

Name of Claimant HANADA, Gentaro

Case 1023

Custodian File 3616

<u>REAL PROPERTY</u>										
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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
3200.00	160.00 12.50									500.00 172.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										672.50



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CASE NO: 1023.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
May 10, 1948.

IN THE MATTER OF THE CLAIM OF
GENTARO HANADA

PROCEEDINGS AT HEARING.

Original.



1 IN THE MATTER OF THE "INQUIRIES ACT"
2 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

3
4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 B E F O R E

7 (THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).
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9
10 Toronto, Ontario,
11 May 10, 1948.
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15 IN THE MATTER OF THE CLAIM OF
16 GENTARO HANADA

17
18 PROCEEDINGS AT HEARING.
19

20 APPEARANCES:

21 J.W.G. HUNTER, Esq., appearing for the
22 Dominion Government.

23 R.A. BEST, Esq., appearing for the
24 Claimant.

25
26 A. WATSON, Esq., Secretary.

27 D.J. HANDFORD, Esq., Official Interpreter.

28 A.G. VEITCH, Esq., C.S.R., Official Reporter.
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GENTARO HANADA, 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, MARKED 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 these premises or occupy
these 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 Commerical 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



1 claimant, himself, for an explanation of that.

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

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

14 THE COMMISSIONER: Are you now moving to amend?

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

17 THE COMMISSIONER: Any opposition, Mr. Hunter?

18 MR. HUNTER: No, my lord.

19 THE COMMISSIONER: All right; the claim will be
20 amended to place a value of \$6,000 on the
21 property in lieu of \$5,300, which will result
22 in an increase in the claim of \$2,800 in lieu
23 of \$2,275.

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

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

28 A. Yes.

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



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

2 A. Yes. That is correct.

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

5 MR. BEST: Yes, my lord.

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

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

12 (APPRAISAL, JOHNSON, REEVE & WATSON, AUGUST 2,
13 1943, MARKED EXHIBIT NO. 2)

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

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

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

25 A. Around 1939.

26 Q. In 1939? A. Around there.

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



G. Hanada
In-Chief.

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 leak.

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. BEST: 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 renewed. In 1938 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 renewed about
19 three years before?

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

22 Q. Now, when were you evacuated, Mr. Hanada?

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. Hanada
In-Chief.
Cross-Exam.

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

4 Q. All right.

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

9 _____
10 CROSS-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, ^{or} 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. BEST: One question, if I may, my lord.

9 THE COMMISSIONER: Yes, Mr. Best.

10
11 RE-EXAMINATION BY MR. BEST:

12 Q. On the appraisal there is a notation "Vacancies
13 have been frequent," and the valuator 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 two months? A. No.

3 MR. BEST: All right.

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

6 MR. HUNTER: This was advertised under Catalogue
7 No. 46, 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 \$780, which was rejected;

11 And one on July 19, 1947, from W. Pearson,
12 for \$4,200, 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. Hanada.

17

18 (PROCEEDINGS ADJOURNED SINE DIE.)

19

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

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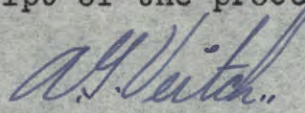
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"A.G. VEITCH"
Official Reporter.

Case 1023

DEC 2 1947

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

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

ACKNOWLEDGED

✓ 3616

Toronto
Best

31

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

- (1) NAME HANADA GENTARO (RCMP) Reg. No. 10037
(Print) Surname Given Name
- (2) Pre-Evacuation Address 1836 Commercial Dr Vancouver, B.C.
- (3) Present Address 247 Lansdowne Ave Toronto 3 Ont.
- (4) REAL ESTATE
 - (a) Street Address (if any) 1900-1904-1906 Commercial Dr. Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 1 & 2 ~~177A~~ Blk 1. Subdivision "A"
Blk 146
D.L.A (264 A) Group One
New Westminster District
Plans 722, 1771, & 4388

- (c) Type of Real Property (cross out words which do not apply):
 - (i) Farm
 - (ii) Residence Type of business Store Property
 - (iii) Business
 - (iv) Any other type of property (describe) _____
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
sole owner

- (e) Fair market value at date of sale (estimate this to the best of your ability):
 - (i) Land - - - - - \$ _____
 - (ii) Buildings - - - - - \$ _____
 - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
 - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 5300
 - (v) Amount at which Custodian sold property and credited your account - - - \$ 3200
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - - - \$ 2100

amounts

6000.
5300
3200
2100
2800

- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation _____
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____
 - (c) How stored or packed at time of evacuation _____

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 2,000.00

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

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

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

I, Gentaro Hanada of Toronto of the City _____ in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City _____)
of Toronto)
in the County of York)
this 26th day of November)
A.D. 1947. RA Best)

A Commissioner &c.

G. Hanada

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

Expenditure for the Valuation of My Property

Seeing Price of the Auction

\$ 3.00

Fee Real Estate Agent's Commission 160.00

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Commission Fee 3.50

Net Amount received by me \$ 3,025.00

In 1936 Dec 1, I purchased (2 lots with 3 stores)

at corner of 3rd Ave + Commercial Drive, Vancouver

Price \$ 3,300

During 1938-39 I expended 2,000 for complete

renovation

Complete concrete foundation put in

Bricklay windows renewed in 3 stores

Plate glass all changed

Store front tiled in 3 stores

Floors completely, from foundation up in 1906 stores

Corner store front altered & side altered with

2 new windows built

Like work shop built & found above of them

over

New bignon carpeting put up.
 Addition built at rear of 1900 store with plumbing
 Bath room with new tub & toilet in corner store
 1906 store wall stripped
 Chimney built
 Water piped from 3rd Ave main for increased
 pressure etc.

Therefore the actual cost of the property is
 \$5300 at the time of the selling by the Custodian
 The loss incurred by me therefore is \$5300
 less
 3025
 \$2,275

Furthermore this selling has caused me to
 lose rentals as well as in the appreciation in
 value of the property if sold in my possession

Yours Truly
 D. W. Wacker

HANADA - Gentaro

(Claimant's Name)

REAL ESTATE
(Other than farm)

10037

Reg. No.

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

Store

Large one story
Building

Frame - concrete
foundation

Shoe store &
Photographer

50' on
Commercial St.
100' on Third Ave

Dec. 1,
1936

Dec.
1936

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Business

\$3300.00

Concrete walks, glazed tile trim;
windows changed to plate glass, air
vents installed, floors built with
joists and concrete, bathroom in-
stalled - Third Ave. frontage re-
modelled; plumbing, drains, erected shed;
repaired shed; steel posts, concrete floor

\$6000.00

Comments re upkeep of premises:

Claimant and two brothers made small repairs, did painting and kept property in good repair and clean -
For about two months before evacuation claimant, two brothers and father lived in part of property

Comments re Appraiser's report not covered above:

At time Claimant left in May, 1942, property did not require painting and roof did not leak - floors were
well ventilated and claimant had twenty year guaranty regarding floors. Only very slight sinking in front -
Assessed value of property \$4470.00. Good business Section.

EXHIBIT NO. 1023-1
DATE 10 may 1948
FILED BY R. a. Besh

G. Hanada
Signature

JOHNSON, REEVE and WATSON

Bank of Nova Scotia Building
602 West Hastings Street
Vancouver, B.C.

1023 -2

EXHIBIT No. 10 May 1948

DATE.....

2nd August, 1943.

FILED BY J.W.G.Hunter

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. 264A
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 \$32.
1904 used as dwelling. Lease to 31 Dec.1943 20.
1906 Shoe repairs 20.

Yearly rent		<u>\$72.</u>
Taxes	\$ 247.39	<u>\$864.</u>
Water rates	30.	
Fire and glass insurance	48.	
Repairs	100.	
Collections	<u>43.20</u>	
	<u>\$ 468.59</u>	<u>464.</u>

Vacancies have been frequent. Allow		<u>100.</u>
Surplus for interest and depreciation		<u>\$300.</u>

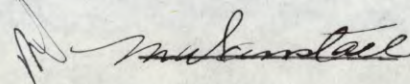
City Assessment \$4,470 (Land \$2,770 Building \$1,700)

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

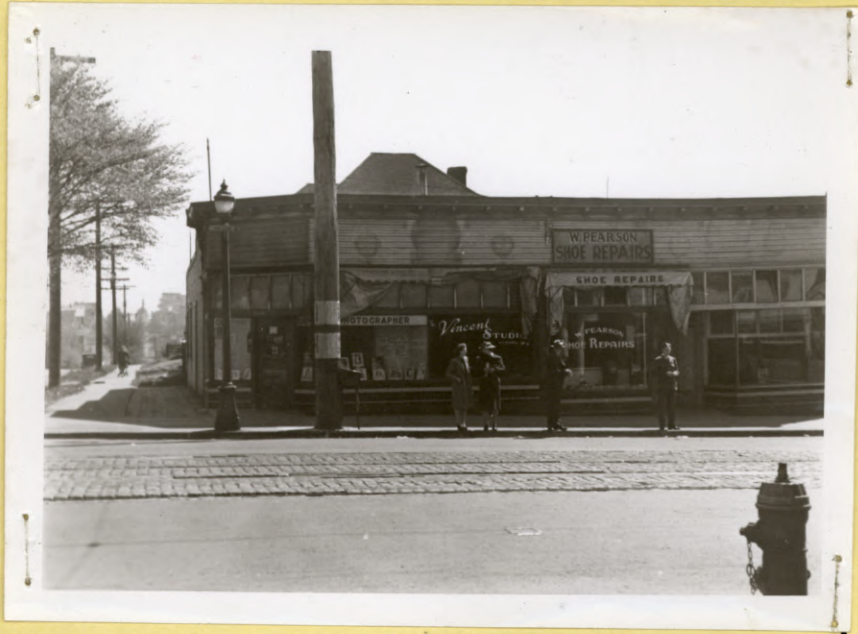
Yours faithfully,
JOHNSTON, REEVE & WATSON
per "D.W.Reeve"

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

June 24,1948



HANADA, Gentaro
1900, 1904, 1906, Commercial Drive, Vancouver, B. C.
Evac. File 3616



Picture Taken May 3, 1943.

EXHIBIT No. 1023-3.
DATE 10 May 1948
FILED BY J. W. G. Hunter.

Case 1023

Goodlad & Goodlad

[ESTABLISHED 1906]

NOTARIES

GRANDVIEW REAL ESTATE SPECIALISTS

HOMES, HOMESITES, FACTORY SITES
BUSINESS PROPERTY AND ACREAGE

EXHIBIT No. 1023-EX4
DATE _____
FILED BY Feb. 1/50
R. S. McMaster

INSURANCE
MORTGAGES
CONVEYANCING
RENTS COLLECTED
ESTATES MANAGED

1134 COMMERCIAL DRIVE

VANCOUVER, B. C. 19th October, 1949

Gentaro Hanada, Esq.,
247 Lansdowne Avenue,
Toronto 3, Ontario.

*Lot 1 + 2 Bldg 1 Sub A. Bl 146
A.R. 264 A. S.M.I.*

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,