Name of Claimant HASEGAWA, Chotaro Case 31

Custodian File 8210

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & ~~Comm.~~	Sale Price	Total Award 80% of all Sale Prices % of Total	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
		3550. 1015	355.00 101.50	198.75 64.75							720.00

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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
			46%	129.00	59.34	25.00	3.00	62.34

TOTAL RECOMMENDATION	782.34

1540

CASE NO: 31

JAPANESE PROPERTY CLAIMS COMMISSION

Vancouver, B.C.,
June 16, 1949.

IN THE MATTER OF THE CLAIM OF
CHICTARO HASEGAWA, and
H. HASEGAWA.

MR. McMASTER: Before the reporter goes, in regard to cases 31 and 32 -- one is C. Hasegawa and the other is Mrs. H. Hasegawa; I have now received instructions in this matter and I would propose that they be dealt with in the course of discussion between Crown counsel and myself, subject to the right to draw your lordship's attention to it in the future.

THE COMMISSIONER: That avoids the necessity of hearing anything further in regard to those claims at the moment.

MR. McMASTER: Yes.

I hereby certify the foregoing
be a true and accurate report o
the said proceedings.
D. F. Sweetnam
Deputy Official Stenographer

CASE NO: 31.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lytton, B.C.,

January 13th, 1948.

IN THE MATTER OF THE CLAIM OF

CHOTARO HASEGAWA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 31.

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Lytton, B.C.,

January 13th, 1948.

IN THE MATTER OF THE CLAIM OF

CHOTARO HASEGAWA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. McMASTER: My lord, I would like to proceed with the claim of Chotaro Hasegawa next.

He will require an Interpreter.

THE COMMISSIONER: All right.

CHOTARO HASEGAWA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. McMASTER: My lord, I would like to state at the outset in this case that this is a case in which Mr. G.R. McQuarrie of New Westminster is this man's solicitor.

THE COMMISSIONER: Yes.

MR. McMASTER: The claimant received a wire from Mr. McQuarrie just a day or so ago saying he had received a communication from the office of the Commission advising him it was unnecessary for him to attend at these hearings and accordingly Mr. McQuarrie wired the claimant saying in those circumstances he was not coming up, and he had better appear and make his own representations or at least present his own claim and answer any questions. The claimant got in touch with me yesterday and desired to be represented, and I agreed to fill in at this stage, my lord, but I found after agreeing and getting the Custodian's file last night, that while I think the claimant has a straightforward claim, it is a rather complicated one by reason of the nature of his property and it may not be as well prepared as I would like it to be, and I

would ask your Lordship to bear with me in those circumstances.

THE COMMISSIONER: Let us clear up the question of the communication to Mr. McQuarrie. Do you recall anything of the kind, Mr. Secretary?

THE SECRETARY: Yes. I advised Mr. McQuarrie that at this session only the evidence of the claimants was to be taken and that the evidence regarding values would be taken at a later date.

THE COMMISSIONER: Well, Mr. McQuarrie apparently has misunderstood your letter. That iswhat it comes down to. All right, proceed, Mr. McMaster.

MR. McMASTER: Can I have the claim form, please, Mr. Watson?

DIRECT EXAMINATION BY MR. McMASTER:

Q Is that yoursignature on the claim form, and did you swear that declaration?

A Yes.

Q Prior to your evacuation what was your occupation and where did you reside?

A He was a boat builder by trade and he lived at Queensborough, New Westminster.

Q And you owned several parcels of land at Queensborough at New Westminster?

A Yes.

Q Now one of those parcels of land was known as 616 Ewen Avenue and also as 257 to 259 Boyne Street, is that correct?

A Yes.

Q Were the premises bearing those addresses all on one lot?

A Yes.

Q Now adjacent to that lot there was another lot -- a vacant lot, is that correct?

A Yes, there was another vacant lot.

Q And in whose name was that registered?

A In his son's name, Jimmie.

Q And have you been advised by the Custodian that he sold your premises and your son's premises as one parcel? A: Yes, he was notified by letter by the Custodian.

THE COMMISSIONER: Let me understand, does that include 616 Ewen Avenue and 257 to 259 Boyne Street, and 311 Boyne Street, the three properties?

MR. McMASTER: No, my lord. It is the other parcel, that is 311 Boyne Street that we are going to deal with separately that this man owned -- this address, 616 Ewen Avenue, and 257 to 259 Boyne Street, apparently were on one lot which was Lot 8 and Lot 9 was a vacant lot adjacent to Lot 8.

THE COMMISSIONER: Is that 311 Boyne?

MR. McMASTER: No, my lord.

THE COMMISSIONER: Then there are four properties, are there? This is a little confusing the way you describe it.

MR. McMASTER: It is in the statement. I think I probably ought to raise at this stage the question that I think we ought to abandon the

claim insofar as it relates to Lot 9. I realize that is going to cause some confusion, but that is a property of his son in Toronto and he can't give me his address at the moment, and I understand from Mr. Hunter that the son hasn't filed a claim, so this man has no authority to claim for Lot 9.

THE COMMISSIONER: It is only Lot 8.

MR. McMASTER: It is only Lot 8.

THE COMMISSIONER: It is shown as part of 616 Ewen Avenue.

MR. McMASTER: Lot 8 includes part of 616 Ewen Avenue and 257 to 259 Boyne Street. All those premises are on that one lot.

THE COMMISSIONER: You abandon Lot 9.

MR. McMASTER: Correct, my lord.

Q I produce to you a statement which you have instructed me as your solicitor to draw. Is that your signature on that statement?

A Yes.

Q And are the statements in that true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: My lord, I have been working under the impression that this sale price was included--

THE COMMISSIONER: Well you get it straightened out with counsel for the Government.

MR. McMASTER: I take it, my lord, that my learned friend is prepared to admit that Lot 8 sold for $3,550.00 and that Lot 9, which is the one we have

abandoned sold for $250.00. Now at the time the form was drawn, we were under the impression that Lot 9 had been sold with Lot 8. So that certain statements here do not apply but I think, having that information, that your Lordship can straighten that out.

THE COMMISSIONER: All right. The fact is that Lot 8 sold for $3,550.00.

MR. McMASTER: That is right, my lord.

MR. HUNTER: My lord, I wouldn't like the wrong impression to be given. These two parcels were sold together to the same purchaser, but there was a differentiation between them insofar as the price was concerned.

THE COMMISSIONER: What did the two sell for?

MR. HUNTER: $3800.00, my lord.

THE COMMISSIONER: For $3800.00.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Of which $3,550.00 apply to Lot 8.

MR. HUNTER: Right, my lord.

MR. McMASTER: That is the amount you have included for the lot and accounted for, $3550.00.

MR. HUNTER: Yes, that is correct.

MR. McMASTER: Then we don't need to be bothered with any adjustment with regard to the sum which otherwise we might. I am filing, my lord, this form which the witness has just identified with his signature on the form relating to real estate and he has identified Parcel 1, which includes Lot 8.

THE COMMISSIONER: That will be Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I would draw your Lordship's attention on that statement as to the premises and how they were constructed. You will notice it under the number of rooms. There was a store and two rooms behind on the mainfloor and five rooms above on the second floor in one premises, and then in addition to that there were two duplexes. One of the duplexes had two four-room suites in it and the other duplex had two three-room suites in it.

Q Now, witness, at the date of evacuation, was the duplex on this Lot 8 rented -- were they rented?

A Yes, they were rented.

Q And when you left or when you were evacuated, what did you do with regard to the store premises and the living accommodation above?

A He sold the merchandise to a Norweigan neighbour and rented the store for $35.00 per month.

Q And were there tenants in the upstairs and the store premises at the time he left?

A He rented the upstairs -- including the upstairs.

Q It was the whole store premises with the dwellings upstairs? A: The whole store premises with the dwellings upstairs included in the rent.

Q Subsequently after he was evacuated, did he receive an accounting of rentals for these premises from the Custodian? A: Not knowing.

English very well he left these affairs in the hands of some real estate person in New Westminster.

Q Yes. That doesn't answer my question, however. Did he receive an accounting ultimately from the Custodian for the rentals of these premises?

A Yes, he received a statement every month.

THE COMMISSIONER: Mr. McMaster, there is an apparent error in this statement, Exhibit 1, "Date of purchase about 1945".

MR. McMASTER: I am sorry, my lord, that should be 1925.

Q Witness, there appears to be an error in this form. It says you purchased the lot about 1945. What is the correct date you purchased the lot? A: About 17 years before his evacuation.

Q That would be about 1925?

A Yes, that would be so.

Q Now, in addition to the premises we have just been talking about, you owned premises in your own name at 311 Boyne Street, New Westminster?

A Yes.

Q I produce to you a statement which you instructed Mr. Leckie to draw. Is that your signature on that statement? A: Yes.

Q And do you swear the contents of that statement are true to the best of your knowledge and recollection? A: Yes.

MR. McMASTER: This is a statement, my lord, re-

ferring to Parcel 2 on the form, dealing with 311 Boyne Street. I would ask to file it as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

Q Now, I would like to produce to you some documents which I have from the Custodian's file. Do those appear to be copies of accounts sent to you with regard to various of your matters?

A He said although he doesn't understand these English statements very well, these appear to be copies of the statements he received.

MR. McMASTER: Perhaps the Custodian will advise me if they are copies sent to him.

MR. SHEARS: Yes, they are copies.

MR. McMASTER: Q: And the rentals referred to as having been collected in these statements on your behalf are rentals for the two parcels that we have been talking about since you took the witness stand?

A In connection with No. 8?

Q With Lot No. 8. A: Lot No. 8.

Q Does it not also include the rentals with regard to 311 Boyne Street? A: Yes, including the 311 Boyne Street property.

MR. McMASTER: I would like to file those, my lord.

THE COMMISSIONER: What value have they from the point of view of this Commission? What can we extract from them that is beneficial to the claimant?

MR. McMASTER: I should have explained the reason I am

filing them is that I may hat a later date for the sake of argument on this thing extract the total rentals received. This man hasn't an exact idea of rentals received for each of these suites, and so on, and it gives some indication.

THE COMMISSIONER: I do not want to be loaded up in these cases with unnecessary documentary evidence but we will file them as one exhibit, Exhibit 3.

(ACCOUNTS MARKED EXHIBIT NO. 3).

MR. McMASTER: Q: Now, witness, on your claim form and in the statements which we have filed, I notice that you have odd figures as to the estimated value of your property. That is in your claim form it is shown as a total value of $8,851.05, and in these two forms it is odd figures. Could you explain how you arrive at the value which you stated to be the value of your property in your claim form and also in the statements which we have filed?

A Is that in connection with No. 8?

Q Yes, particularly in connection with Lot No. 8. I wonder if we could get the answer this far and we can see if it is going to be too long. What has he said so far?

A He is not sure how these figures are arrived at himself. They were drawn up for him by somebody else.

Q And by whom? A: Various

members of his family.

Q And were they drawn up on his instructions or on somebody else's instructions? My lord, I take it that my learned friend won't object if I produce to the witness a statement which he has handed me showing various figures with respect to costs of materials that allegedly are, or rather it is the basis of this figure that is in the statement.

THE COMMISSIONER:. Do you think the question of costs will be of very much help here when these buildings were built as long ago as 1932, 1934, and 1935? They were built anywhere from eight to twelve years before the sale. I cannot conceive that the cost will be of great help to me.

MR. McMASTER: My lord, I would like to put it in for what it is worth, if I can just ask him to identify it.

Q Witness, did you have that statement prepared for you? A: Yes, he had it prepared for him.

Q And does it relate to the costs of materials and labour with respect to the premises that are in question here?

A Yes, that contains all the details.

Q And is that the basis on which you arrive at the figure which appears in your claim?

A Yes.

THE COMMISSIONER: Q: And are those cost figures correct? A: He no longer

possesses the various receipts and documents in connection with the purchase of this material, and he is relying to a great extent on his memory, but the larger amounts he remembers distinctly and those are all entered down here to the best of his knowledge and recollection.

THE COMMISSIONER: He is relying on memory, eight to twelve years after the event, is that it?

MR. McMASTER: Apparently so, my lord.

THE COMMISSIONER: Well he has a better memory than I have.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. McMASTER: Q: How long did you keep your receipts with respect to these buildings?

A He had these receipts and documents until the time he was evacuated and he left them among his goods and chattels.

THE COMMISSIONER: When was this land sold?

MR. McMASTER: January 15th, 1945, my lord.

Q Witness, in your opinion, are the estimated values at the date of sale shown on these two forms which we filed, would they represent a fair market value at the date of sale in January, 1945? A: He has no way of knowing what would be a reasonable value for 1945 prices.

MR. McMASTER: My lord, I am sorry; my learned friend has just drawn to my attention the fact that the Boyne Street property was sold on July 10th, 1944, and the other property, Lot 8, was sold on

January 15th, 1945. What was the price at which the Boyne Street property was sold?

MR. HUNTER: $1015.00.

MR. McMASTER: $1015.00, the Boyne Street property was sold at.

THE COMMISSIONER: While we are on it, what did the other property sell for? $3550.00, was it?

MR. McMASTER: $3550.00, my lord.

Q Now, witness, when were you evacuated approximately?

A May 18th, 1942.

Q Yes, and on April 8th, 1942, did you sign what is known as a J.P. form?

A Yes.

Q And at the same time as you signed that form, were you accompanied by your wife?

A Yes.

Q And do you know whether she signed any similar type of form?

A The same day, yes.

Q Now were you aware of what your wife put in her form with regard to your personal chattels -- your household things, and so on?

A Yes, he has knowledge of what was in his wife's form.

Q Whose property actually were those things she showed in her J.P. form?

A He said they belonged to them jointly.

Q And who had paid for them?

A They did.

Q And is your wife agreeable that you should make the claim for those chattels?

A Yes, she will be satisfied for him to make the claim.

Q Why did you not include those things in your own form?

THE COMMISSIONER: Is any question being raised in this regard by the Crown?

MR. McMASTER: I haven't had any notice, but they haven't had any opportunity to give me any.

MR. HUNTER: I don't know what he is getting at, my lord.

THE COMMISSIONER: I suppose it is open to you to take the objection that the wife makes the claim for things he owns.

MR. HUNTER: He has not said that. He has said they own them jointly.

MR. McMASTER: Q: But they don't appear in the J.P. form. I think the reason is obvious.

A In answer to your last question he said he has no special reason.

Q Did he, in fact, declare any chattels in his own form? A: Yes, there were some personal chattels of his own.

Q What did the ones he declared mainly refer to? I am sorry, I mean what sort of things, if he could describe them.

THE COMMISSIONER: Chattels relating to his business?

MR. McMASTER: Yes, my lord.

THE COMMISSIONER: Why not say so?

MR. McMASTER: Q: Were the chattels that you declared chattels relating to your business mostly?

A Yes, both kinds. His business chattels and his household chattels.

THE COMMISSIONER: Are you now going into the wife's claim?

MR. McMASTER: No, my lord, I am not.

THE COMMISSIONER: I think it would be as well to keep them separate.

MR. McMASTER: Q: I produce to you a form which you instructed Mr. Leckie to prepare with regard to your personal chattels. Is that your signature?

A Yes.

Q And is the information contained in that form true to the best of your knowledge and recollection? A: Yes.

MR. McMASTER: That is a form dealing with personal chattels, my lord, that I ask to file.

(FORM MARKED EXHIBIT NO. 5).

THE COMMISSIONER: Q: That is correct, both as to the articles enumerated and the value put on them, is that correct?

MR. McMASTER: Q: This statement is correct both as to the articles which you state in there and the values placed on those articles to the best of your knowledge and recollection and ability?

A Yes.

Q Now how did you arrive at the items which you show there as to what you paid for these various articles? Perhaps I can shorten this, my lord.

A Those are the prices he paid when he bought them.

Q Has he receipts for those things, or is that to the best of his recollection?

A No, he has no receipts. That is to the best of his recollection.

MR. McMASTER: Your witness, Mr. Hunter.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Hasegawa, I wish at this point to refer to the premises known as 616 Ewen and 257 to 259 Boyne Street. A: Yes.

Q And I wish to take the various buildings on it?

A Yes.

Q First of all, as to the grocery store, is it not a fact that the foundations there were sagging and sinking? A: No, the foundations were not sagging. He dug them out when the place was built. He put in eighteen inch foundations.

Q And he says they were not sagging or sinking? Are you absolutely sure of that?

THE WITNESS: A: Yes, I dig before putting in.

Q Yes, but I am talking about later , though. Weren't the foundations sinking? I don't mean they were sinking when you first put them in, I am talking of later when you were evacuated.

THE INTERPRETER: A: He says they were not sinking at the time he evacuated.

Q Let's take the store. How was it heated?

A A heating stove in the front part of the store.

Q No furnace?

THE WITNESS:A:No.

Q Now building No. 2, we will call a frame duplex, 24 x 28. That is the one with two four room apartments.

A Yes.

Q What was the foundation there?

A That was all wood. Just wood foundation.

Q Posts, were they? A: Yes.

Q And where was the toilet in that?

THE INTERPRETER: A: It was in an out-house built against the house.

Q It was an out-house, was it? The toilet for building No. 2 was an outhouse, is that correct?

A He says it is added to the house, and is a complete toilet.

Q It is in a sort of back verandah.

A It is built against the house.

Q And how was this heated?

A It wasn't heated.

Q I beg your pardon? A: It wasn't heated.

Q I see, and this toilet on the back verandah was that the only toilet in the house?

A Yes, that is the only one.

Q Now let us take the third building which is a duplex consisting of two three-room suites, as I understand it. Where was the toilet for that?

A Two toilets, one upstairs and one down, both built out on a verandah.

Q They were right on the verandahs, were they?

A Yes.

Q And how were they heated?

A No, they were not heated.

Q No heating? A: No heating.

Q Were they attached to the sewers or did you have a septic tank? A: Yes, about a ten foot tank.

Q I don't want a description of what it is, I just want to know is it a septic tank?

A It is a septic tank.

Q And was the septic tank workingwhen you left?

THE WITNESS: A: Yes, sure, I fix him up all over.

Q No trouble with it? A: No trouble with it before.

Q Never any trouble? A: No.

MR. HUNTER: As far as the chattels are concerned, my lord, I should like to file a chattels analysis which we have. That will be Exhibit 6, my lord.

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. HUNTER: If your lordship would refer to the summary at the bottom, you will see there are a number of items there mentioned. First of all, dealing with Mr. Hasegawa's claim, my lord, he is claiming things which Mrs. Hasegawa also showed, but those items at the bottom consisting of the dining room set, the rocker, dresser with mirror, tables, oval and square, and ironing board, we have no knowledge of them. The

disposition of them is unknown.

THE COMMISSIONER: Those are shown with the name "Mrs. Hasegawa" alongside. Are these goods claimed by Hasegawa?

MR. McMASTER: She is the one who declared them, my lord.

THE COMMISSIONER: But Hasegawa is claiming for them.

MR. McMASTER: Hasegawa is claiming for them. As he said, it was their joint property and his wife was agreeable he should claim.

THE COMMISSIONER: And you have no record of them?

MR. McMASTER: They are in the J.P. form, my lord.

MR. HUNTER: We have the record in the J.P. form, but we ourselves never got them or saw them and have no knowledge of their disposition, my lord.

THE COMMISSIONER: There was a tenant of his in possession for some time, was there not?

MR. HUNTER: I think these were stored in 311 Boyne, were they not, if I remember rightly?

MR. McMASTER: Yes, that is what he says on the form, my lord.

MR. HUNTER: The tenant used part of the basement, "left key with the tenant and they were locked in the basement". Again, on the gramophone cabinet we have no record. There was a console shipped to Lillooet, but as far as the gramophone cabinet is concerned, we have no record of it, my lord. As far as the items at the top of the page are concerned, we will have to dig back

into the files more than we have done and get more information. Apparently there were a large number of items sold to a Mr. Fitzpatrick, at least a larger number of them were, for $200.00, and how that was broken down, I haven't been able to determine from the file.

THE COMMISSIONER: You are referring to the articles listed as claimed?

MR. HUNTER: Yes. The only one that seems to be clearcut at all is the question of the heater that is estimated to be worth $75.00, and we had an appraisal of that and sold it to the tenant for $25.00 less $5.00 for expenses.

Q I would like to take your mind back, Mr. Hasegawa, to the house at 311 Boyne. How was the interior lined or finished? Perhaps I had better lead a little here. Was the interior finished with boards covered with paper?

A Yes, boards covered with paper.

Q And was the paper cracked and loose?

A He had it re-papered and decorated just before he rented it.

Q Did the plumbing consist of a sink and an outside toilet? A: Yes, that was what the plumbing consisted of.

Q Was the floor in the basement just earth?

A Yes.

Q And was it wet and damp?

A Oh, I wouldn't say -- on one side it was damp.

Q Was the construction of the house cheap and poor?

THE COMMISSIONER: You are optimistic in putting that question.

MR. HUNTER: Q: Couldn't we stop this debate, Mr. Interpreter, and just have a yes or no to the question?

A He said it wasn't too good. The construction wasn't too good.

THE COMMISSIONER: You accomplished more than I thought you would.

MR. HUNTER: I am surprised myself. I think that is all, my lord.

MR. McMASTER: Just one question, my lord.

Q These toilets that were outside of the duplex, my friend referred to them as out-houses. Did they have proper plumbing in them?

A They were flush toilet.

THE COMMISSIONER: You will now go on with the wife's claim, will you?

MR. McMASTER: Very well, my lord.

THE COMMISSIONER: Would you like a break for five minutes before you start?

MR. McMASTER: Yes, I think I would, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T.P. Horrobin

"T.P. Horrobin"
Official Reporter.

Case 31 DEC - 2 1947 9

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

NOTIFIED

8210
Lillooet

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

NAME HASEGAWA Chotaro, R.C.M.P. Reg. No. 08187.

Pre-Evacuation ADDRESS 616 Ewen Avenue, New Westminster, B.C.

Present address P.O. Box 188, LILLOOET, B.C.

REAL ESTATE ..... Legal description; New Westminster, B.C.

abandon lot 9.

616 Ewen Ave., Lot 8 (& 9), Block 23, Lot 757, Map 2620.

257-9 Boyne St., same description as above.

311 Boyne St., Lot 60, Blk. 27, Lot 757, Map 2620.

TYPE OF REAL PROPERTY

616 Ewen Ave., General Store, with living quarters.

257-9 Boyne St., Residence.

311 Boyne St., Residence.

INTEREST IN PROPERTY: Sole Owner.

FAIR MARKET VALUE AT DATE OF SALE;

Land	$375.00
Buildings	8476.05
Total Value	$8851.05

AMOUNT AT WHICH CUSTODIAN SOLD PROPERTY AND CREDITED MY ACCOUNT

4514.76

REAL PROPERTY LOSS $4336.29

(Over)

PERSONAL PROPERTY

Place at which property was left by the claimant at date of Evacuation;-

At "616 Ewen Ave." New Westminster, B.C., in a sealed (locked upstair room, in general care with the Custodian.

ITEMIZED DESCRIPTION of the personal property which is the subject of the claim:

1 only complete Oak DINING ROOM SET, consisting of 6 Chairs, Buffet and Table	$50.00
1 only DRESSER with Mirror	35.00
1 only Gramophone Cabinet	5.00
1 only Rocking type Chair	5.00
2 only Tables...oval and square	7.00
1 only Ironing BOARD	2.00
20 Sheets of Plate GLASS.. auto size	15.00
1 only chromium brass RUDDER for boat	30.00
1 only Brass SHAFT with PROPELLER for boat	15.00
1 only Pulley Block	1.50
1 only Heater, coal & Wood Stove	75.00
Total Value	$240.50

AMOUNT AT WHICH CUSTODIAN SOLD THE PERSONAL PROPERTY AND CREDITED MY ACCOUNT : 25.25

TOTAL PERSONAL PROPERTY CLAIM..... $215.25

TOTAL CLAIM including REAL and PERSONAL property.....$4551,54

Place at which claimant prefers to be heard..... Vancouver, B.C.

DOMINION OF CANADA)
Province of British Columbia)
TO WIT;)

I, Chotaro Hasegawa of the Village of Lillooet in the Province of British Columbia,

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 Village of Lillooet in the Province of British Columbia this 28th day of November A.D. 1947.

Chotaro Hasegawa

A Commissioner for taking Affidavits within British Columbia.

CHATARO HASEGAWA
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 31-1
DATE 13 Jan 1948
FILED BY
R. J. McMaster.

08187
Reg. No.

Parcel I

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
(a) 616 Eraser Ave. New Westminster store and living quarters on Lot 8 (Lot 9 is vacant lot adjacent sold with these premises)	(a) store & 2 rooms behind on main floor & 5 rooms on 2nd floor.	(a) Frame - shiplap over joists & flooring above; cement foundation; plaster & wall paper main floor; ship lap & beaver board upstairs	(a) store and living quarters	Lot 8 40' x 120'	About	1925
(b) 257-9 Boyne St. New Westminster two duplex residences also on Lot 8	(b) 2 four room suites in 1 duplex 2 three room suites in the other	(b) Frame; siding, painted Interior V joint & varnished ineiale.	(b) dwellings			

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Workingmen's residential area and small businesses	Bought Lot 8 as vacant land at about $300.00	Store as above (and living quarters) in 1932 1 Duplex in 1934 2nd Duplex in 1935	7326.05

Comments re upkeep of premises:
When I was evacuated I placed the property with a Real Estate firm in New Westminster to collect rentals and look after the property. The agent collected rents and paid them over to the custodian who accounted to me. Premises, septic tank and plumbing were in repair when I was evacuated.

Comments ~~re Appraiser's report~~ not covered above:
Lot 9 (vacant land) mentioned above was registered in my son's (Jimmy Hasegawa) now living in Toronto but I do not remember his address. I purchased this lot for my son at tax sale for $5.00 some time ago. The custodian included this lot in the sale of my property above. I have not included this lot in my statement of value above. Apparently the custodian has credited me with the whole proceeds of sale so far collected. I do not know whether my son has filed a claim.

S. Hasegawa
SIGNATURE

Chotaro Hasegawa
(Claimant's Name)

EXHIBIT No. 31-2
DATE 13 Jan 1948
FILED BY R.J. McMaster

REAL ESTATE
(Other than farm)

08187
Reg. No.

Parcel II

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
Bungalow known as #311 Boyne St, New Westminster	4 rooms	Shingles, narrow siding; fir flooring; concrete foundation	residence	25x130		in 1938

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
working mans residential district	$675 for land and an old house	Enlarged house and repaired throughout at cost of about $850	$1525

Comments re upkeep of premises:

Placed in hands of real estate agent at New Westminster to collect rental of $15.00 per month and to look after premises. Custodian accepted my arrangements, received rents from agent and accounted to me. I left the premises in good repair at time of my evacuation

Comments re Appraiser's report not covered above:

C. Hasegawa
SIGNATURE

File No. 8210
Reg. No. 08187

Chot[illegible] H[illegible]GAWA

	Date	Particulars	Debit	Credit	Balance
1942	August 17	Cheque to you	$ 50.00		
	October 13	Cheque to you	150.00		
	October 30	Cheque to you	80.00		
	December 2	Cheque to you	100.00		
	December 30	Cheque to you	100.00		
	September 26	Payment on chattel mortgage re store and fixtures		121.30	
	November 12	Payment on chattel mortgage $36.19, int. $3.81		40.00	
	December 12	Payment on chattel mortgage $36.43, int. $3.57		40.00	
		Rents collected		492.50	
		Disbursements (commission, water, insurance & Repairs)	113.51		
1943	February 10	Land Registry Office - Certificate of Encumbrance	2.00		
		Payment on chattel mortgage		80.00	
	March 12	Payment on chattel mortgage		340.00	
		Cheque to you	100.00		
	April 1	Cheque to you	100.00		
	April 14	Packing & crating	14.40		
		R. Cairney - account goods supplied		1.00	
	April 20	Singer Sewing Machine Co.	106.25		
	May 5	Cheque to you	100.00		
	May 31	Cartage on furniture	3.75		
	June 14	Payment re chattel mortgage		90.96	
	June 28	Cheque to you	100.00		
	July 21	Cheque to you	100.00		
	July 23	Sale of chattels at Boathouse		190.00	

EXHIBIT No. 31 - 3
DATE 13 Jan 1948
FILED BY R. J. McMaster

	Date	Particulars	Debit	Credit	Balance
1943	August 3	Cartage, charges	$ 7.50	$	
	August 17	Cheque to you	100.00		
	September 10	1943 taxes	39.20		
	September 23	Cheque to you	100.00		
	October 13	Freight charges	39.19		
	October 22	Cheque to you	100.00		
	November 17	Taxes on Lot 9	23.10		
		Cheque to you	100.00		
	December 13	Cheque to you	100.00		
	December 14	Rents collected		1,234.00	
		Disbursements	257.46		
1944	March 22	Payment for duplicate deed	5.00		
	May 5	Proceeds Auction Sale		1.17	
	July 10	Sale of heater		20.00	
		Cheques to you January - July - 7 @ $100.00 each	700.00		
		Rents collected		512.00	
		Disbursements	68.43		
		Credit re Sale of Property		964.76	
		1944 taxes	39.20		
	October 14	1944 taxes on lot 9	21.00		
	December 15	Rents collected		437.00	
		Disbursements	74.50		
		Balance re sale of chattels in boathouse		66.25	
		Cheques to you August - December - 5 @ $100.00 each	500.00		
1945	January 16	Cheque to you	100.00		
		Rents collected		75.50	
		Disbursements	6.32		
			$3,600.81	$4,706.44	CR $ 1,105.63

File No. 8210
Reg. No. 08187

Chotaro HASEGAWA

Date	Particulars	Debit	Credit	Balance
1945 January 31	Balance as per statement sent	$	$1,105.63	
January 15	Credit re Sale of Property		1,236.16	
	Balance rents to date (nett)		63.72	
	Telephone calls re property	.35		
February 14	Cheque to you	100.00		
March 17	Cheque to you	100.00		
March 26	Proceeds Auction Sale		.99	
	Refund Insurance premium		.20	
April 14	Payment under Agreement for Sale $140.13, Int $26.26		166.39	
April 19	Cheque to you	100.00		
		$ 300.35	$2,573.09	
				CR $ 2,272.74

1 77
4 99
3 2

File No. 8210
Reg. No. 08187

Chotaro HASEGAWA

	Date	Particulars	Debit	Credit	Balance
1945	April 19	Balance as per statement sent	$	$2,272.74	
	May 15	Cheque to you	100.00		
	June 11	Cheque to you	100.00		
	June 22	Long distance call to New Westminster	.55		
	July 14	Cheque to you	100.00		
	August 11	Payment under Agreement for Sale		140.13	
		Interest		24.80	
	August 17	Cheque to you	100.00		
	September 14	Cheque to you	100.00		
	October 12	Payment under Agreement for Sale		140.13	
		Interest		23.31	
	October 18	Cheque to you	100.00		
	November 19	Cheque to you	100.00		
	December 17	Cheque to you	100.00		
1946	January 10	Cheque to you	100.00		
	January 16	Payment under Agreement for Sale		140.13	
		Interest		21.55	
			$ 900.55	$2,762.79	
					CR $ 1,862.24

File No. 8210
Reg. No. 08187

Chotaro HASEGAWA

	Date	Particulars	Debit	Credit	Balance
1946	January 16	Balance as per statement sent	$	$1,862.24	
	February 19	Cheque to you	100.00		
	March 16	Cheque to you	100.00		
	April 15	Payment under Agreement for Sale $140.13, Int $19.35		159.48	
	April 18	Cheque to you	100.00		
	May 17	Proceeds Auction Sale		3.09	
	May 29	Cheque to you	100.00		
	June 13	Cheque to you	100.00		
	July 16	Payment under Agreement for Sale $140.13, Int $17.82		157.95	
	August 22	Cheque to you	200.00		
	September 11	Cheque to you	100.00		
	October 16	Cheque to you	100.00		
	October 31	Payment under Agreement for Sale $140.13, Int $16.25		156.38	
	November 15	Cheque to you	100.00		
	December 12	Cheque to you	100.00		
1947	January 17	Balance under Agreement for Sale $1149.09, Int $14.48		1,163.57	
	February 7	Registration Fees	1.25		
			$1,101.25	$3,502.71	

CR $ 2,401.46

Accounting Department
April 22nd, 1947

STATEMENT OF ACCOUNT

Re: Chotaro HASEGAWA

File No. 8210
Reg. No. 08187

DATE	PARTICULARS	DEBIT	CREDIT	BALANCE
1947	Balance as per last statement for-warded	$	$2,401.46	
April 21	Remittance to Chotaro HASEGAWA	200.00		
May 12	Remittance to Chotaro HASEGAWA	200.00		
June 20	Remittance to Chotaro HASEGAWA	100.00		
July 17	Transfer to Mrs.Hana Hasegawa's Acct. #8211, funds received from store accounts.	2.30		
July 22	Transferred funds to Mrs.Hana Hasegawa's Acct.#8211,from New Westminster Auction No. 8.	1.94		
July 22	Transferred proceeds from Surrey Auction No. 9, to Mrs.Hana Hasegawa's Acct.#8211.	.99		
July 22	Transferred proceeds from sale of piano to Hana Hasegawa's Acct.#8211.	71.25		
July 25	Remittance to Chotaro HASEGAWA	1824.98		
		$2,401.46	$2,401.46	

CR. NIL

EXHIBIT No. 31-4
DATE 13 Jan 1948
FILED BY
R-J. McMaster.

REAL PROPERTY: HASEGAWA Chotaro.

Legal Description: 616 Ewen Avenue,
257-9 Boyne Street,
311 Boyne Street.

(616 Ewen Ave. & 257-9 Boyne St.,
(Lot 8 & [redacted], Block 23, Lot 757, Map 2620.

616 Ewen Ave:	Cement block Foundation	$56.80	
	Lumber, Nails etc.	947.00	
	Labour	960.00	
	Window, sash & doors	169.00	
	Fireproof Shingle	325.00	
	General Plumbing	223.50	
	Electrical Work	97.00	
	Paint	54.00	
	Painting Labour	185.00	
	Interior Decorating	119.00	
	Land Value	300.00	
	Total Cost.....		$ 3437.30
257 Boyne Street:			
	Lumber, Nails etc.	780.00	
	Labour	775.00	
	Window, sash & doors	35.00	
	Electrical work	58.00	
	Plumbing	142.00	
	Painting	113.00	
	Total Cost.....		1901.00
259 Boyne Street:			
	Lumber, Nails etc.	830.00	
	Labour	815.00	
	Window, sash & Doors	32.75	
	Plumbing	139.50	
	Electrical Work	62.50	
	Painting	108.00	
	Total Cost.....		1987.75

(311 Boyne Street)
(Lot 60, Block 27, Lot 757, Map 2620)

311 Boyne St:			
	House value	1450.00	
	Land value	75.00	
	Total Cost.....		1525.00

TOTAL COST ON ABOVE REAL PROPERTY..... $8851.05

Chataro Hasegawa
(Claimant's Name)

EXHIBIT No. 31-5
DATE 13 Jan 1948
FILED BY R. J. McMaster

PERSONAL CHATTELS

08187
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Oak ~~piece~~ dining room set (6 chairs, buffet + table)	1928	new	$175.00	good	$50.00
sideboard and mirror (described in claim as dresser)	"	"	110.00	"	$35.00
coal + wood stove	1934	"	120.00	"	75.00
20 sheets plate glass }	part of stock	- second hand			15.00
chromium brass rudder }	in - trade	new			30.00 (whole sale)
Propeller	"	second hand			15.00 (")

Description of Storage of Goods:

Left all chattels referred to in basement of my bungalow at 311 Boyne St New Westminster. Locked basement but left key with tenant as tenant used part of basement.

General Statement as to Chattels not Described above:

As shown on claim form

Additional Comments , if any:

C. Hasegawa
SIGNATURE

EXHIBIT No. 31 - 6
DATE 13 Jan 1948
FILED BY J.W.G. Hunter

ANALYSIS OF CLAIM

Re: Mr.Chotaro HASEGAWA, Reg.No.08187
Mrs. Hana HASEGAWA, Reg.No.08395

CLAIMING		Declared by Mr. and/or Mrs.Hasegawa.	SOLD	SHIPPED	DISPOSITION UNKNOWN
20 Sheets of Plate Glass..Auto size	$15.00)		(These articles were either appraised		
1 only chromium brass Rudder for boat	30.00)		(& sold to Mr.Fitzpatrick, tenant &		
1 only Brass Shaft with Propeller for	)	Mr. Hasegawa	(purchaser of Mr. Hasegawa's boat house,		
boat	15.00)		(or sold at Public Auction. There were 3		
1 only Pulley Block	1.50)		(sales to Mr.Fitzpatrick:$200.00 less		
			($10.00 expenses; $59.53 less $5.00 exp.		
			($75.00 less $3.75 exp. Two Auction		
			(Sales:$7.00 less $1.75 expenses.		
1 only Heater,coal & Wood Stove	75.00	Mrs. Hasegawa	Appraised & sold to Mrs.Stolen,tenant for $25.00 less $5.00 expenses.		
	$136.50				
1 only Gramaphone Cabinet	5.00	Mrs. Hasegawa		Phonograph Console shipped to Lillooet in March, 1943. No record of a gramaphone cabinet.	
1 only complete Oak Dining Room Set,	50.00)				Disposition unknown
consisting of 6 chairs,buffet & table	)				
1 only Dresser with Mirror	35.00)				" "
1 only Rocking type chair	5.00)	Mrs. Hasegawa			" "
2 only Tables-oval & square	7.00)				" "
1 only Ironing Board	2.00)				" "
	TOTAL$240.50				

WJJ/HMS

..."W.J..Johnston."....

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

March 30, 1948 B.L. M. Alanstaff

"C O P Y"

2605

EXHIBIT No. 31-7.
DATE Dec. 19-1949.
FILED BY
W. R. J. McMaster.

COULTHARD, SUTHERLAND & CO. LTD.
Estate and Insurance Agents
Car Financing

609 Columbia Street,
NEW WESTMINSTER, B. C.

May 8, 1944.

Catalogue #636
File: 8210

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B. C.

RE: Lot 8, Block 23, Section 757, Map 2620.
New Westminster, B. C.

Dear Sir:

On this lot which is 40' x 120' are built three buildings, a store with living quarters and two duplex houses. They are jammed so close together that there is no room for proper ventilation nor to admit light and air.

Building#1. This is a frame structure 34' x 28' and lean-to 8' x 26' with exterior narrow siding painted grey. Duroid roof in excellent condition. Foundation on concrete blocks which have settled under the outside walls. The interior is finished in "V" joint and the front part used as a grocery store. The rear part and upstairs consist of five good rooms nicely papered and clean. Plumbing consists of toilet and wash basin. It is heated by stoves and there is city light and water. Floors are in good shape except for the sagging due to the foundation sinking. This building on the whole is in very fair shape and is rented to Gunnar Stolen for $25.00 per month.

Building #2, This is a frame duplex 24' x 28' with exterior narrow siding well painted and good roof. The post foundation is poor. The interior is finished in "V" joint and varnished. There are four rooms on each side of the house, two down and two ~~very-small~~ rooms upstairs. There are sinks in the kitchens and one toilet on the back verandah for the entire house. There is city light and water and the house is heated by stoves. These suites are rented to Harms and Nick Crearus for $11.00 each.

Building #3. This is a frame duplex with one three roomed suite

Catalogue #636.
File: 8210

May 8, 1944.

rented to Mr. Murphy for $8.00 and one three roomed suite rented to Mr. Dubas for $9.00. The upstairs suite is rented to Mrs. Fulton for $12.00. There is a toilet on the back verandah and a bathroom upstairs. Building is 24' x 24'.

The septic tank which serves all the above mentioned dwellings is out of order and the pipes are plugged and plumbing generally is in a terrible state. There is no room on the lot for a garden of any sort. The lot is a corner one, 616 Ewen Avenue, and is in a fair business location. There is a good total revenue coming in, however, this can only be considered temporary due to present conditions.

VALUATION:

Building No.1.....	$1728.00
" "2.....	840.00
" "3.....	720.00
Lot.....	250.00
	$3538.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. Coulthard"

F. H. Coulthard.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 8210

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

December 20th, 1949

EXHIBIT No. 31 - G.
DATE Dec. 20/49
FILED BY
J. A. Macdonald.

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

Dear Sir:

Re: Case No. 31 - Chotaro HASEGAWA

Following your telephone request of yesterday I have examined the file and find that the real property in question was appraised on the 8th May 1944 by Coulthard, Sutherland & Company Ltd. at $3,538.00.

Only two tenders were received.

(1) $2,000.00 - April 28th, 1944 with a further letter from tenderer 30th May, 1944 stating that he refused to raise the amount of his bid.

(2) $3,550.00 - December 19th, 1944. Tender accepted.

Study of the appraiser's report (copy attached for your information) clearly shows that the Custodian was lucky in obtaining a bid to equal the appraiser's valuation on this lot measuring 40 x 120' cluttered up with poor buildings and with an encroachment on the city street.

Copies of letters from the Health Department, City Engineer's Department and City Clerk's Office are attached.

Yours very truly,

B. Good
Comptroller.

BG:BK
Encls.

COPY

COULTHARD, SUTHERLAND & CO., LTD.
Estate and Insurance Agents
Car Financing

609 Columbia Street,
New Westminster, B. C.
May 8, 1944.

Catalogue # 636.
File: 8210.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B. C.

RE: Lot 8, Block 23, Section 757, Map 2620.
New Westminster, B. C.

Dear Sir:

On this lot which is 40' x 120' are built three buildings, a store with living quarters and two duplex houses. They are jammed so close together that there is no room for proper ventilation nor to admit light and air.

Building # 1. This is a frame structure 34' x 28' and lean-to 8' x 26' with exterior narrow siding painted grey. Duroid roof in excellent condition.. Foundation on concrete blocks which have settled under the outside walls. The interior is finished in "V" joint and the front part used as a grocery store. The rear part and upstairs consist of five good rooms nicely papered and clean. Plumbing consists of toilet and wash basin. It is heated by stoves and there is city light and water. Floors are in good shape except for the sagging due to the foundation sinking. This building on the whole is in very fair shape and is rented to Gunnar Stolen for $25.00 per month.

Building # 2. This is a frame duplex 24' X 28' with exterior narrow siding well painted and good roof. The post foundation is poor. The interior is finished in "V" joint and varnished. There are four rooms on each side of the house, two down and two very small rooms upstairs. There are sinks in the kitchens and one toilet on the back verandah for the entire house. There is city light and water and the house is heated by stoves. These suites are rented to Harms and Nick Crearus for $11.00 each.

Building # 3. This is a frame duplex with one three roomed suite rented to Mr. Murphy for $8.00 and one three roomed suite rented to Mr. Dubas for $9.00. The upstairs suite is rented to Mrs. Fulton for $12.00. There is a toilet on the back verandah and a bathroom upstairs. Building is 24' x 24'.

COPY

Catalogue # 636.
File: 8210.

May 8, 1944.

The septic tank which serves all the above mentioned dwellings is out of order and the pipes are plugged and plumbing generally in a terrible state. These is no room on the lot for a garden of any sort. The lot is a corner one, 616 Ewen Avenue, and is in a fair business location. There is a good total revenue coming in, however, this can only be considered temporary due to present condition.

VALUATION:

Building No. 1	$1728.00	
" " 2	840.00	
" " 3	720.00	
Lot	250.00	
		$3538.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. Coulthard"

F. H. Coulthard.

COPY

COPY

City of New Westminster
Office of Board of Health.

New Westminster, B. C.
November 30th. 1942.

Westminster Trust Company,
713 Columbia Street,
NEW WESTMINSTER, B. C.

Attention: Mr. Kennedy

Dear Sir:

An investigation has been made of the premises located at 251 and 253 Boyne Street, re general sanitary conditions.

In order to make these premises conform to the City of New Westminster Health and Plumbing regulations, an additional toilet will have to be installed in each dwelling. These new fixtures will have to be connected to new, properly constructed septic tanks and disposal beds, because the present disposal system will not be able to handle the additional sewage.

Yours very truly,

"M. Evan"

Health Department

ME:CN.

City Engineer's Office
New Westminster, B.C.

COPY

COPY

November 30th. 1942.

Westminster Trust Company
713 Columbia Street,
NEW WESTMINSTER, B. C.

Attention: Mr.Kennedy

Dear Sir:

We have inspected the duplex at 253 Boyne Street and require that the wall be bricked where the chimney from the heater passes through it. Also, a substantial hand rail will be required on the stairway.

Yours very truly,

"Russell E. Potter"

Chief Engineer.

AS:CN.

COPY

COPY

CORPORATION OF THE CITY OF NEW WESTMINSTER.

City Hall,
New Westminster, B. C.
April 4th. 1944

C. Hasegawa,
Ewen Avenue, Queensborough,
c/o Custodian of Enemy Property,
675 W. Hastings Street,
VANCOUVER, B. C.

I have been instructed by the City Council of the Corporation of the City of New Westminster to call your attention to the fact that you are maintaining an encroachment on the street allowance known as Ewen Avenue in the City of New Westminster.

The Council cannot permit this encroachment to continue and you are therefore advise to take immediate steps to have such encroachment removed.

I trust that it will not be necessary to take any further steps, but, should it be found necessary, the costs of such action as may be taken will of course have to be paid by you.

Yours respectfully,

"A. G. Brine"

A. G. Brine,
City Clerk.

Telephone 1315

G. R. McQuarrie

Barrister and Solicitor

Rooms 412-413, Westminster Trust Block
New Westminster, B. C.

13th May, 1949.

MR. A. WATSON,
Secretary, Japanese Property Claims Commission,
Court House,
VANCOUVER, B.C.

Dear Sir:

Re: Claims - MRS. HANA HASEGAWA - #32
CHOTAO HASEGAWA - #31

Referring to your letter of the 10th instant, I had understood that Mr. and Mrs. Hasegawa were turning the claims over to Messrs. Campbell, Brazier, Fisher & McMaster, but I am now advised by this firm that they have not yet received definite instructions. I have advised Mr. and Mrs. Hasegawa of this and also sent a copy of your last letter to them.

Yours truly,

G.R.McQUARRIE

Per

GRM:CR

May 10th 1949.
May 10th 1949.

G. R. McQuarrie, Esq.,
Barrister and Solicitor,
Westminster Trust Block,
New Westminster, B.C.

Dear Sir,

Re Claims - Mrs.Hana HASEGAWA - #32
Chotaro HASEGAWA - #31

With reference to your letter of the 5th inst.- We note that the above claims have been turned over to Messrs. Campbell, Brazier, Fisher & McMaster.

Yours truly,

A. WATSON
Secretary.

AW/W.

G. R. McQUARRIE
BARRISTER & SOLICITOR

TELEPHONE 1315

WESTMINSTER TRUST BLOCK
NEW WESTMINSTER
BRITISH COLUMBIA

5th May, 1949.

A. WATSON, Esq.,
Secretary,
Japanese Property Claims Commission,
Court House,
VANCOUVER, B.C.

Dear Sir:

re: CLAIMS - Mrs. Hana HASEGAWA - #32
Chotaro HASEGAWA - #31

Referring to your letter of the 2nd instant, these claims I understand have been turned over to Messrs. Campbell, Brazier, Fisher & McMaster and I have sent your letter to them.

Yours truly,

G. R. McQUARRIE
per

GRM*JL

May 2nd 1949.

G. W. McQuarrie, Esq.,
Barrister and Solicitor,
713 Columbia St.,
New Westminster, B.C.

Dear Sir,

Re Claims - Mrs. Hana HASEGAWA - #32
Chotaro HASEGAWA - #31

The Commissioner directs me to advise you that he expects to conclude Sessions of the Commission during the month of June 1949. Your name is shewn on the Commission's records as Solicitor for the claimants whose names are set out above.

Government Counsel has informed the Commissioner that in answer to the foregoing claims the Government will rely on the documentary evidence which was adduced before the Commission, when each of the above claimants was heard, as well as evidence of general application which has been introduced since September 1948,- the latter being of a general character relating to the administration of the Custodian's office and the conduct of sales of evacuee property by the Custodian. The Government does not propose to adduce other specific evidence relating to your clients' claims.

In these circumstances the Commissioner instructs me to ascertain whether or not you desire to present argument in support of the claims enumerated above.

Will you kindly advise me on or before May 14th next whether or not it is your wish to present argument. If so, a date will be fixed for the hearing of such argument, subsequent to May 16th next, at Vancouver B.C. Otherwise, the Commissioner proposes to make his recommendations upon the claims above noted based on the material which is now before the Commission

Please note that unless advise is received before May 14th next of your desire to present argument, the Commissioner will assume that you do not wish to do so, and will make his recommendations accordingly.

Yours truly,

A. WATSON
Secretary.

January 6th 1948.

G. R. McQuarrie, Esq.,
Barrister and Solicitor,
Westminster Trust Block,
New Westminster, B.C.

Dear Sir, Re claims - HASEGAWA Chotaro and HASEGAWA Hana

Lytton

We beg to advise you that the claims of the above parties will be heard by the Commission at Lytton Hotel, Lytton B.C. on Tuesday, January 13th next, at 10 A.M.

We are not aware as to whether or not you desire to appear on the hearing on behalf of these parties, but we are sending you this advice in case it may be your intention to be present at the Session.

Yours truly,

N.

SECRETARY

AW/W.

December 5th 1947.

G. R. McQuarrie, Esq.,
Solicitor,
Westminster Trust Building,
New Westminster, B.C.

Dear Sir,

Re claims HASEGAWA Chotaro and
HASEGAWA Hana

Tuesday Jan 13th

With reference to your letter of the 3rd inst.-

We have no copy of the Enquiry Act available, but we would refer you to R.S.C.1927, Cap.99. At the present time we regret that we are not in a position to advise you the approximate date when the hearing of the above claims will be held, but notice will in due course be sent to claimants.

There will be no objection to Paul Hasegawa presenting the claims of the above parties, and we are assuming that he is familiar with all details. We presume that the claims have been filed.

Yours truly,

SECRETARY TO THE COMMISSION.

AW/W.

G. R. McQUARRIE
BARRISTER & SOLICITOR

TELEPHONE 1315

WESTMINSTER TRUST BLOCK
NEW WESTMINSTER
BRITISH COLUMBIA

December 3, 1947.

A. WATSON, Esq.,
Secretary to the Commissioner,
Japanese Evacuation,
Court House,
VANCOUVER, B.C.

Dear Sir:

RE: HASEGAWA Chotaro
RE: HASEGAWA Hana

Mr.F.J. Shears has referred me to you for the following information.

RSC 1927 Cap 99

I am acting for the above named in their claims, and it would be appreciated if you would let me have a copy of the Enquiry Act and any regulations and documents or information that I should have. Also, could you give me any indication of approximately when the hearing of these claims will be heard.

Mr. and Mrs. Hasegawa desire their claims to be presented by their son, Paul Hasegawa, who is familiar with all the details, and do not themselves wish to appear. It would be appreciated if you would let me know whether or not it will be necessary for them to appear at the hearing.

Yours truly,

G.R.McQUARRIE
Per G R McQuarrie.

GRM/CR

ack

G. R. McQUARRIE
BARRISTER & SOLICITOR

TELEPHONE 1315

WESTMINSTER TRUST BLOCK
NEW WESTMINSTER
BRITISH COLUMBIA

January 8, 1948.

W. Watson, Esq.,
Secretary,
Court House,
VANCOUVER, B.C.

Dear Sir:

re: claims--HASEGAWA Chotaro and
HASEGAWA Hana

With reference to your letter of the 6th instant I would refer you to my letter to you of the 2nd instant.

Yours truly,

G.R.McQUARRIE

per

GRM:JS

January 8th 1948.

G. R. McQuarrie, Esq.,
Barrister and Solicitor,
Westminster Trust Block,
New Westminster, B.C.

Dear Sir,

Re Chotaro Hasegawa (Reg.No.08187) and
Hana Hasegawa (Reg.No.08395)

With reference to your letter of the 2nd inst.- The Commissioner is only hearing the evidence of claimants at the session in Lytton, as it is not intended to hear claimants' testimony in Vancouver. The evidence of values will be taken at Vancouver at a later date, of which you will be advised. It is assumed, therefore, that it will not be necessary for you to be present at the Lytton session of the Commission. Your clients of course have been notified to appear before the Commission at Lytton on January 13th.

Trusting this information will be satisfactory to you,

Yours truly,

/r

SECRETARY

AW/W.

G. R. McQUARRIE
BARRISTER & SOLICITOR

TELEPHONE 1315

WESTMINSTER TRUST BLOCK
NEW WESTMINSTER
BRITISH COLUMBIA

January 2, 1948.

A. Watson, Esq.,
Secretary,
Japanese Property Claims Commission,
Court House,
VANCOUVER, B.C.

Dear Sir:

re: CHOTARO HASEGAWA, Reg. No.08187,
HANA HASEGAWA, Reg. No.08395.

Letter Jan 13

The above named have handed to me your Notice of December 22nd, 1947, regarding a hearing at Lytton on January 13th, 1948. As you know the property owned by my clients is situate in the City of New Westminster, and I desire to present to the Commission witnesses as to the value, which witnesses will have to be of this locality. It would therefore be appreciated if you could arrange to have the hearing of this claim at Vancouver. You might kindly advise me whether or not this would be possible.

Yours truly,

G. R. McQUARRIE
per

GRM:JS