.D., Plan 196.

With reference to the above property which was recorded  
in the Vancouver Land Registry Office, October 5th, 1943, we  
enclose herewith the following documents in connection therewith.

1. Copy of application number 91889-L dated October 5th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 91890-L dated October 5th, 1943, registering the property in the name of Sophie Arborak (Deed).
3. Duplicate of Transmission dated September 20th, 1943.
4. Duplicate of Deed dated September 20th, 1943 - Secretary of State to Sophie Arborak.
5. Certificate of Indefeasible Title number 91890-L dated October 28th, 1943, covering the above property in the name of Sophie Arborak.

*D. A. Cramer*

DAC:JS  
Encls.



1550

November 15, 1943.

Mr. Thomas Masayoshi HATANAKA,  
Registration No. 07070,  
c/o Mr. G. E. Truman,  
B. C. Security Commission,  
TORONTO, Ontario.

Dear Sir:

Re: Catalogue No. 69  
655 East Cordova Street  
21/52/196

Please be informed that 655 East Cordova Street has been sold  
as of September 10th for the sum of \$2,000.00 which is equal to or in excess  
of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

|                            |                   |
|----------------------------|-------------------|
| Sale price                 | \$2,000.00        |
| Less commission @ 5%       | <u>100.00</u>     |
| Net credit to your account | <u>\$1,900.00</u> |

These funds are available to you in the usual way.

Yours truly,

PHR:MA  
cc B. C. Security Commission

P. H. Russell,  
Administration Department.



W

1550

November 13, 1943.

Mrs. Sophie Arborak,  
400 Princess Avenue,  
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 69  
655 East Cordova Street,  
21/52/196

Title to Lot 21, Block 52, D. L. 196, District of New Westminster, has now been received in your name and is 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 September 10th as shown by the enclosed sheet have been calculated and a balance of \$31.36 has been brought down in your favour.

Will you please be good enough to call at this office at your convenience and delivery of the title in question with a cheque for the amount mentioned can be arranged at once.

Yours truly,

P. H. Russell,  
Administration Department.

PHR:HA  
Enc. 2



ADJUSTMENTS

As of September 10, 1943 - 112 days to go

Debit purchaser

|                                                      |             |
|------------------------------------------------------|-------------|
| 112/365 x \$51.25 taxes for 1943                     | \$15.65     |
| 112/184 x \$12.90 water July to Dec.                 | 7.95        |
| 1/36 x \$ 5.00 insurance premium<br>(expiry 7/10/43) | .14         |
| Registration fees on deed - \$2,000.00               | <u>8.25</u> |

Total debits

\$31.99

Credit purchaser

|                                                         |              |
|---------------------------------------------------------|--------------|
| Proportion rents for month of September - 2/3 x \$23.75 | \$15.85      |
| Rents collected for month of October                    | 23.75        |
| " " " " " November                                      | <u>23.75</u> |

Total credits

\$63.35

Less total debits

31.99

NET CREDIT DUE TO PURCHASER

\$31.36



Catalogue No. 69  
File No. 1550

Receipt of Certificate of Title No. 91890-L is by me hereby acknowledged  
and I agree that all adjustments and incidents in connection with the sale  
to me of the property covered by the said certificate have been settled.

Dated at Vancouver, B. C., this 17 day of November 1943.

S. Akbarak

Pemberton's attending to Insurance



DEPARTMENT OF

LABOUR



CANADA

|                    |                    |
|--------------------|--------------------|
| EVACUATION SECTION |                    |
| DATE               | DEC 15 1943        |
| FILE NO.           | 1550.              |
| APPROVED           | <i>[Signature]</i> |
| REFERRED           | <i>[Signature]</i> |

BRITISH COLUMBIA SECURITY COMMISSION

174 Spadina Avenue,  
Toronto 2B, Ontario

December 7, 1943.

Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Hastings and Granville Sts.,  
Vancouver, B.C.

Dear Sir :

Mr. Thomas Masayoshi Hatanaka, #07070, is now in my office. He has shown me a letter from your office as of November 15th, in which it is stated that there is a credit balance to his account of \$1,900.00. He tells me that he has already written you asking you to transfer this amount to him; no answer has as yet been received.

He is now in immediate need of \$500.00. It appears that yesterday when he was driving his car, he was unfortunate enough to have a collision; he is frank enough to admit that the fault was his. He feels, therefore, that it is his responsibility to make amends. The estimated cost of repairs to both cars is around \$500.00, divided fairly evenly. In order to avoid court proceedings, he has promised to pay for the cost of the repairs to the other man's car.

Since immediate action is required, won't you please let us know at the earliest possible date as to your possible action.

Sincerely yours,

*[Signature: G.E. Trueman]*

G.E. Trueman  
Placement Officer

GET/DO



1590

December 16th, 1943.

**AIR MAIL**

Attn: Mr. G. E. Trueman,  
Placement Officer

British Columbia Security Commission,  
174 Spadina Avenue,  
Toronto 2B, Ontario.

**Dear Sir:**               **Re: Thos. Masayoshi Hatanaka,**  
                                **Registration No. 97670**

With reference to your letter of the 7th instant wherein a request is made on behalf of the above for \$500.00 to take care of expenses in connection with a recent collision when driving, will you please note that in these special circumstances a cheque requisition has been put through for the \$500.00 required by Mr. Hatanaka. This will be forwarded to him in the usual manner during the course of the next two or three days.

Yours truly,

P. Douet,  
Administration Department.

PD/ER  
cc to Mr. M. L. Brown,  
B.C. Security Commission,  
360 Homer Street,  
Vancouver, B. C.







File 1550

August 5, 1944.

MEMORANDUM

To: The File *Spain*

From: Mr. Spain

Re: Thomas Masayoshi HATANAKA

The following articles were examined and found worthless.

1 Old Sideboard

1 Old Stove

1 Old Dressing Table

These items did not justify removal and were abandoned.

*W. E. Spain*

GBS/MAC



NAME HATANAKA, Masayoshi Thomas

REGISTRATION NO. 07070

FILE NO. 1550

The following chattels were sold by public  
auction at 1047 Seymour St., Vancouver on August 17, 1944.

|                             |         |
|-----------------------------|---------|
| Rake, shovel, broom etc.    | \$ 0.30 |
| Cabinet or chest of drawers | 0.30    |
| Ice box (very old)          | 1.25    |
| Hair broom                  | 0.25    |
| Tools                       | 1.65    |

Total

|                |                         |
|----------------|-------------------------|
| Less Expenses: | (Auctioneer's Fee) 0.41 |
|                | (Advertising) 0.15      |
|                | (Moving) 0.65           |

Net Proceeds Credited:

|    |      |
|----|------|
| \$ | 4.15 |
| \$ | 1.21 |
| \$ | 2.94 |

Members of Custodian Staff Present.

Mr. Smith

Extracted from Auctioneering List No.

Vancouver 505.

Remarks.

*Original sent  
March 13/45  
JMS*



C. J. LOEWEN  
NOTARY PUBLIC

EXHIBIT No. 1124-V

DATE OCT 14 1944

FILLED BY K. G. [Signature]

# LOEWEN & HARVEY, LIMITED

ESTATE AGENTS INSURANCE  
MORTGAGES REAL ESTATE

A. ROUT HARVEY

FIRE, CASUALTY, BURGLARY,  
AUTOMOBILE, PLATE GLASS  
INSURANCE  
AGENTS FOR  
EAGLE STAR AND BRITISH  
DOMINIONS INSURANCE  
COMPANY LIMITED  
OF LONDON, ENG.

TELEPHONE  
MARINE 4341  
CODES  
A.B.C. 5TH EDITION  
WESTERN UNION  
CABLE ADDRESS  
"LOWHAR"

751 DUNSMUIR STREET  
VANCOUVER, B.C.

November 17th, 1944.

The Department of The Secretary of State,  
Office of The Custodian,  
(Japanese Evacuation Section)  
505 Royal Bank Bldg.,  
Vancouver, B.C.

|          |             |
|----------|-------------|
| Rec'd    | NOV 18 1944 |
| File No. | 1550        |
| Ans.     |             |
| Typed    | Harvey      |

Dear Sir:

Re: Catalogue 69, 655 East Cordova Street,  
Lot 21, Block 52, District Lot 196.

This property is 25 x 122 feet on the North side of Cordova Street, between Princess and Hentley Avenues. The lot is filled in to street level from the foundation in front to the street, and is level with the 20 foot lane at the back of the house.

On this is a 2 1/2 storey frame house with full basement. The exterior is narrow siding and paint in fair condition. There is a shingle roof, not in bad shape, but metal eaves are poor. The foundation is a stone wall, but the basement floor is of wood planks. There is a hot air furnace, coal and wood, in fair repair. An old sheet metal garage, of no value is at the lane.

The first floor contains entrance hall, living room with sliding doors to dining room, kitchen finished in "V" joint to four (4) feet, on the walls and separate pantry with old sink and poor wooden drain board. On the second (2) floor are three (3) bedrooms, with bathroom and toilet separate. There is full standard plumbing. The attic is unfinished, being floored only and a partition of "V" joint dividing it into two (2) sections.

There is only one (1) single flm chimney built to the ground. Plaster is sound but decoration poor.

In my opinion a fair valuation is \$1400.00 as at the date of inspection August 22nd, 1943.

Yours faithfully,

Loewen and Harvey, Limited.

*A. Rout Harvey*  
Director.

ARE/P.



1550

March 14, 1945

Mr. Thomas Masayoshi HATANAKA,  
Registration No. 07070,  
75 McCaul Street,  
Toronto 2B, Ontario.

Dear Sir:

Enclosed find statement of a few sundry articles which were sold at auction. Eight cartons have been removed to our central storage.

The following articles were examined and found worthless so were abandoned:-

- 1 Sideboard
- 1 Old Stove
- 1 Old Dressing Table
- 1 Convertable Couch

This, according to our records, accounts for all your real and personal property in the Protected Area. Will you please confirm this.

Your account with us has been charged with the following expenses in connection with the sale of your property: Valuation fee of \$5.00 and Advertising charge of \$4.00, leaving a debit balance of \$9.00 but we have credited you with the proceeds of the sale of chattels - \$2.94, leaving a debit balance of \$6.06 for which we would appreciate receiving your cheque.

Yours truly,

G. D. Milsom  
Administration Department

GDM/GH  
Enc.



## STATEMENT RE SALE OF:

(Thomas)  
Name: HATANAKA, Masayoshi

Catalogue No: 69

File No: 1550

Street Address: 655 E. Cordova  
Van. B.C.

Reg. #07070

Legal Description: 21/52/196

Date of Sale and Adjustments ..... Sept. 10/43

Sale Price

~~\$20000.00~~ 2000-

Real Estate Agents Commission \$100.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

~~Insurance~~~~Insurance~~~~Insurance~~~~Insurance~~~~Insurance~~

## Adjustments:

Fire Insurance

.14

Taxes

15.65

Water

7.95

112.50\$ 2028.74

Net Proceeds credited to your account

1911.24

November 15th, 1945.

Date:.....

Mr. George Peters

Compiled by:.....



NAME NABARAKI, Thomas Masayoshi

REGISTRATION NO. 02070

FILE NO. 1578

The following chattels were sold by public  
auction at Vancouver, B. C. on December 21st, 1945.

Books

\$ 1.00

Total

\$ 1.00

Less Expenses:

(Auctioneer's Fee \$ .10  
(Advertising .05  
(Moving .07

\$ .22

Net Proceeds Credited:

\$ .78

Members of Custodian Staff Present. Mr. Willis

Extracted from Auctioneering List No. Vancouver 58

Remarks.



NAME HATANAKA, Thomas Masayoshi

REGISTRATION NO. 07070

FILE NO. 1550

The following chattels were sold by public  
auction at Vancouver, B. C. on November 24th, 1946.

Pillows & etc.

\$ 1.00

Total

\$ 1.00

Less Expenses: (Auctioneer's Fee \$ .10  
(Advertising .09  
(Moving .11

\$ .30

Net Proceeds Credited:

\$ .70

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 55

Remarks.



May 17, 1949.

Mr. Masayoshi HATANAKA,  
Reg. No. 07070,  
161 Sydenham Street,  
Toronto 2, Ontario.

Dear Sir:

We wish to advise that on May 17th, 1949, we shipped to you prepaid, via Canadian Pacific Express, one parcel containing goods which were in our storage.

When said parcel is received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in Vancouver. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify further shipping charges.

Yours truly,

W. J. Johnston,  
Office of the Custodian.

WJJ/js



NOV 29 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.

1550

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

- (1) NAME HATANAKA THOMAS YASU (RCMP) Reg. No. 07070  
(Print) Surname Given Name
- (2) Pre-Evacuation Address 43 E. 5th Ave. Vancouver B.C.
- (3) Present Address 161 Spadina St. Toronto 2, Ont.
- (4) REAL ESTATE
- (a) Street Address (if any) 655 E. Cordova St. Van. B.C.  
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)

(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) - - - - - \$ 24000.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 2000.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2000.00

(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)) - - - - - \$200000

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

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

of

TO WIT:

I, Thomas Nagasaki Katanaka  
of Toronto

in the City  
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 3rd day of November  
A.D. 1947.

R.A. Best  
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.



File No.  
1550

DEFENSE BRIEF

Toronto, Ont.  
Oct. 14, 1948  
Case #1124

Thomas Masayoshi HATANAKA,  
Reg. No. 07070

File No. 1550

Case #1124

REAL PROPERTY CLAIM - GROSS

| <u>Gross Claim</u>                                             | <u>Appraisal</u>          | <u>Sold for</u>           |
|----------------------------------------------------------------|---------------------------|---------------------------|
| \$4000.00 Total<br>original and<br>Revised claim<br>Exhibit #1 | \$1400.00<br><br>Cat. #69 | \$2000.00<br>at<br>Tender |

Witnesses:

1. A. Rout Harvey,  
appraiser  
Realty.
2. F.G. Shears,  
re appraisal  
and  
tender

Submissions:- Some relative figures as below:-

| <u>Claimant's<br/>Purchase<br/>1921</u> | <u>Claimant's<br/>Improvements<br/>1924-42</u> | <u>Claimant's<br/>Claim<br/>value</u> | <u>Assessed<br/>value<br/>1943</u> | <u>Appraisal<br/>value<br/>Aug./43</u> | <u>Sale<br/>Price<br/>Sept./43</u> |
|-----------------------------------------|------------------------------------------------|---------------------------------------|------------------------------------|----------------------------------------|------------------------------------|
| \$3000.00<br>Exhibit #1                 | \$1288.00<br>Exhibit #1                        | \$4000.00<br>Exhibit #1               | \$1500.00<br>Exhibit #4            | \$1400.00<br>Exhibit #3                | \$2000.00                          |

Taxes 1943- \$53.38 - Lot 25' x 122'

BRD/DD

February 15, 1949



File No.  
1550  
Thomas Masayoshi HATANAKA,  
Reg. No. 07070,

- 2 -

Case #1124

Summary of  
Defense  
Witnesses

Where  
Required

Summary of  
Documents  
to be filed

Witness  
Proving  
same

A. Rout Harvey

Appraiser  
Realty

F.G. Shears

re appraisal  
and  
Tender  
Cat. #69

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BRD/DD

February 15, 1949.



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IN THE MATTER OF THE "INQUIRY ACT"  
PART I. REVISED STATUTES OF CANADA, 1927 CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

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

Toronto, Ontario,

October 10, 1945.

IN THE MATTER OF THE CLAIM OF

YOSHIO HATAKAWA

PROCEEDINGS AT HEARING

APPEARANCES:

H. A. CHISHOLM, Esq., I.C.

Appearing for the  
Dominion Government

R. A. BENT, Esq.

Appearing for the  
Claimant.

A. SMITH, Esq.

Secretary.

G. H. R. UFFIN, Esq.

Official Interpreter.

J. B. WOODHOUSE, Esq.

Official Reporter.



2. Extension,  
in 1941.

THOMAS HAYASHI, the witness herein, being  
first duly sworn, testified as  
follows:

DIRECT EXAMINATION BY MR. BENT:

Q. Is that your signature? A. Yes, sir.

Q. And was that document prepared upon your  
instructions? A. Yes.

[REDACTED] OTHER THAN FARMLAND FORM,  
DATED MARCH 30, 1941]

Q. I understand that before the evacuation you  
lived at 625 Cordova Street East, Vancouver, is that  
correct? A. Yes.

Q. Was that your home? A. Not prior to the  
evacuation. I was in 2nd Avenue.

Q. In any event, prior to the evacuation, you  
were the registered owner of 625 East Cordova Street,  
Vancouver? A. Yes.

Q. Now, according to your claim that is an 8  
roomed house, 24 stories, is that correct? A. Yes.

Q. Your father purchased it back in 1941 and  
subsequently conveyed it to you? A. Yes.

Q. There is a long list of repairs that the  
claimant says he has done to this house. I am not  
sure there is any need of reviewing them.

Do you remember of your own knowledge, when it  
was actually conveyed from your father to yourself?

A. About 1941, I guess it was.

Q. Just shortly before the war? A. Yes.

Q. Have you any personal knowledge of these  
various repairs that you claim were done? For



T. Kalamala,  
in chf.

1  
2 instance take the porch erected in 1937, do you know  
3 anything about that?

4 A. We were living in the house at the time.

5 Q. When did you move out of the house?

6 A. About 1940 or 1941.

7 Q. So all these repairs, up to the time done  
8 by the Custodian, were done while you were a resident  
9 in the house? A. That is correct.

10 Q. When was this furnace installed as a new-  
11 just burner -- it was installed in 1939?

12 A. That is right.

13 Q. Now, according to this claim you or your  
14 father it would be, if he didn't convey it to you,  
15 until 1941 --

16 MR. CHRISTIE: Suppose we look at the certificate  
17 of ownership. Your honor, I tender as Exhibit B,  
18 Certificate of Ownership.

19 (CERTIFICATE OF OWNERSHIP, MARKED EXHIBIT B)

20 Q. Now, apparently your father received an  
21 offer for this house from Mr. E. Tamm, for \$2500.  
22 Do you know anything about that personally?

23 A. Yes, he tried to purchase our house and  
24 afterwards bought the house back down.

25 Q. You would know him rather well if he lived  
26 next door to you? A. Yes.

27 Q. You know as a fact he did offer your  
28 father \$2500. for this house in 1938? A. Yes.

29 Q. Do you know what he paid for the house  
30 back again?



T. Matsuda,  
in chf.

1 A. I am not certain, but I think about \$5000.  
2 These people just about built the house next door.

3 Q. You mean Tenaka? A. Yes.

4 Q. At the time of the purchase of the house  
5 next door in 1955, how did it compare with your father's  
6 house? A. Our house was in very better condition.

7 THE SUB-Commissioner: How did they compare  
8 in size? A. The same size.

9 Q. The other house was an 8-roomed house too?

10 A. Yes, almost identical construction.

11 Q. Do you know whether or not the houses were  
12 built at the same time? A. I think about the  
13 same time.

14 Q. By the way, do you know how old this house  
15 was? A. No, I have no idea.

16 Q. Has the witness sworn generally to the truth  
17 of the statements in the application form?

18 MR. MATT: Perhaps I didn't put that question  
19 to him in so many words. He acknowledged it was his  
20 signature on the form, and the form had been prepared  
21 upon his instructions.

22 You swore, did you, Mr. Matsuda, to the  
23 contents of this form which you say was prepared upon  
24 your instructions? Are they true?

25 A. They are true.

26 MR. CHRISTIE: I tender as Exhibit 3, the  
27 appraisal of Lowen and Harvey, Limited.

28 (APPRAISAL OF LOWEN & HARVEY LIMITED, DATED  
29 EXHIBIT NO. 3.)  
30



Q. Hutchins,  
in chief.

MR. HUNT: Now, this appraisal was made on August 22nd, 1943, and there is just one question I think I want to ask you about it, and that is the reference to the furnace, the hot-air furnace. You say the furnace was installed as a radiant burner -- does that mean the furnace is interchangeable and can be used to burn coal or wood?

A. Yes, you just have to put a grate in, that is all.

Q. You can burn either coal or wood?

A. To burn coal you have to remove the radiant burner and install a grate. By the way, radiant burners are quite a common thing in Vancouver.

MR. CHRISTIE: I tender as Exhibit 4 the Tax Statement for 1943, and it shows on the Tax Statement the value of the assessed land.

MR. HUNT: I believe it is \$1875. That is the assessed value of the premises. Do you recall whether or not that was the assessment?

A. That was the assessment.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I produce here a J.P. Form, dated 18th of March, 1943. Is that your signature?

A. That is right.

(J.P. FORM MARKED EXHIBIT NO. 5)

Q. When you purchased this house in 1921, would you care to estimate the age of the house when it was bought? A. No, I have no idea how old the house



F. Hutensky,  
In chf.

was.

Q. Would it be more than ten years?

A. I couldn't say.

Q. And what type of lumber was this house constructed of? A. Fir.

Q. Now, it says in the appraisal report that the metal doors are poor; what do you say about that?

A. As far as I know they are all right.

Q. The attic wasn't finished, was it?

A. Well, I was living in the attic. I don't know what the other people did to it.

Q. It states in the appraisal report that the attic was unfinished; what do you say about that?

A. Well, it was a room up in the attic; one room was finished.

Q. You were living there? A. Yes.

Q. Now, in regard to the improvements here; I notice you say the front porch was painted in 1928 at a cost of \$125. Now, that seems to me a very large amount for painting just the porch of a house in 1928. What do you mean by that?

A. Well, it needed repairs and then we painted the porch.

Q. In 1927 you had the front porch repaired at a cost of \$100. so I take it the repairs were done for the time being, and then in 1928 it is \$125. just to paint the front porch. I would think that in 1928 you could get more than the whole house



7.  
S. Shtansky,  
is that.

1  
2 painted for that. Is there any explanation you want  
3 to give the Commission? A. It was painted a

4 couple of times, the whole house.

5 Q. You think that is an error there, do you?

6 A. Yes.

7 Q. I produce here a picture; is that a photo  
8 of the house in question? A. That is right.

9 Q. That isn't a very big front porch. \$125. to  
10 paint that front porch would be a pretty big amount?

11 A. Yes.

12 (PHOTOGRAPH OF CLAIMANT'S HOUSE, MARKED  
13 EXHIBIT NO. 5).

14 Q. I think that is all, thank you.

15 MR. BENT: Your explanation of the item is that  
16 you think this was either copied down wrong or you may  
17 have made an error when you said only the front porch  
18 was painted, and you meant the whole house?

19 A. Yes.

20 Q. Incidentally that is 20 years ago? A. I was  
21 at home with my parents when I marked it down, and I  
22 made an error there.

23 MR. CHRISTIE: Your honor, it is submitted the  
24 real property was sold at its fair market value;  
25 and I wish to make certain filings of comments.

26 (REAL PROPERTY SUMMARY, MARKED EXHIBIT 7).

27 (TENDER OF S. ANDERSON, MARKED EXHIBIT NO. 8).

28 MR. BENT: I wonder if I could see that tender,  
29 please. I really just wanted to establish the date  
30 of the tender. I notice it is July 19th, 1943, and



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W. Katsushika,  
in chief.

the appraisal made by Lawson & Harvey is a month  
later, August 22nd, 1943, the tender being for \$2000,  
and the appraisal \$1400.

(PROCEEDINGS ADJOURNED HERE DUE)

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

*J. B. McGregor*  
J. B. McGregor,  
Official Reporter.

I, M. A. Miller, Deputy Commissioner,  
appointed to hear a Commission to in-  
vestigate 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*  
M. A. Miller,  
Deputy-Commissioner.



Name of Claimant **HATANAKA, Thomas Masayoshi**Case **1124**

Custodian File

**1550**

| <u>REAL PROPERTY</u>                 |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                        |  | Total         |
|--------------------------------------|-------------------------------------|------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------|--------------------------------------------------------|--|---------------|
| Greater Vancouver                    |                                     | Rural (except V.L.A.)                                                  |                                   |                                                                           | V.L.A. (except Mission Village)                                |                                                                            | V.L.A. Mission Village                 |                                                        |  |               |
| Sale Price                           | 5% thereof & 12.50                  | Sale Price                                                             | 10% thereof                       | Charges 12.50 & Comm.                                                     | Sale Price                                                     | Total Award 80% of all Sale Prices % of Amount Total                       | Sale Price                             | Total Award 125% of all Sale Prices: % of Amount Total |  |               |
| <b>2000</b>                          | <b>100.00</b><br><b>12.50</b>       |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                        |  | <b>112.50</b> |
| <u>PERSONAL PROPERTY</u>             |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                        |  |               |
| 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 |                                                        |  |               |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                        |  |               |
| <u>NETS</u>                          |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                        |  |               |
| 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                            |  |               |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                        |  |               |
| <u>MISCELLANEOUS CHATTELS</u>        |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                        |  |               |
| 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 | Applica-tion of % ratio to amount in next preceding column     | Sale Price of goods Sold by Tender                                         | 12% of Sale Price                      |                                                        |  |               |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                        |  |               |
| <b>TOTAL RECOMMENDATION</b>          |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                        |  | <b>112.50</b> |



1550

January 19th, 1951

Mr. Thomas Masayoshi RATANAKA,  
161 Sydenham Street,  
Toronto, 2, Ontario

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1124

We have received from the Co-Operative Committee  
on Japanese Canadians, our form of Release which has been  
executed by yourself covering the award recommended under  
the above Claims Commission for the sum of ... \$ 112.50.

Cheque in your favour is enclosed for \$ 112.50  
and we have paid the Co-Operative Committee .. \$ .00  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FOS:BX  
Encl.