

4644

FORM 1
PERSONAL

**BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

FILE NO. 4644
EXHIBIT NO. 1202-4
DATE NOV 2 - 1948
FILLED BY R. G. Christie

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: TANAKA, Kanezo
HOME ADDRESS: 76 Moncton St., Steveston, B. C.
REGISTRATION NUMBER 01775 SEX: Male AGE: 39
OCCUPATION: Grocer (formerly) Maple Leaf Grocery, 2085 W. 16th Ave., Vancouver, B. C.

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

EMPLOYER: Self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Tsuruko

ADDRESS OF WIFE OR HUSBAND: 76 Moncton St., Steveston, B. C.

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: none

2. BUILDINGS AND OTHER IMPROVEMENTS: none

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) none

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

6. OCCUPANCY AND LEASES (If vacant so state) none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: none
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: 10 room frame house at 76 Moncton St.,
Steveston, B. C.
2. LANDLORD'S NAME AND ADDRESS: Lives with wife's mother and father,
at 76 Moncton St., Steveston, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: No rent.
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

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)

Miscellaneous accts for groceries amounting to \$2,000.00.

Further particulars to follow. No list to date Dec 17/42 f/State

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Crown Life. \$2,000.00. Policy No. unknown.

Beneficiary, wife, Tsuruko. Policy in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 22nd day of May 1942.

Wm. C. B. B. B.

Witness

(Signature) Kanezo Tanaka

FOR DEPARTMENTAL USE

P.D. 91.59
INFORMATION FROM R.C.M.P.

Date July 12, 1943

Our File No. 4644

Full Name TANAKA, Kanezo
(Surname in Block Letters)

Registration No. 01775 Male - Female
(check) Age May 14, 1902

Former Address 2085 West 16th Avenue, Vancouver, B. C.

Date Evacuated Mar. 4/42 Naturalized - Canadian-Born - National
(check)

Present Address Bra 708, Revelstoke, B. C.

(checked with camp Jan 29/47)

Married - Single
(check)

Name of Wife (Nee' WAKITA) Tsuruko - 01861

Name of Husband

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16

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

Additional Information Grocer. House and grocery store at 2085 W. 16th Ave., Vancouver

No. 14521

F. 112

Royal Canadian Mounted Police

\$ 36.152.17

Three 36 March 19 1948

Received from *Manitoba H.F. 2345 W.S.*

Manitoba T.A.A.K.A. 208 W.S.

Manitoba, B.C. one Police Radio

Police Radio No. H.43613

Dollars,

Signature

J. F. Miller, Cst
Reg. No. 448

ROYAL CANADIAN MOUNTED POLICE

Form 58A

No. 555 (2)

EXHIBIT REPORT

HEADQUARTERS File No.

SUB/DIV'N. & File No. Vancouver.

DIVISION & File No.

DETACHMENT & File No. C.I.B.

J.N. 01861.

DATE Jan. 25th, 1942.

Re: TOSUOKO TAJAKA, 2095 E. 16th Ave., Vancouver, B.C.

(Name of File)

On Mar. 3th, 1942. 1 D.M. McLaren, Cst.

(Date)

(Member's Name)

Came into possession of the following described goods by

Handed over by HANSHAN UHINE.

(State Authority from whom seized and place of seizure)

No. of Sub.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1.		Philco radio table model # M3625. (1).
	1.		Baby brownie camera. (2).

REMARKS: Handed over to the Custodian of Alien Property.

(State briefly disposition)

DATE Jan. 27th, 1942.

CERTIFIED CORRECT

L. B. Spence
(Signature of Custodian)

F. R. Jefferson
F.R. Jefferson, No. 4 10559, Cst.
(Signature of Member)

File No. 4644.
Catalogue No. —

March 6th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kanezo TANAKA
Westerly 1/2 of Lot 19, Blk.
465, D.L. 526, Gp. 1, N.W.D.
Plan 3557.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated February 24th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 97918-L dated February 24th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 97919-L dated February 24th, 1944, registering the property in the name of Lilian Grace Anderson (Deed).
3. Duplicate of Transmission dated February 11th, 1944.
4. Duplicate of Deed dated February 11th, 1944 - Secretary of State to Lilian Grace Anderson.
5. Certificate of Indefeasible Title number 97919-L dated March 2nd, 1944, covering the above property in the name of Lilian Grace Anderson.

DAC:JS
Encls.

D. A. Cramer
per JS

File No. 4644

October 12, 1943.

MEMORANDUM.

To: Mr. Douet.

From: A. G. McArthur.

Kaneso TANAKA,
Res 2086 W. 16th Avenue.,
Lot 1974, Blk. 465, D.L. 526.

summary
Relative to the letter of D. MacFarlane offering to buy the above property at a cash price of \$1250.00, Mr. Shears and Mr. Wright have agreed that this offer be submitted to the Advisory Committee, in the expectation that the unusual circumstances of this case might warrant ~~some~~ action. If the Advisory Committee does not see fit to accept this offer, particulars of this property may be submitted to Mr. Wright who will include it in his next advertisement which will be in about two weeks.

Would you please be good enough to prepare a memorandum on this for Mr. Shears to submit to the Advisory Committee.

AGM

AGM:AS

October 16, 1943.

MEMORANDUM

TO: Mr. K. W. Wright.

FROM: Administration Department.

Re: Kaneko TANAKA. Reg. #01775. File #A644

We understand you will probably be advertising some properties for sale during the next two or three weeks, and shall be glad if you will kindly include the following property in your advertisement:

Lot 19, W. 1/2, Block 465, D.L. 326 -
2085 West 16th Avenue, Vancouver.

This is a grocery store and is a one-storey building with two rooms in the rear and a small shed at the back of the building. It is leased at \$40.00 per month to Mrs. L.G. Anderson on a three years lease from April, 1942. There is a clause in the Lease to the effect that if the property is sold, the Lessee shall be given the first offer to purchase.

There is a clear title, and the property was inadvertently left out of the Catalogue.

P. Doust.

PD:BS

October 16, 1943.

File No. 444

MEMORANDUM

TO: Mr. P. G. Shears.

FROM: Administration Department.

Re: Kaname TANAKA, Reg. No. 01775
Lot 19, W. 1, Block 465, D.L. 526 -
2085 West 16th Avenue, Vancouver.

Will you kindly arrange to have the above property appraised, as same will be included by Mr. Wright with other properties for sale in an advertisement going to the press within the next two or three weeks.

The assessed value is:

Improvements -	\$1,550.00
Land -	875.00

There is a clear title.

P. Douet.

PD:BS

701 → File No. 4644.
Catalogue No. —

March 6th, 1944.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Kanezo TANAKA
Westerly 1/2 of Lot 19, Blk.
465, D.L. 526, Op. 1, N.W.D.
Plan 3557.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated February 24th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 97918-L dated February 24th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 97919-L dated February 24th, 1944, registering the property in the name of Lilian Grace Anderson (Deed).
3. Duplicate of Transmission dated February 11th, 1944.
4. Duplicate of Deed dated February 11th, 1944 - Secretary of State to Lilian Grace Anderson.
5. Certificate of Indefeasible Title number 97919-L dated March 2nd, 1944, covering the above property in the name of Lilian Grace Anderson.

DAC:JS
Encls.

D. A. Cramer
per JS

MEMORANDUM

April 24th, 1945.

File No. 4644

TO: Accounting Department
FROM: Administration Department

Re: Kaneko TANAKA - #01775
Box 708, Revelstoke, B. C.

The above has requested a statement of his account and we shall be glad if you will let us have this in duplicate. This Evacuee was sent a short statement relating to the sale of his property but as far as we can trace was not sent a detailed statement. It would appear, however, in view of the information we gave him regarding the sale of the property, that he now only requires a statement of his account.

[Signature]
F. Doust.

PD/ ER

L. P.

*Will you please let me have a
property sale statement on this?*

Sale price credited 16 March '44

Special Ad. No Catalogue.

Apparently one of the Ad Statements sent him. P.

File No. 4644

December 2nd, 1943.

To: Mr. Green

From: Administration Department.

Re: TANAKA, Kaneko - #01775
2085 E. 16th Avenue.

The tenant, Mr. Anderson, of this store advises that at the back of the building there is a shed containing a quantity of chattels belonging to the above Japanese. Mr. Anderson has the key of the shed but has not entered same since he took possession of the premises in April 1942. He now badly needs the shed for storage purposes and requests that we remove the furniture at the earliest opportunity. He pointed out that he has a large consignment of canned goods which he must take out store within the next few days, and would much appreciate our giving this matter immediate attention.

Will you kindly see what can be done about this as Mr. Anderson is an excellent tenant. He is on the premises all day and his telephone number is Bay. 3209.

(The file is attached hereto).

P. Douet.

PD:ER

December 2nd, 1943

To: Mr. Spain

From: Mr. Green

Will you see what can be done about the above? I cannot see anything on the file to indicate that we have any record of what is stored in this shed.

HFC:IF

*Moved to 992 and sold at
auction Dec 17 '43
Spain*

MEMORANDUM

January 17th, 1944.

Memo to File 4644

From: Administration Department

Re: 2085 West 16th Avenue -
Kaneko TANAKA - #01775
File No. 4644

In connection with the above property, this is to record that Mr. Anderson, the husband of Lillian Anderson who is the tenant of this property, called in on two or three occasions and finally on the morning of December 10th, 1943 (the date on which tenders for this property closed) to ascertain whether it was necessary for him to put in a tender for the property. In view of the fact that there was an option in the Lease to the effect that the Lessee was to be given the first option to purchase the premises, Mr. Anderson was advised by the undersigned that it was not necessary for him to put in a bid and that in due course he would be written by this office as to what he should do.

As a matter of interest I recall that Mr. Anderson on more than one occasion mentioned to me that if he had to bid he would put in one somewhat in excess of the assessed value.

B. Doust. 

FD/ER

EXHIBIT No. 1202-10DATE NOV 2 - 1948

FILLED BY

REAL PROPERTY SUMMARYR. D. Christie

JAPANESE NAME: Kaneko TANAKA Reg. No. 01775 File No. 4644.

CATALOGUE NO: Special Advertisement 20th November 1943.

PROPERTY ADDRESS: 2085 West 16th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Westerly half of Lot 19, Block 465, District Lot 526, Group 1, N.W.D., Plan 3557.

TITLE: In the name of Kaneko TANAKA, Cert. of Title No. 40436-L.

ENCUMBRANCES: Nil.

Vesting No. 35580 filed 21st January 1943.

ASSESSED VALUE: 1943 - Land \$875.00
Improvements 1550.00 - Total \$2425.00. Taxes - \$85.93.

CLASSIFICATION: Urban property with 1 storey frame building containing a grocery store with two rooms and a shed in rear.

HISTORY OF ADMINISTRATION: Kaneko TANAKA declared on 22nd May 1942 that he owned no real property and had no personal debts. His wife, Tsuruko TANAKA, file 14922, declared the above realty, which was found registered in the name of the husband.

On 20th April 1942, F. Drewe Pratt, Solicitor, Bank of Nova Scotia Building, advised the Custodian that Tsuruko TANAKA, acting under a Power of Attorney given by Kaneko TANAKA dated 25th February 1942, had sold the grocery business to Lillian Grace Anderson, 2315 West 18th Avenue, and had leased the premises to Mrs. Anderson at a rental of \$40.00 per month. A copy of this lease dated 16th April 1942 is on file and provides that the rental be paid to Mr. Pratt. It also provides that "the Lessor shall give to the Lessee the first offer to purchase the said land and premises". Mr. Pratt collected the rentals and managed the property, remitting balances to the Custodian by agreement with Mrs. TANAKA charging a monthly commission of \$5.00, in addition to other legal charges approved by the Lessor. The total rental so remitted to the Custodian was \$760.00.

The property was not listed in the first catalogue but was advertised in the Daily Province on 20th November 1943. The only tender received was one from the City of Vancouver of \$2425.00. Two offers had previously been made, one being from D. McFarlane on 24th September 1943 of \$1250.00 and another from Robert E. Barrett, through Pemberton Realty Corporation Limited, 25th October 1943, of \$2425.00. Mrs. Anderson, the lessee, had also intimated her desire to purchase the property, and in accordance with the terms of her lease was given an opportunity to make an offer, which she did through her solicitor, Gordon S. Wisner on 30th December 1943, her offer being \$2500.00.

An appraisal of the property was made for the Custodian by the Pemberton Realty Corporation Limited, who reported on 29th October 1943 an estimated value of \$2400.00.

\$2400.00.

Page 2.

File No. 4644.

SOLD: To Lillian Grace Anderson as at 26th January 1944, for \$2500.00.
Approved by Advisory Committee - 26th January 1944.

TITLE: Certificate of Title No. 97919-L dated 2nd March 1944, issued in the
name of Lillian Grace Anderson and its receipt by her acknowledged
22nd March, 1944.

FUNDS: Released to the credit of Kanezo TANAKA, sale price \$2500.00 plus
rentals received -\$760.00, plus closing adjustments \$57.26, total
\$3317.26, less commission and legal charges paid to F. Drewe Pratt
\$105.00, repairs \$84.00, sundries \$10.00, taxes \$172.70, Certificate
of Encumbrance \$1.00, insurance \$12.00, valuation fee \$5.00, advertis-
ing \$9.20, registration fee \$12.75, total \$411.65. Net amount releas
\$2905.61.

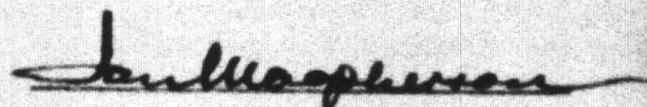
OLD CERTIFICATE OF TITLE

No. 40436-L: Received from the East End Branch, Royal Bank, 29th March 1945.

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

DATED: January 27th, 1947.

IM:JS



PERSONAL PROPERTY
SUMMARY

File No. 4644

January 29, 1947.

Re: Kaneko TANAKA (Mr.)
Reg. No. 01775

Chattels:

In his JP form dated May 22, 1942 this Japanese person declared he had no chattels in the protected area of British Columbia. Information on file, however, indicates that chattels were left by him in a shed at the rear of the property known as 2085 W. 16th Avenue, Vancouver. (See Chattels Summary Attached).

Specified
Articles:

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

Accounts
Receivable:

In his JP form dated May 22, 1942 Mr. Tanaka stated: "Miscellaneous accounts for groceries amounting to \$2000.00. Further particulars to follow." There is no such list on file and no evidence indicating that this was requested by the Custodian, although many requests were made by the Custodian for particulars of his real property without success. No action regarding these accounts has been taken by this office.

Life
Insurance:

Mr. Tanaka declared a Crown Life Insurance Company policy as being in his possession, number unknown, beneficiary being his wife, Tsuruko. On August 23, 1946 the Crown Life advised that this Japanese had requested the cash surrender value of Policy No. 215,390 and we advised we had no objection to their sending a cheque direct to Mr. Tanaka. They advised us on October 1, 1946 that a cheque for \$68.95 had been mailed to the Tanakas.

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
E. Robertson.

July 12, 1945.

MEMORANDUM, File 14922

Re: Tsuruko (Mrs. Kanezo) TANAKA, Reg. No. 01861

This woman did not register with the Custodian, although requested to do so on four occasions.

It was reported by the Royal Canadian Mounted Police that the radio and camera listed under RCMP No. 533 had been surrendered on behalf of this woman. This was confirmed by the RCMP receipt received on July 9, 1945, and placed on this file.

These two articles constitute the entire property of Tsuruko TANAKA, according to our records.

Funds standing to the credit of this account are being disbursed, as requested by Mrs. Tsuruko TANAKA, by requisitions of this date.

J. MacKison

SPECIFIED ARTICLES SUMMARY

July 12, 1945.

FILE: 14922

Re: Tsuruko (Mrs. Kanezo) TANAKA, Reg. No. 01861

ARTICLE	DESCRIPTION	APPRAISED VALUE
Radio	Philco, Table Model, No. H43623	\$15.00
Camera	Baby Brownie	.60

RCMP No. 533

Surrendered to RCMP, March 9, 1942.

Released to Custodian, Jan. 27, 1944.

Radio sold at Vancouver Radio Auction #2, Jan. 27, 1944

Sale Price: 29.00
Expense: 4.29

Net Proceeds \$ 24.71

Camera mailed to owner, July 10, 1945.

July 12, 1945.

Certified Correct:

J. Matheson

NAME TANAKA, Kanoo

REGISTRATION NO. 01775

FILE NO. 1611

The following chattels were sold by public
auction at Vancouver, B.C. on December 17th, 1943

Printing outfit	\$ 1.50 M
Box chinaware	1.35 M
Ice cream scoops	.25 M
Tools	3.50 T
Shears	.85 T
Clock	1.35
Clock	2.00
Clock	1.60
Clock	1.25
Clock	1.25
Clock	.50
Clock	.50
Clock	.75
Clock	1.25
Clock	1.00
Clock	1.75
Clock	1.00
Clock	.25
Clock	1.35
Clock	1.00
Clock	.60
Clock	.50
Clock (Electric)	3.75
Clock	1.25
Bowls & glassware	.75
Tray & contents	1.00 ch
Electric stove	.75 M
Total:	<u>15.25</u>

Carried forward

\$ 48.10

~~Items of Personal Property~~

\$

~~Items of Personal Property~~

\$

~~Items of Personal Property~~

~~Extracts from Auctioneering List No.~~

~~Remarks~~

NAME TANAKA, Kaneko

REGISTRATION NO. 01779

FILE NO. 1644

The following chattels were sold by public
 auction at VANCOUVER, B.C. on December 17th, 1943

brought forward	48.10
Box odd lot	\$ 2.50 M
Tub & contents	1.25 M
Box sealers	.25 M
3 lamp shades	.25 M
2 boxes & contents	.50 M
Glassware	1.70 ch
Cups & saucers	.50 ch
Glassware	.35 ch
3 vases	1.25 ch
Skirt measure	.50 M
2 bowls	.50 ch
Bowls & glassware	.50 ch
Cash box	2.25 M
Box & contents	7.50 M
Dishes	.35 ch
Tray & contents	.10 M
Electric Iron	1.50 M
Dishes	1.25 ch
Glassware	.60 ch
Box dishes	2.75 ch
Box dishes	1.00 ch
Platters & bowl	.75 ch
Box glassware	1.50 ch
3 boxes Xmas decorations	1.50 M
2 boxes Xmas Crackers	.75 M
2 boxes Xmas Crackers	.60 M
2 boxes Xmas decorations	1.50 M
Box crockery	.25 ch

Total: carried forward

\$2.30

LESS Expenses:

\$

~~Net Proceeds credited~~

\$

~~Balance of cash on hand~~

~~Received from auctioneering firm~~

~~Receipts~~

NAME TANAKA, Kaneko

REGISTRATION NO. 91775

FILE NO. 1666

The following chattels were sold by public
 auction at Vancouver, B.C. on December 17th, 1943

brought forward	82.30	
	\$	
Gramophone	14.00	
Carton of glasses	1.25	CL
2 boxes glasses	.80	CL
Table & 5 chairs	5.50	P
1 kit chair & iron bed	.50	F
Cupboard	4.75	P
Cabinet	1.00	P
Cabinet	1.00	P
Cupboard	1.50	P
Dresser	14.50	P
Drop leaf table	3.75	F
Table	3.75	F
Chesterfield	2.00	F
Roll paper	.25	M
Box dishes	.50	CL

Total:		\$	137.35
Less Expenses: (Auctioneer's fee	13.73	\$	25.72
(Advertising	2.59		
(Moving	9.40		
Net Proceeds Credited:			<u>111.63</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver No. 8

Remarks. No inventory.

NAME T/NAKA, Kaneko

REGISTRATION NO. 01771

FILE NO. 1611

The following chattels were sold by public
auction at Vancouver, B. C. on December 14th, 1945.

Box books
Books

\$.25 /1
\$.25 /1

Total

(Auctioneer's Fee \$.05

\$.50

Less Expenses: (Advertising

.02

\$.10

(Moving

.03

Net Proceeds Credited:

\$.40

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 57

Remarks.

PERSONAL PROPERTY SUMMARY

File No. 14922

August 14, 1945.

Re: Tsuruko (Mrs. Kaneko) TANAKA, Reg. No. 01861

This Japanese person did not register with the Custodian,
and did not declare any personal property.

The only personal property belonging to this woman, of
which we have a record, is that dealt with in Specified Articles
Summary.

August 14, 1945.

Certified correct:

F. Maclean

CHATELS SUMMARY

File No. 4644

January 29th, 1947

Re: Kaneko TANAKA (Mr.)

Reg. No. 01775

No chattels were declared by the above Japanese person but in a memo on file dated December 2, 1943 it is stated that the tenant, Mr. Anderson, advised that Mr. Tanaka had left a quantity of chattels in the shed at the rear of the property and that he (Mr. Anderson) had the key but that he had not entered the shed since he took possession of the premises in April 1942.

Mr. Anderson advised that he wished to use the shed for storage purposes and requested the Custodian to remove as soon as possible the Japanese goods. A footnote to this memo by Mr. Spain states that the goods were removed to 992 Powell Street and sold at auction on December 17th, 1943. Auction sheets covering the sale of these goods are on file under date of December 17, 1943, the proceeds having been credited to Kaneko TANAKA's account. (Vancouver Auction No. 8).

Books were sold at Vancouver Auction No. 57 on December 14, 1945 in the name of Kaneko Tanaka and funds credited to his account in the amount of \$.40.

In view of the fact that Tanaka did not declare to the Custodian any chattels as having been left in the protected area and before releasing the balance of funds in his account with the Custodian, a letter is being written to Tanaka asking him if any friends or relatives had goods stored in the above-mentioned shed. *Mar 24/47 Tanaka advised all chattels cleared & funds there, being credited to Tanaka's account.*

Re: Chattels in storage at Merritt Cartage, Kingsway, Vancouver, B.C.

On April 5th, 1944 Mr. Pratt (agent appointed by Mr. Tanaka) advised that Tanaka requested that he arrange for shipment to Revelstoke the goods he (Tanaka) had in storage at Merritt Cartage, charging expenses to his account with the Custodian or funds in Mr. Pratt's hands. As Mr. Pratt had insufficient funds on hand he sent Merritt Cartage account of \$30.99 (which included freight on shipment of furniture and effects) to this office for payment. Payment was made from funds in Tanaka's account as of April 22, 1944. No list of the goods which had been stored at Merritt Cartage ever came into possession of the Custodian.

Re: Stove

A copy of Mr. F.D. Pratt's letter of December 13, 1943 to Tanaka reveals that the tenant, Mr. Anderson, deducted \$20.00 from his December 1943 rental, claiming that Tanaka had removed a coal and wood heater which was included in the Bill of Sale given by Tanaka to Mrs. Anderson on April 16, 1942. Mr. Pratt in the above letter asked Tanaka to confirm this.

On January 31, 1944 Mr. Pratt advised the Custodian that Tanaka stated the only stove he removed was from the shed at the back of the premises and that it had not been sold to Mr. Anderson. Mr. Pratt stated he would request Anderson to pay the \$20.00 deducted from December rental and asked that the Custodian also request that this rent be paid. Mrs. Anderson, in a letter dated February 24, 1944, advised that the stove in question was taken from their warehouse at the

(over)

same time that Mr. Tanaka removed some personal belongings from the little shed at the rear, and that the stove was listed in the Bill of Sale which she received from Tanaka. A copy of this letter was sent to Mr. Pratt on February 29, 1944. Our records indicate that Mr. Anderson paid the \$20.00 outstanding on December 1943 rental and the matter of the stove was left for settlement direct between Mr. Anderson and Mr. Tanaka. Mr. Tanaka was so advised on April 22, 1944.

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

E. Robertson
E. Robertson.

NAME TANAKA, Tsuruko (Mrs. Kanazo)

REGISTRATION NO. 01861

FILE NO. 14922

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. on January 27, 1944.

Philco mantel

\$ 29.00

Total:			\$ 29.00
Less Expenses:	(Auctioneer's Fee:	\$2.90	
	(Advertising:	.24	\$ 4.29
	(Moving:	.15	
	(Storage:	<u>1.00</u>	
Net Proceeds Credited:			<u>\$ 24.71</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver Radio 2

Remarks.

SUMMARY of LIABILITIES

File No. 4644

December 5th, 1945

Re: Kanazo TANAKA (Mr.)
Reg. No. 01775.

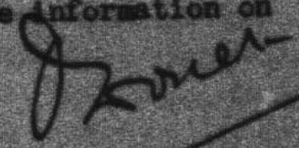
Although no claims against the above Evacuee were declared by him in his JP form dated May 22nd, 1942, this file reveals that Tanaka owed the following amounts:

B. C. Purchasers' Co-op Ass'n	\$255.33	✓
Farmers' Products Distributing Co. Ltd.	\$ 12.73	✓

On June 22nd, 1943, the above claims were paid by the Custodian from funds standing to the credit of Tanaka's account.

No other claims against the above Japanese person are revealed on this file.

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



P. Douet.

PD/ER

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Kanezo Tanaka Esq. &
Mrs. Tsuruko Tanaka

Revelstoke B.C.

File No. 4644

Reg. No. 01775

Company Crown Life

Agency Vancouver

Policy No. 215390

Premium - \$ 112.98

Payable: ^X Annually, Semi-annually or monthly

Month August Day 1

REMARKS:

*Paid surrendered
in Aug 1946*

McClellan 24

Letter sent 5/10/42

CLAIM

File No. 4604.

DATE

April 29, 1942.

CREDITOR

B. C. Purchasers' Co/Operative Ass'n.

DEBTOR

Kanezo TANAKA
2085 W. 16th Avenue,
City.

AMOUNT OWING

\$255.33

AGENT

ORIGINAL FILE

January 5, 1943.

G 68

J. Hale

EB

Catalogue No. (Advertised)
File No. 4644
2085 West 16th Avenue

Receipt of Certificate of Title No. 97919-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Bankers & Traders Insurance Company policy No. 32-30690 together with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 22 day of March 1944.

Lillian J. Anderson

EXHIBIT No. 1202-J

DATE NOV 2 - 1948

FILLED BY

R. D. Christie

C
O
P
Y

THIS INDENTURE

Made in triplicate the 16th day of April in the year of Our Lord one thousand nine hundred and forty-two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT."

BETWEEN

KANEZO TANAKA, of 2085 West 16th Avenue, in the City of Vancouver, in the Province of British Columbia, Merchant, carrying on business under the firm name and style of MAPLE LEAF MARKET,

hereinafter called the Lessor of the FIRST PART; and

LILLIAN GRACE ANDERSON, wife of William Lloyd Anderson, Salesman, of 2315 West 18th Avenue, in the City of Vancouver, in the Province of British Columbia,

hereinafter called the Lessee of the SECOND PART:

WITNESSETH, that in consideration of the Rents, Covenants and conditions hereinafter respectively reserved and contained, the said Lessor doth demise and lease unto the said Lessee his Executors, Administrators and Assigns, ALL AND SINGULAR: store premises known as 2085 West 16th Avenue, in the City of Vancouver, Province of British Columbia, situated on that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, and more particularly known and described as West half (W. $\frac{1}{2}$) of Lot Nineteen (19), Block Four hundred and sixty-five (465), District Lot Five hundred and Twenty-six (526), Group One (1), New Westminster District.

From the 16th day of April, one thousand nine hundred and forty-two for the term of three years next ensuing.

YIELDING AND PAYING, therefor, his heirs or assigns the clear monthly rent or sum of Forty Dollars (\$40.00) of lawful money of Canada, payable on the following days and times, that is to say: The sum of \$40.00 on the date hereof, and the sum of \$40.00 on the 16th day of each and every month during the said term, The said monthly payments are to be made to Mr. F. D. Pratt, Barrister and Solicitor, of 602 West Hastings Street, Vancouver, B. C., as agent and lawful attorney for the Lessor.

THAT the said Lessee, COVENANTS with the said Lessor to pay rent, and to repair (reasonable wear and tear and damage by fire and tempest excepted); AND the said Lessor may enter and view state of repair;

AND that the said Lessee will repair according to notice (reasonable wear and tear and damage by fire and tempest excepted);

AND will not assign without leave; and will not sub-let without leave; and will not carry on any business that shall be deemed a nuisance on the said premises;

AND that he will leave the premises in good repair (reasonable wear and tear and damage by fire and tempest excepted);

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or if the said Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, THE then current quarter's rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned down or damaged by fire, so as to render the same unfit for the purposes of the said Lessee then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been rebuilt or made fit for the purpose of the said Lessee.

PROVISO for re-entry by the said Lessor on non-payment of Rent, whether lawfully demanded or not; or non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

THE said LESSOR COVENANTS with the said LESSEE for quiet enjoyment.

In the event of the Lessor desiring to dispose of the lands and premises hereinbefore described during the term hereby demised, he shall give to the Lessee the first offer to purchase said lands and premises, and in the further event of the Lessee being unable to accept the terms of sale proposed by the Lessor, the Lessor shall then be at liberty to sell the same to such person or persons as he may desire.

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

IN WITNESS WHEREOF, the said parties have hereto set their hands and Seals.

SIGNED, SEALED AND DELIVERED

In The Presence Of

"F. D. Pratt"
602 Hastings St. W.,
Vancouver, B. C.
Solicitor

As to both Signatures

"Kanezo Tanaka"

By "T. Tanaka"
His Attorney in fact.

"Lillian G. Anderson"

EXHIBIT No. 1202-5
DATE NOV 2 - 1948
FILLED BY K. A. Christie

4644

June 28, 1942.

Mr. Kanozo Tanaka,
c/o Mr. J. H. Mitchell,
B. C. Security Commission,
Geikie, Alberta.

Dear Sir: .

According to our records, you did not register your property with the Custodian before you left Vancouver and as it is to your interest to do so, we are enclosing the J. P. Registration form in triplicate and shall be glad if you will have same duly filled in, returning two copies to this office and retaining one for yourself. You will doubtless be able to obtain, as witness to your signature, the Commandant of your camp or any other official.

Mr. F. Drewe Pratt advises that you wish him to handle your property and we should be glad if you will confirm this.

You are aware, of course, that your grocery business has been sold as arranged with your wife, and your property rented - Mr. Drewe Pratt is collecting rent etc.

We must point out that after making all necessary disbursements on your behalf, we have advised Mr. Drewe Pratt that any balances should be remitted to this office and same will be placed to the credit of your account.

Neither Mr. Drewe Pratt nor ourselves have been able to get in touch with your wife for registration purposes etc. - hence this letter to you. It might be as well if we had the address of your wife so please advise.

Yours truly,

R. P. Alexander,
Assistant Manager.

RD:MMC.
Encls. 3.

EXHIBIT No. 1206-J
DATE NOV 2 - 1948
FILLED BY K. A. Christie

Handwritten:
K. A. Christie
c. 9.10.11

July 30th, 1942.

Mr. Kanezo Tanaka,
c/o A. Pradolini,
Mt. McPherson,
Big Eddy District, B.C.

Dear Sir:-

According to our records, when you registered with the Custodian at Powell Street in May last, you did not register your property, and this being the case we are enclosing three copies of registration form and shall be glad if you will have same completed at your earliest convenience using your same registration number 01775.

When these registration forms have been filled in we shall be glad if you will have same witnessed, returning two copies to us and retaining one for your own records.

Mr. F. Drew Pratt advised us some little time back that you instructed him to handle your property, which he is doing.

We would point out that after making all necessary disbursements on your behalf, we have advised Mr. Drew Pratt that any balances should be remitted to this office, and same will be credited to your account.

We have had some difficulty in obtaining your correct address and we shall be glad, therefore, if you will kindly give this matter your prompt attention.

A stamped and addressed envelope is enclosed.

Yours truly,

F. G. Shears
Assistant Manager

Handwritten:
RD:EB.
Encl:

EXHIBIT NO. 1204-5
DATE NOV 2 - 1948
FILLED BY R. A. Christie

August 24, 1942.

Mr. Kaneko Tanaka,
c/o A. Pradolini,
Mt. McPherson,
Big Eddy District, B. C.

Dear Sir:

On the 30th of July we wrote to you, enclosing three copies of registration forms for you to complete, as when you registered with the Custodian at Powell Street in May last, you did not declare your property at 2085 West 16th Avenue.

As we cannot trace having heard from you, and we understand that you are still at the above address, we must ask you to kindly see that the forms sent you are filled in, and two copies returned to this office without further delay. Please see that this matter has your prompt attention.

Yours truly,

F. G. Shears,
Assistant Manager.

FD:BT

EXHIBIT No. 1212-V

DATE NOV 2 - 1948

FILLED BY

R. D. Christie

4644

October 29th, 1942.

Mr. Kaneko Tanaka,
Japanese Registration No. 01775,
P. O. Box 435,
Revelstoke, B. C.

Dear Sir:

We have written you on two or three occasions, namely to addresses in Alberta and Big Eddy District, B. C., as we were informed that you were living at these places, but received no reply from you. Now that we have your correct address we are enclosing three copies of our registration form, which we shall be glad if you will complete, have witnessed, and sign. Please return two copies to this office, retaining one for yourself. If you have any difficulty in filling in these forms, you will no doubt be able to get one of the officials at Revelstoke to assist you. You will recall that when you registered with us at Powell Street in May this year you did not state that you owned 2085 West 16th Avenue, and we thus have no record of these premises beyond the fact that Mr. Drewe Pratt is collecting the rent of \$40.00 per month from Mrs. Anderson and deducting \$5.00 per month as his fee. We would like you to confirm that this has been agreed by you.

We attach copy of letter we have today written to Mr. Drewe Pratt, which is self-explanatory—if you have any information to give us respecting these two claims, please do so at earliest.

A stamped and addressed envelope is enclosed.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Enclosures 4

EXHIBIT No 12020 - 5
DATE NOV 2 - 1940
FILLED BY H. G. Christie

4644

November 17th, 1942.

Mr. Kaneko Tanaka,
Japanese Registration No. 01775,
P. O. Box 435,
Revelstoke, B. C.

Dear Sir:

We wrote you on the 29th of October, enclosing three copies of registration forms and requesting you to complete same and return two copies to this office. This was in connection with your property at 2085 West 16th Avenue, which you did not declare when you registered with us at Powell Street in May this year. We regret you have not complied with our request, and neither have you written us regarding the two claims mentioned in our letter of the 29th of October to Mr. Drew Pratt, copy of which was sent you.

May we remind you that it is in your own interest to reply to our letter, and we trust we shall now hear from you by return.

Yours truly,

P. Douet,
Administration Department

PD:BT

EXHIBIT No. 1202 - 5
DATE NOV 2 - 1940
FILLED BY S. A. Shrivke

4644.

January 27, 1943.

M. E. Villett, Esq.,
Engineer in Charge,
B. C. Security Commission,
Revelstoke, B.C.

Dear Sir:

Re: Kanezo TANAKA, Registration No. 01775.

We have written repeatedly to Kanezo TANAKA, enclosing
form
copies of the "JP" declaration/and requesting him to make a
declaration of his property but we have never had any reply. The
man registered on a "JP" form at Powell Street in May last but he
did not declare his property at 2085. W. 16th Avenue. As we cannot
get an answer from him, would you be so kind as to request him
to come to your office, and would you very kindly supervise his
completion of the forms which I enclose herewith.

Your attention to this matter will be very much
appreciated.

Yours truly,

D. M. Chope.
Administration Department.

DMC

EXHIBIT No. 1202-V

DATE NOV 2 - 1948

FILLED BY R. A. Christie

4644.

February 6, 1943.

Mr. Kanezo TANAKA,
Registration No. 01775,
c/o Mr. A. Pradolini, Mt. McPherson,
Big Eddy District,
Revelstoke, B.C.

Dear Sir:

We have written to you repeatedly requesting you to fill up and return the "JP" forms sent to you, but so far have had no reply to any of our letters. We have addressed letters to you at P.O. Box 435, Revelstoke, and at the above address. As you may have mislaid the forms originally sent to you, we herewith enclose three more copies of the declaration form, and ask you to complete the forms and return two copies to us as quickly as possible. When you registered at Powell Street on May 22nd you did not declare any property, so we should be glad if you would fill up the enclosed forms, giving a description of your property, then sign the forms, have them witnessed and return them to us. Your attention to this matter will be much appreciated.

Yours truly,

D. M. Chope.
Administration Department.

DMC

J. Brewe Pratt
BARRISTER AT LAW, SOLICITOR
NOTARY PUBLIC

EXHIBIT NO. 1302-V
DATE NOV 2 - 1942
FILLED BY R. A. Christie

CABLE ADDRESS "MACMOR"
VANCOUVER CANADA
TELEPHONE: PACIFIC 8284

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B.C.

April 20th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 20 1942

(ATTENTION MR. ALEXANDER)

Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B.C.

Dear Sir:

I beg to thank you for copy of Order-
in-Council P.C. 1665.

In accordance with my interview with you
on the 17th instant, I beg to formally advise you that
I have been acting for Mr. Kanezo Tanaka, who has here-
tofore carried on a grocery business at 2085 West 16th
Avenue, Vancouver, B.C., under the name and style of
Maple Leaf Market. Mr. Tanaka was evacuated from the
defense area on March 4th last, and left the business
in charge of his wife, Tsuruko Tanaka, who has acted
for her husband under a General Power of Attorney dated
the 25th of February, 1942. Under the authority of
this Power of Attorney, on the 16th instant Mrs. Tanaka
sold the business to Mrs. Lillian Grace Anderson, wife
of William Lloyd Anderson, of 2315 West 18th Avenue,
Vancouver, B.C., and at the same time leased the premises

April 20/42.

I am,

Yours very truly,

FDP:G.

J. Drew Pratt
BARRISTER AT LAW, SOLICITOR
NOTARY PUBLIC

EXHIBIT No. 1000-5
DATE May 8 - 1942
FILLED BY R.A. Christie

Shears
CABLE ADDRESS "MACMOR"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5254

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B.C.

May 8th, 1942.

(ATTENTION MR. DREWRY)

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
MAY 9 1942

Office of the Custodian
675 West Hastings Street,
Vancouver, B.C.

Dear Sir:

Your file No. 4644 - Kanezo Tanaka.

I have your letter of the 2nd instant for which I thank you.

May I bring to your attention the interview with you, Mrs. Tanaka and myself on or about the 20th ultimo, when arrangements whereby I was to collect the rents on Mr. Tanaka's property and to disburse same in payment of taxes, etc., were submitted to you, and received your approval. On this basis, Mrs. Tanaka, acting on behalf of her husband, arranged the sale of the grocery business.

I now note by your letter that you desire that all monies collected in this office be remitted to you. This, as I point out to you, is contrary to the previous arrangements made, and as I understand the functions of your office are to preserve the assets of these people and in this particular case, Mr. Tanaka is satis-

Mr. Almont

Office of the Custodian....2

May 8/42.

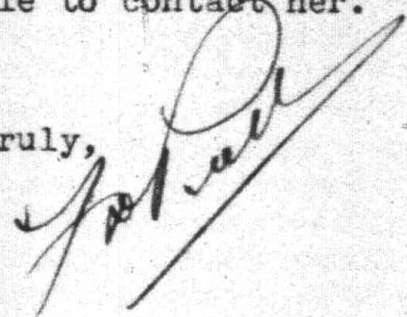
fled that I should look after his affairs, I do not understand the request on your part to have the monies remitted to you.

I would appreciate hearing further from you in this respect.

In the meantime, Mrs. Tanaka has moved from her previous address and I am unable to contact her.

I am,

Yours truly,

A handwritten signature in dark ink, appearing to be "J. P. Hall", written over the typed name "Yours truly,".

FDP:G.

J. Bretné Pratt
BARRISTER AT LAW, SOLICITOR
NOTARY PUBLIC

EXHIBIT No. 1202-V
DATE NOV 2 - 1940
FILLED BY K. A. Christie

CABLE ADDRESS "MACNOR"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5254

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B.C.

January 31st, 1944.

EVACUATION SECTION	
Rec'd	FEB 1 1944
File No.	4644
Ans	
Referred	Do not

Clert to you.

P. Douet, Esq.,
Administration Dept.,
Department of the Secretary of State,
506 Royal Bank Building,
Vancouver, B.C.

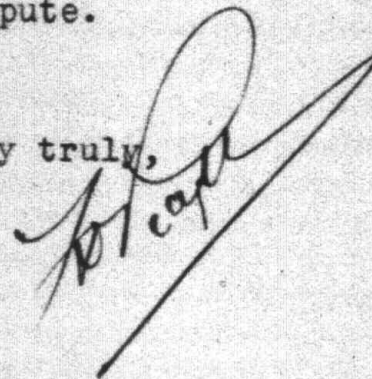
Dear Sir: RE: KANEZO TANAKA - 2085 West 16th Ave.
Your file No. 4644.

I have your letter of the 28th instant herein. Mr. Anderson, in paying the rent to December 15th, claimed that a stove which he had bought from Tanaka had subsequently been removed by that party without his consent, and he places a value on same of \$20.00. Tanaka now advises me that the only stove he took was one that was stored in the rear of the premises and was not sold to Mr. Anderson. I am requesting Mr. Anderson to pay the \$20.00 which he has so far deducted.

I would suggest to you that in your dealings with Anderson that you insist upon him paying over the \$20.00 to you and that you hold same pending settlement of the dispute.

I am,

Yours very truly,



FDP:G.

J. Drefne Pratt
BARRISTER AT LAW, SOLICITOR
NOTARY PUBLIC

EXHIBIT No. 1202-5
DATE NOV 2 - 1944
FILED BY R. D. Christie

CABLE ADDRESS "MACMOR"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 8284

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B.C.
April 5th, 1944.

EVACUATION SECTION
Recd APR 6 1944
File No. 4644
Returned *David*

sent to you.

C. R. 726.18

Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Your file No. 4644
KANEZO TANAKA - 2085 West 16th Ave.

The above party has written to me from P.O.Box 435, Revelstoke, B.C., requesting that I arrange to have his furniture, presently stored with Merritts' Cartage, 934 Kingsway, City, forwarded to him at Revelstoke, and that the charges be paid from your office or from any monies I have on hand.

According to my records, I now have on hand the sum of \$11.00, being proceeds of rents collected from Mr. Anderson, the tenant. I am entitled to certain fees which will amount to approximately \$15.00. Will you kindly therefore arrange from the monies you have on behalf of Mr. Tanaka, to pay the Merritts' Cartage for their services.

I am,

Yours truly,

h. D. Pratt

FDP:G.

J. Drefne Pratt
BARRISTER AT LAW, SOLICITOR
NOTARY PUBLIC

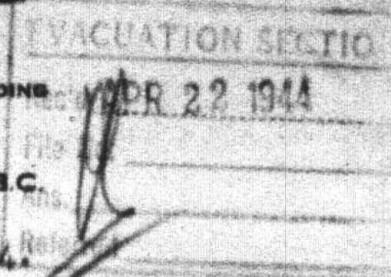
EXHIBIT No. 1202-D
DATE NOV 2 - 1940
FILLED BY R A Brantley

CABLE ADDRESS "MACNOR"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5254

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B.C.

April 21st, 1944.



(ATTENTION MR. DOUET)

Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Kanezo Tanaka - 2085 West 16th Ave.
Your file No. 4644

I have your letter of the 20th instant and I confirm my telephone conversation with you of this date when you advised me to disregard your request for my cheque for \$11.00 as you had now been advised that the same had been received at your office.

I also wish to refer to your request about the stove. In your letter to me of April 20th you advised that Anderson forwarded you \$20.00 which he had held back from the December rent, alleging that Tanaka had removed a stove on which he had placed this valuation. If you will refer to my letter to you of January 31st last, you will note I advised you of Anderson's stand in this regard. Therefore, as Anderson has now paid you the \$20.00 for balance of December rent, he either admits that his claim is wrong, or intends to deal direct with Tanaka regarding the removal of this stove. Personally I do not think Anderson's claim at any time was bona fide in this respect as Tanaka has advised me that the stove in question was his own property which was removed at the time he left Vancouver, and which Anderson only claimed was his after considerable delay.

With reference to your request for a statement, you have received a statement from me with every remittance I have made to you, and I am enclosing herewith statement showing how the \$11.00 I forwarded you on April 12th last is made up. This amount represented the final balance I had on hand in connection with this matter.

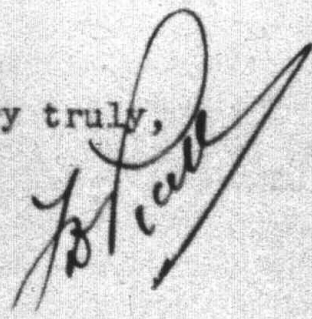
In the meantime I am enclosing a statement of account, together with C.P.R. Bill of Lading re-

Custodian of Enemy Property.....2 April 21/44.

ceived by me from Merritt's Cartage, covering their charges in the amount of \$30.99, including freight of \$9.24 for shipping furniture and effects to Mr. Tanaka at Revelstoke, B.C. Will you kindly see that this account is taken care of. ✓

I am,

Yours very truly,

A handwritten signature in dark ink, appearing to be 'H. C. ...', written over the typed signature 'Yours very truly,'.

FDP:G.
Encls:
cc - Mr. K. Tanaka

Office of the Custodian
EXHIBIT NO. 122-64890 On Kensington
DATE NOV 8 - 1943 Vancouver B.C.
FILLED BY H. A. Christie. Sept 24

Re. Tanaka Property 2086 west 16 Ave
W. 1/2 of Lot 19. Blk 465
D.L. 526.

Rec'd SEP 25 1943
File No. H644
Ans.
Deferred

Dear Sir,

I have made an offer of 1280⁰⁰ cash for this property to the owner, but he refuses to sell or make any counter proposals. and I understand is waiting for the Custodian to sell it.

I might state that we had an independent appraiser look it over and this was the figure he suggested it was worth.

I am not quite familiar with just what your plans are, whether the highest bidder gets it or whether any circumstances relating to the property enter into the transaction. However I wish to state my case.

1. Down the adjoining 50 ft of property.
2. The City of Vancouver want me to sell or give them permission to cut off a corner of my lot, for street widening purpose.
3. I can only do this if I obtain the 25 ft at present owned by Tanaka.
4. I have already made arrangements with the present tenant that should I obtain the property, he will not suffer by it, in as much as I intend building on the 50 ft and have plenty of room anyway, but if the City want a piece of my property, then and then

only will I need any more.

5. I am willing to pay whatever the Market Value is of the land, and therefore cannot go to any extremes because, I would not be able to collect any more than the value from the city.

6. If successful in obtaining, my plans would be to tear down the present bldg which is of very little value and rebuild when the War is over.

Therefore will you accept this letter as an offer to purchase for cash the above property at \$1250⁰⁰ or could you advise what offer would be necessary to be satisfactory. I note that the highest offer is not necessarily accepted so in view of the circumstances I feel you should at least give me a preference.

Hoping this meets with your approval

I remain yours

Very truly,

D Macfarlane

Box 6842

P.S. If a marked check is necessary to accompany bids, I shall be glad to send one along.

EXHIBIT No. ~~Nov. 7/49~~

DATE _____ Mr. McMaster

FILED BY _____

CAMPBELL, BRAZIER, FISHER, McMASTER & JOHNSON
Barristers and Solicitors

The Royal Bank Building
675 West Hastings Street
VANCOUVER, B. C.

November 3, 1949.

The Honorable Mr. Justice H.I. Bird,
Commissioner, Japanese Claims Commission,
Court House,
Vancouver, B.C.

Dear Sir:

Re: Kanozo Tanaka.

Pursuant to your instructions this letter is to advise that a search of the records of the Land Registry Office with respect to the property of the claimant herein discloses that the deed from the Custodian dated February 11, 1944, is registered in the Land Registry Office under No. 97919L and the declared value at the time of registration was shown as \$2500. By deed dated April 5, 1944, registered in the said Land Registry Office under No. 100427L the property was conveyed from Lillian Grace Anderson (the purchaser from the Custodian) to David MacFarlane and the consideration thereof was expressed to be \$3500.

We might draw your Lordship's attention to the fact that the Land Registry discloses that a deed dated May 30, 1939, was registered under No. 40436L from Sherwood Lett to Kanozo Tanaka and the consideration shown therefor was \$3500.

Yours truly,

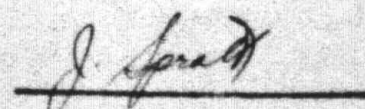
CAMPBELL BRAZIER FISHER McMASTER & JOHNSON

Per: (signed) R.J. McMaster

RJMCM:CYP

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

January 11th, 1950.



4a

109, February, 1944.

F. Drewe Pratt Esq.,
Bank of Nova Scotia Building,
602 Hastings Street West,
Vancouver, B.C.

Dear Sir:

Re: 2085 West 16th Avenue.

Your letter of the 5th instant has been brought to my attention for reply and in doing so I would like to clarify some misunderstanding which I think may exist.

The reference you make to the manner in which the sale of this property was made must I think be due to your being unaware of some of the facts in connection therewith.

The reason for the omission of this property from the catalogue is not material and we are not suggesting that some lady in our office may not have conveyed to you the idea that it was omitted inadvertently. This we presume was over the telephone. As a matter of fact a considerable number of properties were deliberately omitted from our catalogue covering cases where titles were defective or lease arrangements in doubt, or where it was decided to withhold a property for the time being. However, this particular property as you mention did not appear in the catalogue.

In regard to advising you that formal notice would be given when it was our intention to sell, such a statement would be in line with our policy and no sales are made without the general public being advised. I regret if any person on our staff indicated that you would be advised personally as the possibility of this being overlooked would be quite evident. We rely on the public and formal announcement which is made in the newspapers. This may be one fact that you have overlooked but on November 20th an advertisement of considerable size appeared in all the Vancouver newspapers calling for tenders and the property in question was listed in this advertisement.

The use of the word "option" in a letter from this office dated January 28th may have been misleading. The property was not sold to Mrs. Anderson by the exercise of an option in the ordinary sense of that term. The lease provided for Mrs. Anderson to have the first right to purchase if the property was sold. In accordance with our policy this property was advertised for sale. A tender was received in excess of an independent

valuation and we then gave Mrs. Anderson the opportunity provided to her under the agreement to say whether she would exercise that "option". She desired to do so and paid the full amount of the purchase price and a deal was completed.

In regard to the matter of commission. If my information is correct you were definitely asked over the telephone whether we could list your name as the agent for some Japanese properties for the purpose of sale and you emphatically refused. We are paying the regular commission to those firms who are acting as our agents in the liquidation of Japanese properties.

We have made no arrangements with Mr. Gordon S. Wismer as to commission and Mr. Wismer's contact with our office in regard to this matter is on behalf of the purchaser.

I think the only other point raised in your letter is the date of sale. Tenders closed at noon on December 11th. In the normal course, after the closing of tenders consideration has to be given to the tenders received and these are submitted to an Advisory Committee. The purchase price has then to be paid and our practice is to make the sale effective on the date we formally advise the purchaser that we are forwarding the documents to Ottawa for signature, and in this particular case Mr. Gordon S. Wismer, on behalf of his client, was informed on the 26th January. Mrs. Anderson will therefore be required to adjust her rentals up to this date and these could be paid to you and remitted to us by you in the normal way.

We note from the closing paragraph of your letter that the Tenakas have not consented to the sale of this property. In this connection we have only to state that an orderly liquidation of all Japanese property is being proceeded with in accordance with the policy decided upon by Ottawa.

I trust that this will at least have clarified the procedure under which this particular sale was consummated.

Yours truly,

P. G. Shears,
Director.

POS/PMH

Arthur Pratt
BARRISTER AT LAW, SOLICITOR
NOTARY PUBLIC

CABLE ADDRESS "MACNOR"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5284

BANK OF NOVA SCOTIA BUILDING
802 HASTINGS ST. WEST

VANCOUVER, B.C.

February 5th, 1944.

EVACUATION	
Rec'd	FEB 7 1944
File No.	4644
Ans.	W.K.
Referred	Donet.

Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Your file No. 4644
KANEZO TANAKA - 2085 West 16th Ave.

I have your letters of the 28th ultimo and the 3rd instant herein. First I wish to place myself on record in regard to the manner in which the sale of this property is now being made by your office. The property in question was never published in your catalogue, and upon inquiry being made by me as to who was to be the agent, I was notified by a lady on your staff that the same had not been listed by you through inadvertence, and that I would be formally notified when it was intended to sell this property.

Mr. L.G. Anderson has been negotiating with me for some three months in an endeavour to have my client fix a price. These negotiations have been the subject of correspondence with Tanaka.

During a recent interview I advised Mr. Anderson that he should communicate with your office, and he informed me that it would be necessary for him to raise monies by way of loan if purchase was to be made by Mrs. Anderson. It is therefore with considerable surprise that you now advise me that the sale has been made through the agency of Gordon S. Wismer, K.C. Under these circumstances, I must point out to you that if any commission is provided to any third party, same cannot be recognized by Mr. Tanaka, and I must hold your office responsible for any deduction

Custodian of Enemy Property.....2 Feb. 5/44.

for commission that you may make.

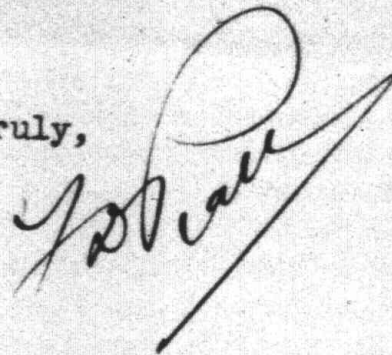
Incidentally I note that you say the sale was made as of January 26th. This is contrary to the information given to me by Mr. Anderson, namely that the sale was made as of December 10th, 1943, which was pointed out by me to you in my letter of January 22nd last.

I would also like particulars of the statement in your letter of the 28th ultimo to the effect that according to the Lease, the tenant had an option to purchase this property. I have a copy of the Lease dated the 16th of April, 1942, and I fail to find any option therein given by Tanaka to Anderson to purchase. I do find a clause to the effect that if Tanaka desires to sell that the tenant shall have the first refusal.

In conclusion, it is understood that the Tanakas have not at any time consented to the sale of their property.

I am,

Yours truly,



FDP:G.

14922/4644

July 12, 1945.

Mrs. Kaneko TANAKA,
Registration No. 01861,
P. O. Box 708,
Revelstoke, B. C.

Dear Madam:

In accordance with your request of July 3rd, we enclose herewith our cheque in the amount of \$24.63, payable to you.

Your camera was sent to you by insured parcel post on July 10th, and should be in your hands by the time you receive this letter. If the camera has not been received, please let us know.

While you did not register with the Custodian, although requested to do so on four occasions, and did not formally declare any property remaining in the Protected Area, it was reported to this office by the Royal Canadian Mounted Police that you were the owner of the radio and camera mentioned above. This has been confirmed by the RCMP receipt which you sent to us on July 3rd.

The property of your husband is handled on a separate file. A report of his affairs will be sent to him in due course.

A statement of your account is attached. From this you will note that no funds remain to your credit in this office.

It would appear that we have accounted for all property of any kind left by you in the Protected Area which vested in the Custodian. In order that you may confirm this, and acknowledge receipt of the enclosed cheque and of the camera which has been mailed to you, we are enclosing a stamped, self-addressed envelope.

Yours truly,

Enclosures (3)

F. Matheson,
Specified Articles Department.

JAN 20 1945

The Royal Bank of Canada

**II EAST END BRANCH
1464 VANCOUVER, B. C.**

Rec'd	APR 2 1945
File No.	4644
Ans.	
Printed	

REFER TO FILE

Register

March 29th, 1945.

Land Registry Office,
Vancouver, B. C.

Dear Sirs:-

Re: Kaneko Tanaka

We enclose Certificate of Title # 40436'L' issued under
date of June 9, 1939, in the name of Kaneko Tanaka covering property
described as follows:

City of Vancouver, Westerly half (1/2) of Lot Nineteen (19)
Block Four hundred and sixty-five (465) District Lot Five
hundred and twenty-six (526), Group One (1), New Westminster
District, Plan 3557.

This Certificate of Title was hypothecated to us by Mr.
Tanaka and as we now have no further interest in same, we would
appreciate it if you will file the document with your records and
acknowledge receipt to us on the duplicate of this letter attached.

Yours truly,

ORIGINAL SIGNED BY
M. O. KNUDSEN

M.O. Knudsen,
Assistant Manager

a.e. Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B. C.

4644

June 22, 1943.

Messrs. Norris & MacLennan,
Bank of Nova Scotia Building,
602 Hastings Street West,
Vancouver, B. C.

Dear Sirs:

Re: B. C. Purchasers' Co-Op. Ass'n.- \$255.33
Farmers' Products Distributing
Co. Ltd. - 12.73
vs
Kaneko TANAKA - Reg. No. 01775

Enclosed herewith find our cheque No. 3822 for
\$268.06 in full settlement of the two above claims against
Kaneko TANAKA.

Kindly acknowledge receipt.

Yours truly,

A. McAllister,
Claims Department.

AMcA:ND

Encl.

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC
T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	CABLE ADDRESS: NORRIS
File No.	VANCOUVER, CANADA
	TELEPHONE: PACIFIC 8884
Ans.	3011
Referred	Donet

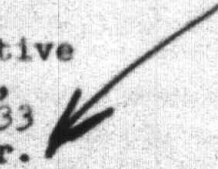
January 23rd, 1943.

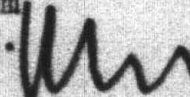
ATTENTION MR. DOUET

The Custodian of Enemy Property,
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:

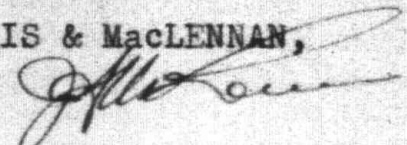
Re: Your File No. 4644 - *out class hope*
Kanezo TANAKA

Further to your letter to Mr. F. Drewe Pratt of October 29th, 1942, copy of which was forwarded to us, we are now in receipt of instructions from the B. C. Purchasers' Co-Operative Association advising that Mr. Tanaka is, in fact, indebted to the Association for the sum of \$255.33 and that the Association cannot agree to allow Mr. Tanaka to withdraw any money through your office until he pays the outstanding indebtedness. 

We would appreciate hearing from you as to what payments can be made to the B. C. Purchasers' Association at the present time. 

Yours truly,

NORRIS & MacLENNAN,

Per: 

JAM/WS

J. Dreine Pratt
BARRISTER AT LAW, SOLICITOR
NOTARY PUBLIC

out to J. Macdon
CABLE ADDRESS: "MACDON"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5254

OFFICE OF THE
JAPANESE
RECEIVED
OCT 27 1942

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B.C.

October 26th, 1942.

Spence

of

Repts 01775

Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir:

RE: K. TANAKA. - 4644.

On the 22nd of September last I forwarded you the sum of \$46.23, in the above matter. I am today in receipt of a letter from Mr. and Mrs. Tanaka, advising me that they have not yet received any monies in respect of their property on 16th Avenue, Vancouver. It was my understanding that you would remit at least a greater part of the sum I forwarded to you to my clients at once. I would appreciate it if you would give this matter your early attention. I am sending a copy of this letter to Mr. and Mrs. Tanaka, at P.O.Box 435, Revelstoke, B.C.

I am,

Yours truly,

[Signature]

FDP:G.

A/141, 1763,
4644 & 8554.

September 25, 1942.

Mr. F. Drewe Pratt,
602 West Hastings St.,
Vancouver, B. C.

Dear Sir:

Re: Gorosemon YADA,
Kaneko TANAKA &
Genji YADA

We beg to acknowledge with thanks your remittance amounting to \$522.24 for which we enclose our receipt.

We note that the file number of Genji YADA was omitted and in case you do not have this information, his file is #8554.

With regard to taxes, it is our intention to reserve under our control from each month's rental a sufficient amount to meet the payment of taxes when they fall due next year.

We would ask you to kindly make remittance to us monthly of funds collected by you so that we may make remittance of funds to the owners at regular intervals in cases where we are able to do so.

All expenditures for repairs are subject to our decision and we would ask you to kindly get in touch with this office before authorizing expenditures of this nature. Where water rates are payable by the owner, we would ask you to please make payment as they fall due.

Thanking you for your co-operation in these matters, we remain,

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.
Encl.

14

Discussion.

McMaster, re claim 1202, Kaneko Tanaka. That I take it relates to the store property on 16th Avenue.

MR. McMASTER: That is quite right.

THE COMMISSIONER: And the question of resale. There is nothing remains.

MR. McMASTER: It is just a case of that letter being filed, I think.

THE COMMISSIONER: Has any recommendation been made on that?

MR. McMASTER: Yes.

10

THE COMMISSIONER: I have done so already?

MR. McMASTER: Yes.

THE COMMISSIONER: Well that is the end of that then.

The file does not show what the recommendation was. Perhaps you had better recall it to me.

MR. McMASTER: \$1,000.00.

THE COMMISSIONER: A recommendation of an additional \$1,000 in lieu of any overall recommendations, is that it?

20

MR. McMASTER: There wasn't any overall -- it was in addition to.

THE COMMISSIONER: In addition?

MR. McMASTER: Yes.

THE COMMISSIONER: Very well. You will be able to interpret it and we will go back to the file.

30

I hereby certify the foregoing to
be a true and accurate report of
the said proceedings.
E. Blyth
Deputy Official Stenographer

1
2
3
4
5 CASE NO: 1202
6
7

8 JAPANESE PROPERTY CLAIMS COMMISSION
9

10
11 Toronto, Ontario,
12 November 2, 1948.
13

14
15
16 IN THE MATTER OF THE CLAIM OF
17 KANEO TANAKA
18

19
20
21 PROCEEDINGS AT HEARING.
22
23
24
25
26
27
28
29

30 R.A.Christie, Esq., K.C.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

HIS HONOUR, JUDGE J.A. McGINNON, SUB-COMMISSIONER.

Toronto, Ontario,

November 2, 1948.

IN THE MATTER OF THE CLAIM OF

KANEZO TANAKA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C., appearing for the
Dominion Government,

R.A. BEST, ESQ., appearing for the
Claimant.

A. SMITH, ESQ., Secretary,
D.J. HANDFORD, ESQ., Official Interpreter,
J. B. MCGREGOR, ESQ., Official Reporter.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

K. Hasegawa,
In chf.

YASUO TANAKA, the claimant herein, being first
duly sworn, testified through
the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. And whether form prepared upon your
instructions? A. Yes.

Q. Do you swear the contents of it are true?

A. Yes.

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

Q. I understand that before the evacuation
you owned and carried on a grocery store at 2025
West 10th Avenue, in Vancouver, is that correct?

A. Yes.

Q. And it is as a result of the sale of this
store and living quarters over it that you are now
claiming? A. Yes.

Q. You had apparently carried on a business
there for about three years, had you, prior to the
evacuation? A. Yes.

Q. And you paid \$3500. for the building in
1930? A. Yes.

Q. At that time how many rooms were there in
the living accommodation?

A. When I bought it it was just a store.

Q. A store alone? A. Yes, then we built
on the living quarters afterwards.

Q. There were two rooms and a store room only
in this living quarters, is that correct?

A. Yes.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

K. Farnham,
In shf.

5.

Q. It was a one-story building?

A. Yes.

Q. Well now, was this store just a grocery store or a confectionery store as well as a grocery store?

A. It was groceries, confectioneries, and vegetables.

MR. CHRISTIE: I tender as Exhibit 2 the appraisal of Pemberton Realty Corporation Limited. This appraisal is dated October 29th, 1945, and the appraised value is \$2400.

[APPRAISAL MARKED EXHIBIT NO. 2]

MR. BENT: Now, in this Pemberton Realty Corporation appraisal there is a remark it is in a restricted area and the only store for six or seven city blocks in any direction, so it is a money-maker. Now, is West 16th Avenue a residential street?

A. Yes.

Q. Do you confirm it was the only store in the area for six or seven blocks?

A. Yes, that is so.

Q. And this reference to a restricted area, can you explain that to us, what is meant by that?

A. It means no other stores are allowed to be operated in that area.

Q. This was set out by a city by-law which forbade any more stores?

A. Yes.

Q. Can you tell us just about what your gross income from this store was in the year 1941?

A. About \$20,000.

K. Tanaka,
In chf.

Q. And what would your net income on that be?

A. I made a profit of 20 percent, out of which I had to pay expenses.

Q. That is I suppose he means a mark up on most of the goods he sold, and out of that he paid taxes and light and telephone?

A. Yes, including store help.

Q. Now, that would give him a net of \$4,000, less expenses. Can he tell us just about what his net would be after he deducted these expenses?

A. If you deducted all the expenses, including my salary, and my wife's salary, it would be about \$1,500, net.

Q. Did he and his wife draw a salary?

A. Yes.

Q. How much was that? A. I used to draw \$30, and my wife \$30, a month.

Q. Now, this offer that you refer to from your next door neighbour for \$25,000. In 1940, you mention he wanted to buy the property for investment purposes only. I take it you mean he wanted to buy the property and rent it to someone else who would operate the store? A. He was more or less

retired and had a fair amount of money and he wished to buy the place, not the stock, just the land and building and rent it to me. About the same time a representative from the Market Basket -- that is a chain store of four or five stores came along and asked if I would sell.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

K. Tanaka,
In chf.

Q. Did he make any specific offer as to what he was prepared to pay? A. No, he didn't make any specific offer in dollars; he said he would be willing to pay about \$800. more than any other offer.

MR. CHRISTIAN: I tender as Exhibit 3 a copy of the lease. This lease is made the 10th day of April, 1942, and it is between the claimant of the first part as lessor and Lillian Grace Anderson, wife of William Lloyd Anderson, salesman, lessee, of the second part.

(LEASE ABOVE REFERRED TO MARKED EXHIBIT 3)

MR. BENT: Apparently when you were evicted you arranged with your solicitor to lease those premises to these Anderson people yourself, did you?

A. I was evicted early in the proceedings and my wife made those arrangements.

Q. Mr. P. D. Pratt was solicitor for you, was he? A. Yes.

Q. Perhaps I should point out here, your honour, there is a slight error in the claim form. It states it was rented by the claimant for \$45. a month, but the lease reveals it is \$40. a month.

Q. Now, it was your intention, was it, that Anderson should carry on this business during the duration of the war and turn it over to you if, as and when you returned? A. Yes, that was my understanding.

Q. I think it is relevant, your honour, and perhaps I might read one paragraph of the lease into

K. Tamski,
In chf.

1
2 the record. There is the following paragraph in the
3 lease:

4 "In the event of the Lessor desiring to
5 dispose of the lands and premises hereinbefore
6 described during the term hereby defined, he
7 shall give to the Lessee the first offer to pur-
8 chase said lands and premises, and in the
9 further event of the Lessee being unable to
10 accept the terms of sale proposed by the Lessor,
11 the Lessor shall then be at liberty to sell
12 the same to such person or persons as he may
13 desire."

14 Now, your property was actually sold to these

15 Anderson people?

A. Yes.

16 Q. About that particular lease, was there any
17 reason why the rent was set at \$40. -- was that con-
18 sidered a fair rent or were there some other con-
19 siderations taken into account at the time?

20 A. That was a special consideration. They
21 had arranged to look after our furniture and other
22 stuff for us, and because of the arrangement to turn
23 the store back to us in a short space of time if and
24 when we came back, it was fixed at an especially
25 low rental.

26
27 CROSS-EXAMINATION BY MR. CHRISTIE:

28 Q. I am showing you a J.P. Form dated the
29 22nd of May, 1948; is that your signature?

30 A. Yes.

E. Tuckman,
et. al.

Q. I notice here on this J.P. Form - "Statement
of Real Property -- None."

Did he read this over before he signed it?

A. I had to evacuate very early in the
proceedings when there was no such thing as the
Custodian, and Mr. Upton gave me 24 hours extra time
as compared with the other people who were going to
the road camp at that time, in which to make up lists
and inventories of all my stuff but I was unable to
complete these lists and inventories within 24 hours
so I had to leave everything to my wife and therefore
as far as my own form was concerned, I had declared
there was no property.

(J.P. FORM MARKED EXHIBIT NO. 4)

Q. Did you get four or five subsequent letters
from the Custodian asking you whether you had any
real property or not?

A. Yes, and each time
I was instructed to sign something.

Q. Why didn't you sign it? I am merely
pointing this out, your Honour, to show the difficulties,
and how the Custodian tries to harass these people.
In this case he put "None" on his Real Property Form,
and I have five letters in the file he made no reply
to, he made no reply to any of these letters. Is
there any reason why he didn't reply?

A. The reason I didn't reply direct to the
Custodian was that when I received the first of these
letters I wrote to the lawyer and he informed me
that he was looking after these things and was acting

K. Tanaka,
Sr. CL.

8.

as my agent and he would send me any forms that required my signature and to leave it in his hands.

MR. BEST: I don't want to interrupt my friend's cross examination, but there is a mass of correspondence on file with Mr. Pratt. Pratt took the position that he was left in charge and the claimant followed his solicitor's instructions and allowed his solicitor to correspond with the Custodian.

MR. CHRISTIE: That was only in regard to the collection of moneys. I have seven letters here from June 9th, 1942 until February 8th, 1943, and the last letter states:

to

"We have written you repeatedly requesting you to fill up and return the "JP" forms sent to you, but so far have had no reply to any of our letters."

I do want in this particular case to put on the record that the Custodian has tried to deal with these people most fairly.

MR. BEST: I think in fairness you should file the Pratt letters. Pratt was taking the position of telling this man, I am your solicitor, leave these things to me.

THE SUB-COMMISSIONER: Then your client ought to have a claim against his solicitor rather than the Dominion Government.

MR. BEST: He did have Pratt for his solicitor and I think a careful examination of the letters will reveal he was taking the position with the

1
2 E. Tanaka,
3 ST. SE.

4 Custodian that he was this man's representative and
5 was looking after his interests.

6 THE SUB-COMMISSIONER: I would file the letters
7 Mr. Christie, so they will have them out there.

8 MR. BENT: I think it is only fair then to
9 file the Pratt letters as well.

10 MR. CHRISTIE: I am going to give my friend the
11 file and he can pick out whatever letters he wants.

12 (7 COPIES OF LETTERS ABOVE REFERRED TO
13 MARKED EXHIBIT NO. 5)

14 Q. Did you receive an offer for this property
15 from Mr. McFarlane?

16 A. No, I don't know anything about that.

17 Q. I will file as Exhibit 6, various offers to
18 purchase the property.

19 (VARIOUS OFFERS TO PURCHASE PROPERTY MARKED
20 EXHIBIT 6)

21 Q. Now, this first offer of Mr. McFarlane
22 is addressed to the Custodian and says:

23 "I have made an offer of \$1250. cash for
24 this property to the owner but he refuses to
25 sell or make any counter proposals and I
26 understand is waiting for the Custodian to
27 sell it. I might state that we had an
28 independent appraiser look it over and this
29 was the figure he suggested it was worth."

30 Ask him if he knows a D. McFarlane?

A. I don't know him personally but my wife
knows him.

Q. Was this offer made to Mr. Tanaka or was it

K. Tanaka,
SF. SK.

10.

1 made to his wife as Mr. Tanaka's agent?

2 A. The offer was made through Pratt. I
3 received some information from Pratt's office in
4 regard to this.
5

6 Q. In regard to Mr. McFarlane?

7 A. The offer was made to my wife and she went
8 to Pratt about it.

9 Q. And why was it refused?

10 A. I absolutely refused to sell at that price.

11 Q. Now, in regard to the building itself, what
12 kind of lumber was this building made of?

13 A. S.S. fir, the frame was S.S. fir and stucco
14 outside.

15 Q. Was the building painted? A. The sides
16 of the living quarters were shingles and those were
17 painted.

18 Q. What kind of basement did it have?

19 A. No basement.

20 Q. What kind of foundation did it have?

21 A. Cement.

22 Q. Did he build this store room or was it
23 entirely outside labour; that is the two rooms at the
24 rear? A. That was done for me under contract

25 by a carpenter.

26 Q. Has he anything to say in regard to this
27 offer made by his next door neighbour?

28 A. At that time I had no intention whatever
29 of selling and just refused.

30 Q. It was just made by word of mouth then?

K. Tanaka,
OF. EX.

11.

A. Yes.

Q. Was the offer for cash entirely or part cash? A. I had borrowed money to start the business so he offered to buy the whole thing for cash and I could pay rent for the place.

Q. Did he indicate what rent he would charge the plaintiff? A. \$55. a month.

Q. That is all, thank you.

MR. CHRISTIE: I tender as Exhibit 7 the Notice of Assessment, in the amount of \$2425. for the year 1945.

(NOTICE OF ASSESSMENT MARKED EXHIBIT NO. 7)

RE-EXAMINATION BY MR. BEST:

Q. I think we should see these four letters of Mr. F. Drew Pratt. I think they should be added to Exhibit 5. I would just like to read part of the initial letter of Pratt's to the Custodian, dated April 20th, 1942:

"I beg to thank you for copy of Order-in-Council P.C. 1465.

In accordance with my interview with you on the 17th instant, I beg to formally advise you that I have been acting for Mr. Kaname Tanaka, who has heretofore carried on a grocery business at 2025 West 16th Avenue, Vancouver, B.C., under the name and style of Maple Leaf Market. Mr. Tanaka was evacuated from the defense area on March 4th, last, and

K. Tanaka,
re-ama.

12.

"left the business in charge of his wife, Tsuruko Tanaka, who has acted for her husband under a General Power of Attorney dated the 28th of February, 1942. Under the authority of this Power of Attorney, on the 18th instant Mrs. Tanaka sold the business to Mrs. Lillian Grace Anderson, wife of William Lloyd Anderson, of 2215 West 18th Avenue, Vancouver, B.C., and at the same time leased the premises for a three-year period to Mrs. Anderson, at a monthly rental of \$40.00. Under the arrangements the rent is to be paid into my office, and I am to undertake, out of the monies received, to pay the taxes, insurance and any necessary repairs to the property. My fees for such supervision to be \$5.00 a month."

Perhaps just one paragraph of the next letter may be relevant. It is dated May 28th, 1942.

"I have your letter of the 2nd instant for which I thank you.

May I bring to your attention the interview with you, Mrs. Tanaka and myself on or about the 28th ultimo, when arrangements whereby I was to collect the rents on Mr. Tanaka's property and to ~~submit~~ same in payment of taxes, etc., were submitted to you, and received your approval. On this basis, Mrs. Tanaka, acting on behalf of her husband,

E. Yanka,
Esq.

"arranged the sale of the grocery business."

MR. CHRISTIE: There is a question mark
opposite that paragraph, your honour.

MR. BENT: I am anxious they should go in.

THE SUB-COMMISSIONER: All right, make them
part of Exhibit 8.

--See Exhibit No. 8.

MR. BENT: You have told my friend that you
know Mr. McFarlane by name but you don't know him
personally. That is the situation, is it?

A. Yes.

Q. There is just one flagrant inconsistency
in his letter. He says he has told the present
tenant if he bought it he has already made arrangements
he will not suffer by it. Then he goes on to say
if his bid is successful he has plans to tear down
the building. I am suggesting that this man
obviously had a deal with the City of Vancouver and
wanted to make a little profit by buying the
claimant's property.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT
NO. 8)

MR. CHRISTIE: I submit as Exhibit 9, the
advertisement in which the real property was
offered for sale by tender.

(COPY OF ADVERTISEMENT ABOVE REFERRED TO
MARKED EXHIBIT NO. 9)

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 10)

MR. CHRISTIE: It is submitted, your honour,

(Discussion)

14.

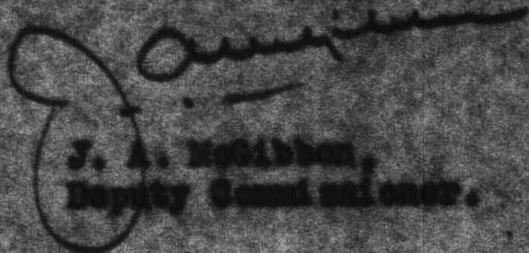
1 that this real property was sold at its fair market
2 value.
3

4 (PROCEEDINGS ADJOURNED TIL 11 AM)

5 I hereby certify the foregoing to be a
6 true and accurate transcript of the proceed-
7 ings herein.

8 
9 J. B. McGregor,
10 Official Reporter.

11 I, J. A. McGibbon, Deputy Commissioner,
12 appointed to hear a Commission to investigate
13 claims of Japanese Canadians for property
14 loss, do certify the foregoing is a true
15 copy of the evidence heard on the within
16 claim.

17 
18 J. A. McGibbon,
19 Deputy Commissioner.
20
21
22
23
24
25
26
27
28
29
30

DEFENSE BRIEFKaneko TANAKAToronto, Ontario.
November 2, 1948.File No. 4644Case No. 1202REAL PROPERTY CLAIM

(All Claims shown are Gross)

1. REAL PROPERTY CLAIM- Legal Description: E. 1/2 Lot 19, Blk. 465, D.L. 526, Gp. 1, N.W.D.,
Plan 3557. 2085 W. 16th Ave., Vancouver, B.C.AppraisalSale Price

\$ 5,000.00

\$ 2,400.00

\$ 2,500.00

Witness: W. G. Moore (Pemberton Realty Corporation) - appraiser.Ref. (1) - The following offers were received
prior to advertising the property
in the press on November 20, 1943:Market Basket Limited--(a) D. M. McFarlane - \$1250.00
(b) R. E. Barrett - \$2425.00Note: In a letter dated Oct. 25/43
to the Custodian, Pemberton Realty
stated that, in their opinion,
the offer of \$2425.00 was very high.

Only 1 tender was received, namely:

City of Vancouver - \$2425.00

Mrs. Lillian G. Anderson, in accordance
with the terms of her lease with Mr.
Tanaka, was given the opportunity to
make an offer. Her offer of \$2500.00
was the highest received and was there-
fore accepted. (See letter Dec. 30/43 -
Exhibit 6).

Ref. (2) Trans. 10, Lines 18-21:

These premises had no basement, but were
on a cement foundation.SUBMISSION: Trans. 13, Line 29 and Trans. 14, Lines 1 & 2:"It is submitted, your honour, that this real property was sold
at its fair market value".Summary of Defense
WitnessesWhere RequiredDocuments to be
filedWitness Proving
Same

W. G. Moore (appraiser)

1

/ER
Feb. 21/49.

Name of Claimant **TANAKA, Kanero**
 Custodian File **4644**

Case **1202**

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50 actual	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		
25.00	125.00 17.70									1000.00 142.70
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1142.70

4644

October 24th, 1950.

Mr. Kaneko TANAKA,
122 Cambridge Ave.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1202

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 ... \$1,142.70.

Cheque in your favour is enclosed for \$1,076.60 and we have paid the Co-Operative Committee .. \$ 66.10 for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director