

3616

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 3616

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

PERSONAL INFORMATION

NAME: HANADA, GentaroHOME ADDRESS: 1906 Commercial Dr., VancouverREGISTRATION NUMBER 10037SEX: MaleAGE: 32OCCUPATION: Tailor

(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: Commercial Dyeworks, Vancouver, B. C.MARRIED? NoNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Lot 1 & 2/1/A, Blk 146, D.L. 2644, City of
Vancouver. At 1900 - 1904 - 1906 Commercial Drive.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 storey frame building divided into
three stores. 1 woodshed.

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

\$1,500.00 Fire Insurance, North West Fire Insurance Co. Expiring August 8th,
1942. Policy in owners possession.

4. TAXES (Amount and where payable) \$235.00 - 1941 paid to the City of Vancouver.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Store at 1904 leased for two
years. Stores at 1900 and 1906 vacant.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *Owner possession.*

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: *None*

9. IF FARM LAND STATE CROPS SOWN *None*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. *Back of store at 1906 Commercial Drive, Vancouver, B.C.*

2. LANDLORD'S NAME AND ADDRESS. *Sold*

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

4. STATE WHEREABOUTS OF LEASE. *None*

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Personal effects in owners custody at 1906 Commercial Drive, Vancouver, B.C.

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) \$200.00 Victory Bonds in own possession.
8. BANK ACCOUNTS: Royal Bank of Canada, Grandview Branch, Vancouver, \$1,000.00 Savings Account.
9. LIFE INSURANCE: Prudential Life Insurance Company, two \$1,000.00 policies Nos. 6997936 and 8553165. Premiums about \$37.00 per year, paid to 1946 in advance. Beneficiary - father, K. Hanada. Policy in owners possession.
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 10 day of April 1942

(Signature) K. Hanada

[Signature]
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE May 28, 1943
November 27, 1942

Our File No. 3616

Full Name HANADA, Gentaro
(Surname in Block Letters)

Registration No. 10037 Male - Female
(Check) Age June 27, 1909

Former Address 1836 Commercial Drive, Vancouver, B.C.

Date Evacuated May 24, 1942 Naturalized - Canadian-Born - National
(Check)

Present Address Lethbridge, Alta. (- 6/66 J.H. Haynes, Taber, Alta. Whitby, Ont.
- c/o Morris Bros., Grimsby, Ont. Box 109, Grimsby, Ontario.

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother (Nee: HANADA), Sachi- Dec'd

Name of Father Kaneki - #05203.

Names of Children under 16 _____

Requested by _____ Registered with Custodian Yes
(Yes or No)

Additional Information Tailor.

Owner of two lots - 1 & 2/1/A Block 146, D.L. 264A

RECEIVED
APR 21 1942

[Signature]
10037

RE - HANADA, GENTARO

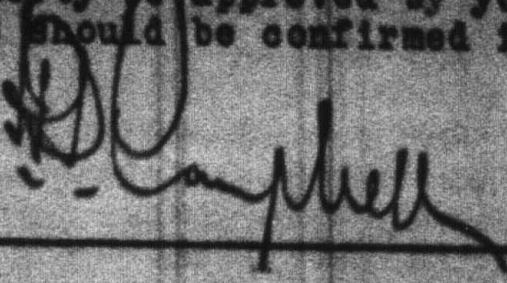
1900 - 06 Commercial Drive,
Vancouver, B. C.

1. The above property is located at the corner of 3rd Avenue East and Commercial Drive, and is a one storey frame building divided into three stores, with a wood shed at the rear, under the Nos. 1900, 1904 and 1906.
2. The property is owned, without encumbrance, by Gentaro Hanada who is unmarried.
3. The building on the property is in fairly good physical condition, new floors and a cement foundation having been installed within the last two years; its assessed value is approximately \$5000.00.
4. The taxes are current, \$235.00 having been paid for those due in 1941.
5. The building is insured for \$1500.00, the coverage expiring on the 8th of August, 1942.
6. The store at 1904 is at present rented to a shoemaker named Walter Pearson at a rental of \$20.00 per month.
7. The corner store at 1900 is now being remodeled under a rental agreement made prior to the date of the Declaration, with a Mr. Russell of New Westminster, who is opening up a photographer's business there as soon as the premises are available.
8. The other store, at 1906, is unrented but Gentaro Hanada is living in the rear of the premises with his two Brothers and his Father.
9. Under "Statement of Personal Property Owned", paragraph No. 1 in the Declaration, the declarant has stated that "personal effects in owners custody at 1906 Commercial Drive." Actually the household furniture and effects are owned by the Father, Kaneki Hanada and I understand these have been declared by him. In any event everything of real value has already been sold, all that remains is the odd table, cheap beds and some china. *[Handwritten: No file 2133]*
10. The three Brothers and the Father are under instructions to report to the Commission on the 25th current. They have requested that they be sent together to one of the Sugar Beet Developments in the Prairie Provinces. They are to report to me as soon as they receive definite instructions from the Commission as to their departure.
11. Gentaro Hanada had already made an arrangement with the Pemberton's Realty Corporation to act as renting agents for the property and requests that this appointment be confirmed by your Office. I understand his instructions to them are to pay the current taxes as they fall due and attend to the renewal of the insurance on the property, the balance of the income to be paid over to him.

Re - Hanada, Gentaro

In this case Mr. Hanada states definitely that he has no liabilities of any kind. You will also note that he has stated in the Declaration that he has a savings account at the Royal Bank of approximately \$1000.00 on deposit.

12. In view of the fact that Pemberton's are presently the rental agents for the property and are responsible for obtaining the present tenants, I recommend that Mr. Hanada's request that they be placed in charge of the property be approved by your Office and that their appointment as Agents should be confirmed immediately.



April 21, 1942.

April 30, 1942.

Pemberton's Realty Corporation,
418 Howe Street,
Vancouver, B. C.

Attention Mr. G. H. Johnston:

Dear Sirs:

Re- Centaro Hanada
1900-04-16 Commercial Drive,
Vancouver, B. C.

As I advised you by telephone I was appointed by the Office of the Custodian, Agent to inspect and report on the above property.

In the course of my investigation I found that your Firm had been handling this property as Agents for Hanada. In view of this, I recommended to the Custodian that the property be immediately handed over to you, as Agents. I have today received from the Office of the Custodian the following letter:

"We are in receipt of your letter of April 21st enclosing report on the above party and we agree with your recommendation that the Pemberton's Realty Corporation act as agents for this property."

This letter does not make it entirely clear whether they will forward you an official appointment or whether they expect me to make such appointment. However the intention behind it is quite clear and I suggest that you carry on and act as if such appointment had been made.

I am forwarding a copy of this letter and final report to the Custodian and closing my files in the matter.

Yours very truly,

H. D. CAMPBELL.

Per.

RCM:JM

RE - HANADA, GENTARO

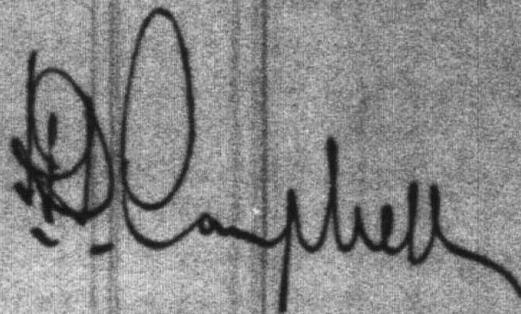
1900 - 1906 Commercial Drive, Vancouver, B. C. - 10037

FILE NO. 5616

1. Acting on your letter of the 27th inst. which advised me that you agreed with my recommendation that Pemberton's Realty Corporation act as Agents for this property, I have today advised them as per the attached copy.

2. As I pointed out to them your letter was not clear as to whether their appointment was automatic with your advice to me and that you were leaving it to me to make the appointment, or whether you intended to officially make the appointment at a later date. As your intention, however, was clear that they should act, I have so advised them.

3. As there appears to be no other way in which I can serve you in this matter, I am closing my file on this case.



J. Campbell

April 30, 1942.

RE - HANADA, GENTARO

1906 Commercial Drive, Vancouver, B. C. - 10037

SUPPLEMENTARY REPORT

YOUR FILE NO. 3616

1. Your letter of the 15th inst., advising me that you have approved my recommendation that Pemberton's Realty Corporation be appointed as Agents, received and I am closing my file as suggested.

2. Hanada presented himself in my Office today to advise me he is leaving on May 24 for Alberta, and that he will forward to me his address as soon as he is located, which information I will in turn pass along to your Office in connection with distribution of revenue from his properties.

3. For record purposes Hanada has asked me to include in this report to you the fact that his truck, which was turned over to the B. C. Commission, has been sold, with his permission, by them, arrangement for the sale being handled by Mr. E. T. Read and the price obtained was \$900.00. Mr. Read advised Hanada that the policy with regard to the distribution of this money to him was not as yet formulated, but that it presumably would be credited to his account carried by your section of the Custodian's Office.

*This truck
belonged to
Hanada
(attached)*

D. Campbell

May 22, 1942.

Report for Custodian
Japanese Evacuation Section
Real Estate & Personal Property

Registration No.

3616

Name Gentaro HANADA

JUN 29 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 30 1942

Address of Property 1900-04-06 Commercial Drive

Nature of Property Retail stores

Description of Land and Buildings 1-2/1 Sub. "A" 146/264A.

This property consists of three stores. 1900 Commercial Drive 25' x 66' is rented to Mr. Russell, photographer, at \$32.00 per month. 1904 Commercial Drive is rented to Mr. V. Pearson, shoemaker, at \$20.00 per month. This store is 12' x 66'. 1906 Commercial Drive, 12' x 66' is vacant. Four living rooms in rear with standard bath and toilet. No wash basin. Wood shed in rear.

OK
Contents

Insurance:

Amount	Company	Number	Type	Premium	Expiry	Agent
1500.00	Northwestern National	66577	Fire	\$13.50	Aug. 8/42	Goodladd

Liabilities Clear Title

Recommendations We would recommend that the two present tenants be kept on and a tenant secured for 1906 Commercial Drive at a rental of \$20.00 per month. In accordance with your instructions we will continue to act as agent for Mr. G. Hanada.

List of Tenants

V. G. Russell

W. Pearson

Tenancy

m

Rent

\$32.00

20.00

Paid to

June 30

June 30

PEMBERTON REALTY CORPORATION LIMITED

W. Walker
Per Insp.

REAL PROPERTY SUMMARY

File 3616.

JAPANESE NAME: Gentaro HANADA - - Reg. No. 10037.

CATALOGUE NO: 46.

PROPERTY ADDRESS: Numbers 1900 - 1906 Commercial Drive, Vancouver, B. C.

LEGAL DESCRIPTION: Lots 1 and 2, Block 1, Subdivision "A", Block 146, District Lot 264-A, Group 1, New Westminster District, Plans 722, 1771 and 4388.

TITLE: In the name of Gentaro HANADA.

ENCUMBRANCE: Vesting 35443 - 21st December 1942.

ASSESSED VALUE: 1942 -
Land \$2770.00
Improvements \$1700.00 Total \$4470.00 Taxes \$254.90.

CLASSIFICATION: The property was inspected for valuation by D.W. Reeve and reported on the 2nd August 1943. The property is at the southerly end of the retail shopping district of Commercial Drive and consists of a Lot 50 x 97 feet with a 1 storey frame building of 3 shops 50 x 60 feet, with plate glass front. New floors had been put in about 3 years previously. At the time of inspection number 1904 was used as a dwelling and the other two premises as shops. Mr. Reeve's estimate of the value of the property was placed at \$3200.00.

HISTORY OF
ADMINISTRATION:

Gentaro HANADA had appointed the Pemberton Realty Corporation Ltd., as rental agents prior to evacuation. This appointment was confirmed by the Custodian on the 30th April 1942.

The owner, prior to evacuation, had leased to V.C. Russell, the premises known as 1900 Commercial Drive for a term of 3 years from the 1st June 1942 at a rental of \$32.00 per month. This lease was submitted to the Custodian and approved by him on the 22nd May 1942.

The premises known as 1904 Commercial Drive was rented by Pembertons on a monthly tenancy basis to W. Pearson, at a rental of \$20.00 per month.

The premises known as 1906 Commercial Drive was vacant at the date of evacuation and subsequently rented by Pembertons to R.J. Forrest on a monthly tenancy basis at a rental of \$20.00 per month.

The total rentals from these premises collected by the Pemberton Realty Corporation, as shown on ledgers, amounted to \$1060.00.

SOLD:

To Walter Pearson and his wife Annie Pearson on August 9th, 1943, for \$3200.00. Deed dated 20th September 1943 conveying was registered on the 5th October 1943.

TITLE:

C. of T. 91886-L issued and receipt acknowledged by Gentaro HANADA on the 12th November 1943.

FUNDS:

Released to the credit of Gentaro HANADA, sale price \$3200.00 plus rentals received \$1060.00, total \$4260.00; less water rates paid \$9.55, sundries \$44.15, commission on rental \$53.00, insurance

insurance

\$144.26, repairs \$29.30, Certificate of Encumbrance \$1.00, registration fee \$14.40, taxes \$247.38, commission \$160.00, valuations \$7.50, advertising \$4.00, total of \$714.54. Net amount released \$3545.46.

OLD C. OF T.
15375-Li

In possession of Gentaro HANADA.

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

DATED June 26th, 1946.



IM:ML

FIRE INSURANCE SUMMARY

File No. 346

Re: Gentaro HAHARA

Reg. No. 10077

The insurance carried by Gentaro HAHARA on the premises 120 - 122 Commercial Drive, in the Japan General Insurance Society, was renewed on the 25th August 1942 by policy 12055 in the amount of \$1500.00 on the frame building for a term of 3 years expiring August 8th, 1945, and the premium of \$77.13 was paid by the Custodian. This insurance was transferred to Walter and Annie Pearson, the purchasers of the property, on the 7th October 1945.

Insurance was carried by Gentaro HAHARA in the S.O. Place Glass Insurance Co., which insurance was renewed on August 10th, 1942, by policy 31456 by instructions from Gentaro HAHARA, and the premium of \$35.00 was paid by the rental agent and debited to HAHARA'S account. There is no record of the amount of this insurance.

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



DATED June 26th, 1946.

INCL

PERSONAL PROPERTY SUMMARY

File No. 3616

July 2nd, 1946

Re: Gentaro HANADA - Reg. No. 10037

Chattels: See Supplementary Summary attached.

Specified Articles:
No Specified Articles are revealed on this file.

Bonds: This Evacuee declared in his JP form dated April 10, 1942:
"\$200.00 Victory Bonds in owner's possession". No action regarding this bond was taken by the Custodian.

Bank Account: Gentaro Hanada declared \$1000.00 Savings Account at Royal Bank of Canada, Grandview Branch, Vancouver. No action regarding these savings was taken by the Custodian.

Life Insurance: In his JP form HANADA declared two Prudential Life Insurance policies, numbers 6997936 and 8553165, and stated that premiums were paid in advance to 1946. Beneficiary, father - K. Hanada; policies in owner's possession. These policies did not come under the control of the Custodian at any time, and no action in regard to life insurance has been taken by the Custodian.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER 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.

CHATELS SUMMARY

File No. 3616

July 2nd, 1946

Re: Gentaro HANADA
Reg. No. 10037

In his JP form dated April 10, 1942, the above Japanese person declared "Personal effects in owners custody at 1906 Commercial Drive, Vancouver."

H. D. Campbell, in his report dated April 21, 1942, stated that the above-mentioned chattels actually belonged to the father, Kaneki HANADA, but in any event everything of real value had already been sold and all that remained was the odd table, cheap beds and some china. A check of the father's file, 2139, and those of the brothers (2061 and 2063) reveals no mention of chattels. (They declared on their respective JP forms that they had no chattels in the protected area.)

Regarding the odd table, cheap beds and some china, mentioned by H.D. Campbell, there is no evidence on file that the Custodian took possession of these articles. As the above Japanese person was not evacuated until May 24th, it is possible that these were disposed of by him prior to his evacuation.

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

E. Robertson

E. Robertson.

3616

27th May, 1942.

Messrs. Pemberton Realty Corp.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: Gentaro HANADA

We have received your favour of the 19th enclosing lease in triplicate from Gentaro Hanada to Vincent Calhoun Russell, on the premises at 1900 Commercial Drive.

We note the particulars--namely that the lease is for three years from June 1st, 1942 at \$32.00 per month, payable in advance on the first of each month.

We return herewith all three copies of the lease as requested.

You will kindly collect these rents, and report monthly with your statement and remittance, to this office.

Since our instructions to you of April 30th, the Custodian has decided that all disbursements for taxes, insurance etc., will be made by him, so kindly have these bills sent to this office.

Regarding the store at 1904 Commercial Drive, we understand this is also under lease and we would like to have you furnish us with particulars covering this, as soon as possible.

Thanking you, we remain,

Yours truly,

R. P. Alexander
Assistant Manager

CCR:ND
Encl. 3

Hls
HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 22 1942

TELEPHONE
PACIFIC 1357

July 16, 1942.

Your File No. 3616.

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

Attention Mr. G. H. Peers.

Dear Sirs:

Re- HANADA, Gentaro
1906 Commercial Drive.

I have today received a letter from this Japanese evacuee who is now located in Taber, Alberta, in care of Mr. Warren Haynes, and I enclose same herewith.

You will note that he requests information with regard to the Custodian's management of the property. This property is in the hands of Pemberton's, who, I understand, had already rented the different premises prior to the Japanese' evacuation, so I imagine his request does not apply to that end of the management but rather to the question of the payment of taxes, insurance, etc., and mainly distribution to himself of the net revenue.

Will you be good enough to acknowledge this letter on my behalf, and advise him of your method of handling the property referred to in this letter.

Yours very truly,

H. D. CAMPBELL.

Per. *[Signature]*

RCM:JM
Encl.

July 11, 1942
Daberalla

Mr R. Messenger,
c/o H. D. Campbell Co.,
Vancouver B.C.

Dear Sir,

I am writing to you regarding
my property at 1400-1406 Commercial St.

Due to pressure of work here
on the farm I was unable to notify
you sooner of my new address which
is as follows -

G. Hanada
c/o Mr. William Haynes
Daberalla

If it isn't too much
trouble, kindly let me know just how
the custodian intend to manage their
property.

Yours truly
G. Hanada

49.50
900.

3616

July 22nd, 1942.

Mr. Gentaro Hanada,
c/o Mr. Warren Haynes,
Taber, Alta.

Dear Sir:

In reply to your letter of the 11th instant addressed to Mr. H. D. Campbell regarding your property at 1900-1906 Commercial Drive, Vancouver, B. C. Mr. Campbell has asked us to reply direct to you in this matter.

The management of your property is in the hands of Pemberton Realty Corporation Ltd., who are acting as real estate agents on behalf of the Custodian and all rentals collected will be remitted to this office less their usual commission of 5%. The Custodian will pay all expenses of the property, such as taxes, insurance, water rates and all necessary repairs as monies become available out of the revenue of the property and the balance remaining will be placed to your credit with the Custodian.

We are advised by Pemberton Realty Corporation Ltd. that the premises at 1900 Commercial Drive are rented to V. C. Russell for \$32.00 monthly. 1904 is rented to W. Pearson for \$20.00 monthly. 1906 is still vacant but the rental agents report that they are endeavouring to obtain a tenant. We are in receipt of a remittance from Pemberton Realty Corporation Ltd. covering the June rentals for \$52.00 less their commission of \$2.60 leaving a balance of \$49.40 presently to your credit.

Hoping that the above is the information requested, we remain,

Yours truly,

P. G. Shears
Assistant Manager


P. G. Shears

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 881

418 HOWE STREET
VANCOUVER, CANADA

August 5, 1942.

shears
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 6 1942

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

Re - Gentaro Hanada - File # 3616

Gentlemen:-

In reply to your letter of August 3rd we beg to advise that we have renewed the plate glass insurance as per Mr. Hanada's instructions, in the B. C. Plate Glass Company, policy # 31456, for three years, expiring August 10, 1945. We have also renewed the fire insurance; \$1500.00 in the Legal and General Insurance Company, policy # 12056, for three years expiring August 8, 1945.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker
Rental Department, Manager.

JGW:BH

REAL ESTATE
INSURANCE



MARINE 6421

MORTGAGES
LEASEHOLDS

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

1943

July 9

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

Dear Sir:

Re: 3616

On behalf of a client
we herewith tender the sum of \$780.00 for
Catalogue #46 - 1900-4-8 Commercial Drive - Lots
1,2, Block 1/A/146 - District Lot 264A.

We enclose herewith
certified cheque for \$78.00, being 10% of the
above tender.

Yours truly,

H. A. ROBERTS LIMITED.

W. B. Rowllings

Sales Manager.

W. B. Rowllings /W

Encl.

1904 Commercial Dr.

Vancouver, B.C.

July 19th 1943.

The Custodian,

506 Royal Bank Building,
Vancouver, B.C.

No. 46

3616

Sir,

I herewith submit tender for three thousand two hundred dollars (\$3,200.00) on property at 1900-4-6 Commercial Dr. three stories legal description. - Lot 1, 2 Blk 1/A/146 District Lot 264A

Enclosed also with this tender is certified cheque for three hundred & twenty dollars \$320.00 ten per cent. (10%) of bid offered.

I have occupied the premises at 1904 Commercial Dr. as a Shoe Repair Store for the past eight years, (8) and I trust this tender will receive your favourable consideration.

W. Pearson

(per W. Pearson)

OK 320
7880

3616

July 27th, 1943

Messrs. H. A. Roberts Ltd.,
466 Howe Street,
Vancouver, B. C.

Dear Sirs:-

Re: Catalogue No. A6

Your letter of the 9th instant, written on behalf of one of your clients, enclosing cheque for \$78.00 and offer to purchase 1930-4-5 Commercial Drive for the sum of \$780.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears
Director

28
Enc.
FGS:IF

DOUGLAS W. REEVE, F.S.I.

CHARTERED SURVEYOR AND VALUER

GEORGE A. WATSON

TELEPHONE MARINE 8264

CABLE ADDRESS "JOHRES" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING

602 WEST HASTINGS STREET

VANCOUVER, B.C.

2nd August, 1943.

EXHIBIT No.

1023-2

DATE

10 May 1948

FILED BY

John H. Hume

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

File No. 3616

Dear Sir:

Catalogue No. 46

Lots 1 and 2 of Subdivision 1/A Block 146

D. L. 2641

1900-1904-1906 Commercial Drive.

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

Location At the southerly end of the retail shop district on Commercial Drive.

Land 50' x 97' including private lane. South east corner of Third Avenue.

Building 1 storey frame building of 3 shops (one used as dwelling) 50' x 60'. Siding and shingle walls. Plate glass fronts with tile bases. Composition roof.

Condition Exterior needs painting. Roof leaks. Floors not properly ventilated and have been renewed about 3 years ago. The roof has sunk or sagged in front, now reinforced but not brought up to level.

Rents Corner store. Photographer, new tenant with lease 3 years from June, 1942 lives on premises 1904 used as dwelling. Lease to 31 Dec. 1943 1906 Shoe repairs

\$ 32.

20.

20.

\$ 72.

\$864.

Yearly rent

Taxes

\$ 247.39

Water rates

30.

Fire and glass insurance

48.

Repairs

100.

Collections

43.20

\$ 468.59

464.

\$400.

100.

\$500.

Vacancies have been frequent. Allow

Surplus for interest and depreciation

City Assessment \$4,470 (Land \$2,770 Building \$1,700)

Appraisal

We are of the opinion that the fair market value of this property is not more than \$3,200.

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

3616

August 3rd, 1943

Mr. W. Pearson,
1904 Commercial Dr.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 46.

Your letter of July 19th enclosing certified cheque for \$320.00 and your offer to purchase 1900-4-6 Commercial Drive for the sum of \$3,200.00 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, \$2,880.00.

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/GH

ADJUSTMENTS - File No. 3616

As of August 9, 1943 - 144 days to go.

Debit purchaser	
144/365 x \$247.38 taxes for 1943	\$98.25
2/3 x \$ 72.13 insurance premium	
(expiry Aug. 8/10/43	48.13
Registration fees on deed - \$3,200.00	10.90
Repairs to sidewalk	<u>19.40</u>
Total debits	\$176.68

Credit purchaser	
Proportion rents for month of August 22/31 x \$68.40	\$48.52
Water - paid only to July 7 - one month @	<u>4.20</u>
Total credits	\$52.72

Total debits	\$176.68
Less total credits	<u>52.72</u>
<u>DUE FROM PURCHASERS</u>	<u>\$123.96</u>

STATEMENT RE SALE OF:

Catalogue No:

46

Name:

HANADA, Contaro

File No:

3616

Street Address:

1900-4-6 Commercial Dr. Reg. No:

10077

Legal Description:

Vancouver, B.C.
122/1/1/146/264A.

Date of Sale and Adjustments August 2, 1943.

	Debit	Credit
Sale Price		3200.00
Real Estate Agents Commission	160.00	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
Unpaid Vendor		
Mortgage		
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		48.13
Taxes		98.25
Water	4.20	
	<u>179.20</u>	<u>3346.38</u>
Net Proceeds credited to your account		3167.18

Date:..... February 12, 1944

Compiled by:... George Peters

CITY ENGINEER'S OFFICE

C. BRAKENRIDGE, M.E.I.C.

CITY ENGINEER



PLEASE ADDRESS ALL COMMUNICATIONS TO
THE CITY ENGINEER

EVACUATION SECTION

Rec'd AUG 20 1943

File No. 546

Ans

Relayed to Mr. Wright

not

VANCOUVER, B. C.

Aug. 19, 1943.

Mr. Cesare Hannada,
c/o Henry Allen Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

The property in your name located at 1900 Commercial Drive, corner of Third Avenue, had some planking put down between the City sidewalk and the property line. This has now got into such a state of disrepair it should be removed as it is a menace to pedestrians.

I will be glad if you will give this your prompt attention.

Yours truly,

C. Brakenridge

City Engineer.

SJM/IV
c.c. McC.

3616

August 24, 1943.

The City Engineer's Office,
City Hall, 453 West 12th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Centaro RANADA

We duly received your letter of the 19th instant regarding the property of the above at 1900-6 Commercial Drive, and note that the planking between the City sidewalk and the property line needs attention. This matter has been brought to the notice of our Agents, Messrs. Pemberton, who advise that they will promptly have done whatever is necessary in this matter.

Yours truly,

P. Donet,
Administration Department.

PD:BS

PHONE MARINE 7841
DAY, OR NIGHT

1009 HARWOOD STREET

VANCOUVER, B. C. *Nov* Aug. 31 1943

M. Pemberton's Realty

City

IN ACCOUNT WITH

THE CENTRAL CARPENTERS

(A. FINCHBECK)

All Kinds of Building Repairs

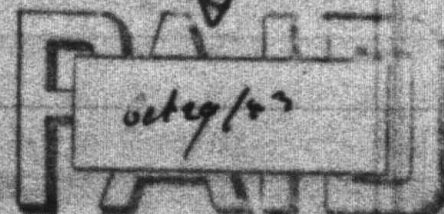
File 3616

1904 Commercial

Aug. 26 To planking section of walk at side of store.
300ft. 2x8, 70ft. 2x4, nails.

Labour

The CENTRAL CARPENTERS



WITH THANKS

OK P.D.
More return to [unclear] [unclear]
Office manager

EVACUATION SECTION	
Rec'd	NOV 4 1943
File No.	19.40 3616
Ans.	<i>[Signature]</i>
Refused	

EVACUATION SECTION	
Rec'd	SEP 3 1943
File No.	3616
Ans.	<i>A</i>
Refused	

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.	5616
Ass.	
Entered	<i>Donald</i>
<i>W. L. Hume</i>	

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

Dear Sirs: Your File No. 3616, Catalogue No. 46, C. Hanada

Further to our letter of September second, and with further reference to this property, we now enclose account of Central Carpenters in the amount of \$19.40, for repairs to a section of the walk outside the store. This work was ordered on instructions received from your office. As our rental account is closed, will you please attend to payment of this account from your office.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

per *[Signature]*

WJ-D
Enc.

Catalogue No. 46
File No. 3616

receipt of Certificate of Title No. 91886-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of the property covered by the said certificate have been settled.

Receipt is also acknowledged of British Columbia Plate Glass Insurance Company policy No. 31456 with assignment thereof in quadruplicate and Legal & General Assurance Society Ltd. policy No. 12056 with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 12 day of November 1943.

W. Pearson

J. Pearson

GOODLAD & GOODLAD
Grandview REAL ESTATE Specialists

1134 Commercial Drive,
VANCOUVER, B.C. 19th October, 1949.

Centro Canada, Esq.,
247 Lansdowne Avenue,
Toronto 3, Ontario.

Dear Sir:

Re: Stores at 1900, 1904 and 1906
Commercial Drive, Vancouver, B. C.

Yours received and sorry to hear that you received only \$3025.00 for the above property as my valuation at that time would be \$5800.00. You will remember that at the time you purchased this property through our firm during the depression that you purchased at \$3300.00 and at which time this property was in a very bad state of repair and that you almost rebuilt the whole structure, which must of cost you over \$2000.00 even when labour and material was so very cheap and you really made a splendid job of it and today everything is still in A.1 order about the building and I question if you could now purchase for even \$10,000.00. I was sorry for your sake when you went away that I could not get control of this property but the board seemed to have certain people who took over and the only excess to a sale was through such appointed agents. I noticed that Pemberton & Son had their sign on yours, however, I don't see why you couldn't apply to the Custodian for some concession and should you do so and require my valuation of this property at the time of sale I will be pleased to give you a valuation of \$5800.00 as at the time of sale.

You will perhaps remember the two stores between Kitchener and Grant occupied by Royal Drug store and a butcher shop, that is a very similar building but with a frontage of only 33 feet while yours was a 50 foot corner with three stores and you will remember Capt. Campbell as a very shrewd buyer and he paid \$6500.00 for the stores I mention, by the way he passed on about the end of 1947 and he used to wonder how you were getting along or what became of you as you used to play with his boys.

Now this will perhaps meet your enquiry as to prices in 1943 and should you wish to write me again I will be pleased to give you my valuation having handled Commercial Drive property for about 40 years and should you wish to contact the Custodian and show him my letter you are at liberty to do so.

Yours faithfully,

"R. GOODLAD"

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

Apr. 22/50

L.S.N.

EXHIBIT No. 1023 - d
DATE Feb 1 - 1950
FILED BY R. J. McMaster

DEFENCE BRIEF

Gentaro HANADA

File No. 3616

Case No. 1021

REAL PROPERTY CLAIMS

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$6000.00	\$3200.00	\$3200.00

(a) Witness:- appraiser, Johnson Reeve & Co.

Question of valuation only.

Property consists of a block of stores
at 1900-04-06 Commercial Drive, Van-
couver, B.C.

NOTE:- Original claim was \$5300.00. Claimant
says by 1943 property has appreciated
a bit (See page 3 Transcript)

(b) Property registered in name of claimant.

Claimant denies that place needed
painting and that the roof leaked.
He asserts that flooring was new.
See Pages 4-5. Compare with Exhibit
2 - (Appraisal)

Defence submission at Page 6.

SUMMARY OF DEFENCE WITNESSES.

Witnesses

Johnson Reeve & Co.

Where Required

1 (a)

JLG/ma

3616

October 17th, 1950.

Mr. Gentaro HANADA,
247 Lansdowne Ave.,
Toronto 3, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1023

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 ... \$672.50.

Cheque in your favour is enclosed for \$654.60
and we have paid the Co-Operative Committee .. \$ 17.90
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/JS
1 encl.

Name of Claimant

KANADA, Gustave

Case

1083

Custodian File

3024

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total	
3200.00	160.00 12.50								300.00 172.50
PERSONAL PROPERTY									
Motor Vehicles			Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
NETS									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
TOTAL RECOMMENDATION									672.50

IN THE MATTER OF THE "IMMIGRATION ACT"

ART. 1. REVISED STATUTES OF CANADA 1927. CHAPTER 29.

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

(THE HONOURABLE MR. JUSTICE E.J. FLEMING, COMMISSIONER)

Toronto, Ontario,

May 10, 1941.

IN THE MATTER OF THE CLAIM OF

SEITARO KAWADA

PROCEEDINGS AT HEARING.

APPEARANCES:

J.M.S. HUNTER, Esq.,

appearing for the
Dominion Government.

E.A. HUNT, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

B.J. HANFORD, Esq.,

Official Interpreter.

A.G. WILSON, Esq., C.B.R.,

Official Reporter.

STEWART BARADA, being first duly sworn,
testified as follows:

DIRECT EXAMINATION BY MR. BEST:

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

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

MR. BEST: That will be Exhibit No. 1.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM
LAND, NAMED EXHIBIT NO. 1)

Q. I understand this property for which you are
claiming is a block of stores, 1900-04-06
Commercial Drive, Vancouver, B.C. Is that
correct?

A. Yes, sir, that is correct.

Q. You did not live in those premises or occupy
those premises, yourself, before evacuation?

A. Prior to my evacuation I lived in 1906 for a
few months.

Q. For a few months? A. For a few months.

Q. Immediately prior to evacuation?

A. Yes, sir.

Q. I see; because I notice on your claim your pre-
evacuation address is 1836 Commercial Drive,
which would be down the street a little bit?

A. That is where I had my business.

THE COMMISSIONER: Mr. Best, is the claimant seeking
to increase his claim?

I notice Exhibit No. 1 puts a value of
\$6,000, whereas the claim as originally made
was \$5,300.

MR. BEST: That is correct. I will have to ask the

claimant, himself, for an explanation of that.

Q. Mr. Mahada, when you made your claim originally last fall I believe at that time you said that you thought the property was worth \$5,300. Now I notice on your claim which you completed just the other day that the estimated value at the date of sale was \$6,000. Is there any explanation for that? In the meantime you think it is worth a little more?

A. Yes, sir. The cost price to me is \$5,300. I think it appreciated a little since. I think by 1943 a reasonable price for that property was \$6,000.

THE COMMISSIONER: Are you now moving to amend?

MR. BEST: If a formal motion is necessary I am, yes, my lord.

THE COMMISSIONER: Any opposition, Mr. Hunter?

MR. HUNTER: No, my lord.

THE COMMISSIONER: All right; the claim will be amended to place a value of \$6,000 on the property in lieu of \$5,300, which will result in an increase in the claim of \$2,600 in lieu of \$2,375.

MR. BEST: Q. Now, you made the remark that the property cost you \$5,300? A. Yes.

Q. I notice on your form that you put the cost price \$3,300 as of December 1st, 1936?

A. Yes.

Q. What you are saying then, I take it, is that these extensive improvements which you have

outlined cost you \$2,000. Is that correct?

A. Yes. That is correct.

THE COMMISSIONER: He so states in the memorandum attached to the claim.

MR. BENT: Yes, my lord.

If my friend will put the appraisal in as Exhibit 2 I have one or two questions I would like to direct to it.

MR. BENT: I tender the appraisal of Johnson, Reeve & Watson, dated August 2, 1943, as Exhibit No. 2.

(APPRAISAL, JOHNSON, REEVE & WATSON, AUGUST 2, 1943, MARKED EXHIBIT NO. 2)

MR. BENT: Q. In the appraisal made by Mr. Reeve, in August, 1943, first of all he says "the exterior needs painting." Now you say in your claim that when you left in May, 1942, it did not require painting. When was the last time the exterior of that building was painted?

A. It was not painted very long ago. Since my purchase of that building I have had a complete paint job done twice.

Q. Twice since 1936. When was the last complete paint job done?

A. Around 1939.

Q. In 1939? A. Around there.

Q. I see there is also a note that the roof leaks, and you deny that in your claim. I take it that the roof did not leak when you left, then. In May, 1942, had you had any repairs done to the roof in recent years?

1 A. No, I never. When I purchased that building
2 in December, 1936, the previous owner had a
3 complete new roof on the top, you see. I never
4 had anything, any part of that roof back.

5 THE COMMISSIONER: Q. What type of roof was it?

6 A. It was a tar roof. It was tar with gravel on it.

7 Q. It was a flat roof with tar and gravel?

8 A. Yes.

9 MR. BENT: Q. What was the condition of the floors
10 in this building?

11 A. The floors are all new. The previous owner
12 had the new roofing and the whole of the middle
13 floor completely removed. In 1936 and 1939 I
14 had the complete new floor from the ground up
15 on the corner store and the other store, so it
16 is completely new.

17 THE COMMISSIONER: You notice the appraiser refers
18 to the fact the floors had been removed about
19 three years before?

20 MR. BENT: Yes, my lord. Apparently that is
21 substantially correct.

22 Q. Now, when were you evicted, Mr. Hamada?

23 A. Around May, 1942.

24 Q. I see. Then, you did not enter into this lease
25 on the corner store with the photographer. Did
26 the Custodian do that?

27 A. I made that lease. I was there.

28 Q. According to the appraisal that is from June, 1942.
29 It must have been just before you left?

30 A. Yes.

G. H. H. H.
In-Office.
Gross-Exam.

1 Q. With respect to those other two houses for
2 the other two buildings at \$20, you had leased
3 those, too?
4 A. Yes.

5 Q. All right.

6 MR. HUNTER: It is suggested, my lord, that the
7 real property was sold for its fair market
8 value.

9
10 GROSS EXAMINATION BY MR. HUNTER:

11 Q. I produce a photograph. Is that a photograph
12 of your premises?

13 A. Yes, sir.

14 Q. And the three stores, or shops, which are shown
15 there, are the three numbers, 1900, 1904 and
16 1906 - are they?

17 A. Yes; that is right.

18 Q. And with respect to this street with the car-
19 lines on it, that is Commercial Drive, I presume?

20 A. Yes, that is Commercial Drive.

21 Q. Is the shoe repair store the last store to the
22 right, is that other one one of yours?

23 A. That is the middle one.

24 Q. That is the middle one? A. Yes.

25 Q. And with respect to the photographer's shop,
26 Vincent Studio, that is the corner one?

27 A. Yes, sir.

28 (PHOTOGRAPH, MARKED EXHIBIT NO. 3)

29 Q. You have never been in the real estate business?

30 A. No, I have not.

1 Q. So that is just an estimate, as far as you are
2 concerned?

3 A. What do you mean?

4 Q. This claim of \$6,000 is your estimated value
5 of what it is worth? A. Yes.

6 MR. HUNTER: That is all.

7
8 MR. BENT: One question, if I may, my lord.

9 THE COURT: Yes, Mr. Bent.

10
11 RE-EXAMINATION BY MR. BENT:

12 Q. On the appraisal there is a notation "Vacancies
13 have been frequent," and the valuer allows
14 \$100 per year off the income from the building
15 for that reason.

16 Would you tell us just a few years prior
17 to evacuation had any of these premises been
18 vacant?

19 A. They have been vacant some time but I have never
20 lost much money because of vacancy. It always
21 filled up right away.

22 Q. When was the last vacancy of more than two months
23 prior to evacuation? Was there a vacancy of
24 more than two months for five years prior to
25 evacuation?

26 A. Whenever it is vacant I have always been able
27 to find a tenant right away.

28 Q. So that there has not been a vacancy; is that
29 the answer to the question?

30 A. There may have been a few times, you see, but not

1 to such an extent.

2 Q. Not as long as the matter? A. No.

3 MR. HUNT: All right.

4 THE COMMISSIONER: When were these premises sold and
5 at what price?

6 MR. HUNT: This was advertised under Catalogue
7 No. 16, in July, 1943.

8 As a result of the advertisement two tenders
9 were received, one on July 9, 1943, from W.
10 Roberts Limited for \$700, which was rejected;

11 And one on July 19, 1943, from W. Pearson,
12 for \$3,200, which was accepted. It was
13 accordingly sold to Walter and Annie Pearson
14 for \$3,200 as of August 9, 1943.

15 THE COMMISSIONER: Thank you.

16 That is all, Mr. Canada.

17
18 (PROCEEDINGS ADJOURNED SINCE ONE.)

19
20 I hereby certify the foregoing to be a true and
21 accurate transcript of the proceedings herein.

22 *A. G. Vitch*
23 "A. G. VITCH"
24 Official Reporter.
25
26
27
28
29
30