

Name of Claimant HAKODA, Naotsuge (deceased) Case 1101
HAKODA, Yutaka, claiming as beneficiary.
 Custodian File 1478

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount		Sale Price	Total Award 125% of all Sale Prices: % of Amount	
		389.65		.00 12.50						51.46
			38.96							
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		
		305.00								229.42
				229.42						
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
							.00 30.00	21.00	.00	21.00
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			
179.45	47.00	14.10	26.19%	248.40	65.05					79.15
TOTAL RECOMMENDATION										381.03



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CASE NO: 1101

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 6, 1948.

IN THE MATTER OF THE CLAIM OF

YATAKA HAKODA.

PROCEEDINGS AT HEARING

Original.



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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

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

Toronto, Ontario,

October 6, 1948.

IN THE MATTER OF THE CLAIM OF

YATAKA HAKODA

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,
G.N.R. UPTON, ESQ., Official Interpreter,
A.G. VEITCH, ESQ., Official Reporter.



1 YATAKA HAKODA, the claimant herein, being first
2 duly sworn, testified as
3 follows:

4 DIRECT EXAMINATION BY MR. BEST:

5 Q. You are the claimant in this matter?

6 A. Yes, sir.

7 MR. BEST: This witness speaks in English,
8 your honour.

9 THE SUB-COMMISSIONER: Very well.

10 MR. BEST: There are one or two matters about
11 this claim which perhaps I should explain at the
12 outset.

13 In the first case, Mr. Yataka Hakoda, the
14 claimant here is the heir of his father, Mr. Noatsegu.
15 I believe my friend probably has the original probate,
16 if it is deemed necessary to file it. I have a copy
17 only of the will, the original will having been sent
18 to the Custodian for probate purposes.

19 Q. Mr. Hakoda, that is your signature?

20 A. Yes.

21 Q. And was that claim form prepared upon your
22 instructions?

23 A. Yes, sir.

24 Q. And those amendments were made upon your
25 instructions?

26 A. Yes, sir.

27 (PARTICULARS OF REAL ESTATE OTHER THAN FARM,
28 MARKED EXHIBIT NO.1)

29 MR. BEST: Now, your honour there is a
30 matter of some importance, perhaps I should explain



Y. Hakoda,
Dir.ex.

1 before we proceed further;, so far as the real estate
2 in this case is concerned this man is claiming for a
3 house and a five-acre lot at a place called Hakoda
4 Bay, at Ucluelet, up the coast of British Columbia
5 some distance. It was a Japanese community in which
6 there were about 11 persons. What happened was this.
7 Mr. Hakoda, as the real estate claim shows, this
8 man's father through whom he is claiming, purchased
9 about 65 acres of land. It was then split up in
10 five-acre lots. Since it would appear the Japanese
11 have very little regard for our laws of land tenancy
12 they owned certain houses but they did not own the
13 land on which the houses were built and they
14 actually, after the houses were built, drew lots for
15 the land. Now, this claim pertains to a house which
16 is on lot no. 3 ---

17 THE SUB-COMMISSIONER: That is, a claim for
18 the house but not the land?

19 MR. BEST: That is it. Then, we are
20 claiming for another lot. Unfortunately I have just
21 been able to explain that now since it was not
22 really clear and with my friend's permission I have
23 made a small addition to the real estate claim so
24 that that will be clear to the Commission.

25 THE SUB-COMMISSIONER.

26 MR. BEST: Q. Mr. Hakoda, this house for which
27 you are claiming was situate at Hakoda Bay, at
28 Ucluelet. It is a six-roomhouse, a frame house; is
29 that correct?

30 A. Yes, sir.



Y. Hakoda,
Dir.ex.

1 Q. And it is built on a five-acre lot?

2 A. Yes.

3 Q. And that is lot number 3?

4 A. Yes.

5 Q. Is that correct? A. That is correct.

6 Q. I understand that your father owned lot

7 no. 5? A. That is correct.

8 Q. Were any houses built on lot no. 5?

9 A. There are three houses built on lot no. 5.

10 MR. BEST: Well now, perhaps your honour we
11 may clarify the situation. I do not know whether my
12 friend want to take the technical stand that legally
13 the houses belong to the owner's of the fee-simple.
14 If we we are in this position, that, since Mr. Hakoda
15 owned lot 5 on which three houses are^{which} he acknowledges
16 were not his houses, were situate we would claim for
17 those and a man called Motoichiro would claim for
18 this house which actually belonged to the Hakodas.
19 I would suggest that^{with} my friend's permission the
20 more equitable thing to do would be to acknowledge
21 that the Hakodas owned this house and lot 5 but did
22 not own the houses on lot five.

23 MR. CHRISTIE: Which house was it which was
24 sold by the Custodian? I think that is the one in
25 which we are interested.

26 MR. BEST: Of course they were all sold but
27 so far as this claim is concerned this house was
28 sold. We are into this difficulty that if my friend
29 at this time would file the appraisal I think it will
30



5
Y. Hakoda,
Dir.ex.

1 quite apparent that the appraisal does not pertain
2 to this particular house because the man who made
3 the appraisal simply did not understand the situation.
4 That is of very little use, in any event, since it,
5 I think, consists of about four or five lines, made
6 by Mr. H.G. Winter.

7 MR. CHRISTIE: I think I saw that.

8 MR. BEST: If I may read my copy into the
9 record, I do not think it is going to be of much
10 assistance, in any event.

11 THE SUB-COMMISSIONER: Why not file it?

12 MR. BEST: I would be glad to do that.

13 MR. CHRISTIE: There are personal property,
14 real estate and fishing vessel claims.

15 MR. BEST: I would submit this as Exhibit 2.

16 MR. CHRISTIE: If I come across the original
17 in my file I will file the original copy.

18 THE SUB-COMMISSIONER: Very well.

19 (APPRAISAL OF H.G. WINTER, undated, MARKED
20 EXHIBIT NO. 2)

21 MR. CHRISTIE: Value \$200.

22 MR. BEST: Referring to that appraisal, your
23 honour, I think possibly my friend will admit that
24 in view of the mixup it does not pertain to the
25 house for which the claimant is claiming here.

26 MR. CHRISTIE: Let us see what it says.

27 MR. BEST: Block 5; and that is correct;
28 he owns the fee simple in that land but he does not own
29 the house on block 5. It is quite apparent that
30 actually the claimant is not trying to ask for some-



Y. Hakoda,
Dir.ex.

1 thing which is not his own. In effect he is admitting
2 that the property which is assessed to be \$3,650. is
3 not his.

4 MR. CHRISTIE: Now, wait a minute. Perhaps
5 this letter would be some help. It is a letter
6 addressed to the Administration Department by the
7 provincial assessor. In view of this peculiar case
8 I think perhaps I had better read what it says.

9 MR. BEST: Very well.

10 MR. CHRISTIE: Have you seen that?

11 MR. BEST: I do not believe I have.

12 MR. CHRISTIE: It is addressed to the Adminis-
13 tration Department:

14 "Dear sir:

15 Re Naotsugu Hakoda.

16 I have for acknowledgement your letter
17 of the 26th inst., requesting particulars
18 concerning Improvements on Block 5 Sub. Div.
19 of Lot 795 Plan 2971 Clayoquot District
20 which is shown in our July Supplementary
21 amounting to \$2,800.

22 In reply would say that the assess-
23 ment in the name of Hakoda shows the net value
24 of \$2800 after allowing credits of \$150 and
25 \$600 in the names of Hakoda and T. Watanabe
26 as they were previously assessed on Filios
27 #441 and \$444 respectively. The gross value
28 of improvements on Block 5 amounts to \$3550.
29 In this connection I would like to point out
30



Y. Hakoda,
Dir.ex.

1 "that Hakoda's house is not included in this
2 assessment - he is the owner of the land,
3 namely Block 5 on which there are three
4 houses owned by others and in accordance with
5 the Taxation Act Hakoda is personally liable
6 for the taxes on all improvements thereon.

7 As regards the house owned by N.
8 Hakoda, I might say it is situate on Block 3
9 and the land is owned by M. Yoshihara.
10 The assessed value of Hakoda's house on this
11 property is \$900."

12 I think perhaps that helps to clear it up.

13 THE SUB-COMMISSIONER: Yes.

14 MR. BEST: That helps to clarify it.

15 MR. CHRISTIE: I will file this as Exhibit 3.

16 This is a letter of W. Harry Boothroyd, Provincial
17 Assessor, dated October 27, 1942.

18 (LETTER OCT. 27, 1942, MARKED EXHIBIT No.3)

19 On Mr. Winter's appraisal it does say Lot 5.
20 It looks as if my friend's contention is right.

21 MR. BEST: Q. Now, Mr. Hakoda, we are
22 confining ourselves to the house which your father
23 owned on Lot 3, and it is correct that it is a six-
24 room house. Is that right?

25 A. Yes, sir.

26 Q. And your father apparently bought all
27 this land, 65 acres, at Hakoda Bay, back in 1923?

28 A. Yes, sir.

29 Q. Then he subsequently sold five-acre lots
30



Y. Hakoda,
Dir.ex.

1 to other Japanese on which houses were built?

2 A. That is right.

3 Q. Insofar as your own house is concerned on
4 Lot 3, it was built in 1925?

5 A. Yes; partly.

6 Q. Partly? A. Yes.

7 Q. And how many rooms were built in 1925?

8 A. I believe it was a two-room house when it
9 was built in 1925.

10 Q. I see.

11 And, if I may interrupt for a moment, your
12 honour, my friend suggests we file the certificate of
13 ownership as Exhibit 4.

14 MR. CHRISTIE: The certificate of encumbrance
15 will be Exhibit 4. It shows that the title to the
16 land, of Lot 5 is in the name of N. Hakoda.

17 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT
18 NO.4)

19 MR. BEST: If I may interrupt myself here, then,
20 Mr. Hakoda, let us forget about the house for the
21 moment. Your father owned block 5?

22 A. Yes, sir.

23 Q. A five-acre lot? A. Yes, sir.

24 Q. And it was assessed for \$100?

25 A. Yes.

26 Q. And that is what you are claiming for it?

27 A. Yes, sir.

28 Q. Just the assessed value of \$100?

29 A. Yes, sir.

30



1 Q. Returning to this house, you told us that
2 part of the house was built in 1925. According to
3 your claim here you say four rooms. You say now
4 two rooms were built in 1925. Is that the situation?

5 A. It was either two rooms built in 1925 and then
6 added another four rooms, or there were four rooms
7 built in 1925 and then added another two rooms.

8 Q. You are not clear about that?

9 A. No, I am not clear about that.

10 Q. The addition was made in 1935. Is that
11 correct?

12 A. Part of the addition, yes.

13 Q. Well now, were there two additions made?

14 A. Yes.

15 Q. When was the second addition made, then,
16 after that; after 1935 was the second addition made?

17 A. We made another addition in 1940.

18 Q. I understand, according to your claim
19 that you put a basement in at that time but did you
20 put an addition on the house as well?

21 A. Yes. We raised the house and then made a
22 basement under it and made an addition at the back
23 of the kitchen.

24 Q. A one-room kitchen?

25 A. Yes.

26 Q. In 1940? A. In 1940.

27 Q. And it was for that work that you paid
28 \$1,000? A. Yes.

29 Q. I see; and you are apparently satisfied
30



10
Y. Hakoda,
Dir.ex.

1 that the depreciation on this building has been
2 such that despite the fact that you paid \$1500. for
3 improvements between 1935 and 1940 your valuation is
4 just \$1,000? A. It is unfinished.

5 Q. Yes, but I mean you are only claiming
6 \$900. for the building?

7 A. Yes.

8 Q. What do you say about the condition of the
9 building when you were evacuated?

10 A. It was very good when we left.

11 Q. All of the building or just the part which
12 was fixed up in 1940?

13 A. Most of the building was good.

14 Q. I see. A. We put in a new foundation,
15 sir.

16 Q. The foundation was under the entire house?

17 A. Yes.

18 Q. I see. All right. Now, we may pass on
19 to the fishing vessel claim.

20 I am showing you a personal property claim,
21 fishing vessels. Is that your signature?

22 A. Yes, sir.

23 Q. And was that claim completed upon your
24 instructions? A. Yes, sir.

25 MR. BEST: It will be Exhibit 5.

26 (PARTICULARS OF PERSONAL PROPERTY, FISHING
27 VESSELS, MARKED EXHIBIT No.5)

28 MR. CHRISTIE: What is it?

29 MR. BEST: Personal property, fishing vessels.

30



1
2 Q. I understand, Mr. Hakoda, that all of
3 the persons living at Hakoda Bay were engaged in
4 fishing. Is that correct?

5 A. That is correct.

6 Q. And, your father, and yourself, likewise?

7 A. Yes.

8 Q. This vessel for which you are claiming
9 called the Acme, your father bought it in 1923?

10 A. That is right.

11 Q. Was it a new boat at that time?

12 A. He built it.

13 Q. He built it? A. Yes.

14 Q. Well now, on your claim you show the value
15 of the boat when purchased as new as \$2200. Does
16 that mean then that your father paid for labour and
17 material \$2200 to build the boat? \$2200?

18 A. It was built by the ship people.

19 Q. I see. On your father's order?

20 A. Yes.

21 Q. Is that correct? A. That is correct.

22 Q. Your father did not personally build the
23 boat, then? A. No.

24 Q. And then this boat, like most others,
25 was seized by the Navy shortly after Pearl Harbour?
26 Is that correct?

27 A. That is correct.

28 Q. Would you tell us just what you mean by
29 saying that the boat was rebuilt with a rebuilt engine?
30



Y. Hakoda,
Dir.ex.

1 in 1940?

A. The hulls were all checked
2 up and re-caulked and new cabins on it.

3 Q. And what was done with the engine?

4 A. And purchased a secondhand engine for
5 \$300. and it cost \$200. to rebuild it.

6 Q. I take it that the cost of that engine is
7 included in the \$700. which you claim for labour and
8 material in fixing the boat up in 1940?

9 A. That is correct.

10 Q. This boat is about 34 feet long. Is that
11 correct? Do you recall that?

12 A. 36, I believe it is.

13 Q. And what beam? A. I have the whole
14 thing here.

15 Q. If I may assist you, according to the
16 information given us by the custodian it is 34
17 feet with an eight-foot beam and a draught of three
18 and one-half feet. Would that be approximately
19 correct? A. Approximately, yes.

20 Q. And the new motor which you built, or the
21 rebuilt motor, I should say, which you bought in
22 1940 was a Vivian? A. Yes.

23 Q. 16 horsepower? A. Yes, sir.

24 Q. Tell us about the attachment for
25 trolling girdle which you paid \$150. for in 1936?
26 exactly what is it?

27 A. It is an attachment for the trolling
28 girdle.

29 Q. On the rear of the boat, I take it?
30



1 A. No. It extends from the engine room right
2 to the deck. It is driven by shaft, a running shaft.

3 Q. And it has been on the boat since 1936?

4 A. That is right.

5 Q. And you are claiming that the boat had a
6 fair market value of \$1200; are you?

7 A. Yes. That is correct.

8 Q. Incidentally, I take it that you were
9 personally familiar with this boat and worked on it,
10 yourself? A. Yes.

11 Q. Now, we might pass on to the personal
12 chattels claim.

13 I am showing to you a personal chattels claim.
14 Is that your signature?

15 A. Yes, sir.

16 Q. And, was that claim prepared upon your
17 instructions? A. Yes, sir.

18 MR. BEST: It will be Exhibit 6.

19 (PARTICULARS OF PERSONAL CHATTELS CLAIM,
20 MARKED EXHIBIT NO. 6)

21 Q. Now, Mr. Hakoda, according to your claim
22 form the personal property, that is, the chattels,
23 furniture, etc. for which you are claiming, was all
24 left in your father's house at Hakoda Bay at the time
25 of evacuation? Is that correct?

26 A. Yes.

27 Q. And I understand the officer of the
28 Custodian's Department signed for it. Is that
29 correct? A. That is correct.

30



Y. Hakoda,
Dir.ex.

1 Q. You are claiming a rather large amount
2 for some 200 photograph records.

3 MR. CHRISTIE: Before you go on, I tender as
4 Exhibit 7 the analysis of personal property claim.

5 THE SUB-COMMISSIONER: Very well.

6 (ANALYSIS OF PERSONAL PROPERTY CLAIM,
7 MARKED EXHIBIT NO. 7)

8 MR. BEST: According to the claimant's
9 personal chattels claim form he is relying on the
10 chattels as listed in Column 3 on the analysis.

11 It might assist my friend if we follow it.

12 Q. First of all, these photograph records,
13 on your claim form; you say there were 200 of them.
14 Were they Japanese records or English records?

15 A. Mostly Japanese.

16 Q. Mostly Japanese. You value them at
17 approximately 50 cents apiece, I take it, claiming
18 \$100. for them?

19 A. That is 50-percent depreciation.

20 Q. How much would you pay per record?

21 A. \$1.00 to \$1.25.

22 Q. \$1.00 to \$1.25? A. Yes.

23 Q. Did you buy those in Vancouver?

24 A. Yes, in Vancouver.

25 Q. I take it the explanation for the fact
26 that the Custodian was only able to get a dollar for
27 them at auction was the fact that most of them would
28 be Japanese records and would not be much good to
29 most of us. Is that the situation?

30 A. I suppose so.



Y. Hakoda,
Dir.ex.

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Q. Where was this block and tackle? Was it in the house? A. Yes; it was stored with the others.

Q. In the house? A. Yes.

Q. And I suppose that was used down at the dock for the purposes of taking fish out of the boat, and so on? A. No. I bought the tackle to pull the houses away from the beach a little.

Q. To pull the houses away from the beach?

A. Yes.

Q. And, did you hook it up to a truck or just use it with a regular motor?

A. We used a stump an an anchor and it was done by man-power. It has a half-ton ---

Q. You bought that in 1940, if I may interrupt? A. Yes. It was only used once.

Q. It was only used once? A. It is brand new.

Q. So I take it that you just used it on this one occasion to pull this house away from this shoreline? A. Yes. And, it can be sold at that at any time.

Q. I wonder if you would tell us about this encyclopedia, this Dominion Educator which, according to your claim, was purchased for \$60. in 1932. Was that a set of volumes which you used very much?

A. Not very much.

Q. I see. What was the condition of it?



16

Y. Hakoda,

Dir. ex.

1 Was it a leather bound set of volumes?

2 A. No; it is leatherette.

3 Q. Leatherette? A. Yes.

4 Q. What was the physical condition of it?

5 Was the leatherette still good or was it cracked?

6 A. I would say it was very good.

7 Q. There is one other item about which I
8 wish to ask you. Referring to this Chinese Massage
9 Outfit in Leatherette Case, valued at \$50. purchased
10 in 1935 for \$75, apparently, according to the analysis
11 it was unfortunately stolen prior to the auction sale.

12 Could you explain to us just what it was?

13 A. It was a massage outfit.

14 Q. Well, was it a machine?

15 A. Yes. It is a machine.

16 Q. A machine? A. Operated by electricity.

17 Q. Do you plug it in or does it have batteries?

18 A. Drycell batteries.

19 Q. Drycell batteries? A. Yes.

20 Q. I see. Where would your father have
21 bought that, in Vancouver?

22 A. I suppose it was bought in Vancouver.

23 Q. You do not know, naturally?

24 A. No, I do not know.

25 Q. There are several items which, according to
26 the analysis, were apparently not accounted for
27 or stolen. Have you any explanation for that?

28 A. (No audible answer.)

29 Q. Have you any idea who might have stolen them
30



1 or what happened to them? Apparently the Custodian
2 cannot account for them? A. They must be stolen,
3 because the inventory is made out and signed by the
4 Custodian.

5 Q. I understand there was some trouble with
6 the indians in that area. Is that true?

7 A. Yes, sir; that is correct.

8 Q. Do you know anything personally about
9 indians stealing goods out of the houses of the
10 Japanese who were evacuated?

11 A. I have not seen them stealing so I cannot
12 very well accuse them, I suppose.

13 Q. You were just informed that they were the
14 persons responsible? A. Yes.

15 MR. BEST: I think that is all.
16

17
18 CROSS-EXAMINATION BY MR. CHRISTIE:

19 Q. Mr. Hakoda, I am producing here a J.P.
20 Form. I suppose that is the signature of your
21 father? Are you familiar with it? A. Yes, I am.

22 Q. That is his signature? A. Yes.

23 MR. CHRISTIE: I am tendering the J.P. Form
24 as Exhibit 8³.

25 (EXHIBIT NO. 8, J.P. FORM)

26 And your honour, I will suggest that as I have
27 found the assessment notice it be put in Exhibit 3,
28 along with the letter from the provincial assessor.

29 MR. BEST: Yes.

30 MR. CHRISTIE: That would help to clear some



1 things up?

2 MR. BEST: Yes.

3 (ASSESSMENT NOTICE, LETTER, MARKED AS PART OF
4 EXHIBIT NO.3)

5 --- See Ex. No. 3.

6 That is an assessment notice of Lot 5?

7 MR. CHRISTIE: I think against the whole group.

8 MR. BEST: \$3,650. for lot 5?

9 MR. CHRISTIE: Yes, \$3,650.

10 MR. BEST: Thank you.

11 MR. CHRISTIE: Q. Now, Mr. Hakoda, how many
12 rooms were there in this house? A. Six rooms,
13 sir.

14 Q. And, of what type of wood was it constructed?

15 A. What type of wood?

16 Q. What type of wood? A. Ship lap and ---

17 Q. Ship lap and what else?

18 A. And shingles.

19 Q. And shingles. I note that it was
20 purchased in 1923. How old a building was it at that
21 time? A. It was built by my father.

22 Q. The house was built in 1925. Is that right?

23 A. Yes; that is right.

24 Q. And constructed by your father?

25 A. Yes.

26 Q. I understand that this is a remote community?

27 A. Yes. It has to be reached by boat.

28 Q. It has to be reached by boat. Would it
29 be fair to say that because of its inaccessibility
30 the market for sale would be limited?



19

Y. Hakoda,
Cr.ex.

1 A. I suppose the business man would not have
2 any business there; just for the fishermen, that is
3 all.

4 Q. What is the nearest city or town to it of
5 any size?

6 A. The town is Ucuelet, about a mile off.

7 Q. How large a place is it?

8 A. It is about 500 population, I suppose.

9 Q. Pardon? A. 500.

10 Q. 500. A. That was before the war, and
11 since then the air-base was built there.

12 Q. I think all these houses were sold all
13 together to the government of Canada?

14 A. Yes.

15 Q. That is correct? A. Yes.

16 MR. CHRISTIE: I think perhaps at this stage
17 I might file the real property summary.

18 THE SUB-COMMISSIONER: Very well.

19 (REAL PROPERTY SUMMARY, MARKED EXHIBIT No.9)

20 MR. CHRISTIE: There is one note that:

21 " This property is one of the group consti-
22 tuting the ex-Japanese Fishing Village known
23 as Hakoda Bay. Owing to the inaccessible
24 position of the bay, at the entrance of
25 Ucluelet Inlet, Barkley Sound, all the proper-
26 ties remained vacant throughout the period of
27 our administration, except for the house occupied
28 by Custodian caretaker, due to whose presence
29
30



1 "the properties remained undamaged and made
2 possible the collective sale of all to the
3 Indian Affairs Branch of the Department of
4 Mines & $\frac{1}{2}$ Resources."

5 That is Exhibit 9.

6 Q. Now, with reference to the boat "Acme",
7 I think you told my friend that this boat was made by
8 a ship-building company on the terms of your father?

9 A. Yes.

10 Q. So that when you say "date purchased, in
11 1923" do you mean by that that is the time your
12 father ordered it to be built?

13 A. That is correct.

14 Q. That is correct? A. Yes.

15 Q. So the age of the boat would date from
16 1923 to the time it was sold?

17 A. That is correct.

18 Q. Did you ever have any offers for this
19 boat? A. One; while we were in Hastings Park.

20 Q. And, what was the offer and in what year
21 was it made? A. My father told me that he was
22 offered \$2,000.

23 Q. \$2,000; and who made the offer?

24 A. No, not \$2,000 - \$1,000.

25 Q. \$1,000.? A. He would not sell it
26 for less than \$1200.

27 Q. In what year was that?

28 A. That was in 1942.

29 Q. In 1942? A. Yes.

30



Y. Hakoda,
Cr.ex.

1 Q. That was the year that the boat was taken
2 over by the Navy? A. Yes.

3 Q. The same year?

4 A. Yes, sir.

5 MR. CHRISTIE: Perhaps at this time I might
6 file the appraisal value of the boat by John Gould,
7 dated August 1942.

8 (APPRAISAL VALUE OF CLAIMANT'S VESSEL? BY
9 JOHN GOULD, DATED AUG. 1942, MARKED EXHIBIT
10 NO. 10)

11 THE SUB-COMMISSIONER: At what does he value
12 it?

13 MR. CHRISTIE: The valuation is \$400., estimated
14 market value \$475.

15 Then, there is a summary taken from the
16 vessel's records which I wish to file as Exhibit 11.
17 It sets forth that the valuation of the custodian
18 is \$400 and that the J.F.V.D.C. valuation is \$805.

19 MR. BEST: That is a summary made by the
20 Custodian's department?

21 MR. CHRISTIE: Yes. It says: "Summary Taken
22 From Vessel's Records."

23 (SUMMARY, MARKED EXHIBIT NO.11.)

24 Q. With reference to the personal chattels,
25 what was the nature of these books, the Dominion
26 Educator? Have you read them?

27 A. Just some times.

28 Q. Well, what was the type of book?

29 A. It was ---

30 Q. Was it a type that you added an annual



1 supplement or was this Dominion Educator complete
2 in itself? A. It was a complete set.

3 Q. You did not keep adding annual books?

4 A. No; a set of 12 volumes.

5 Q. It was 10 years old, and you think that
6 \$50. is a fair valuation for books of that type?

7 A. I suppose it is.

8 Q. That is your own valuation?

9 A. Yes.

10 Q. You did not receive any outside help?

11 A. No, I did not.

12 Q. I suppose, too, that the market for
13 Japanese records would be very limited?

14 A. Among a Japanese community.

15 MR. CHRISTIE: I do not think I have any more
16 questions to ask, I think that is all, thank you.

17

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19

RE-EXAMINATION BY MR. BEST:

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Q. Just one question: About Hakoda Bay, you
told my friend ^{it} ^{an} is more or less isolated community; it
is a fishing community? A. Yes.

Q. And, is it considered a good fishing
area generally? A. It is not a fishing area;
it is a fishing base.

25

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Q. A fishing base? A. Yes, sir.

Q. And, are there any canneries in the
immediate vicinity? A. Yes.

29

30

Q. There are? A. Yes.

Q. Where? At Ucluelet? A. Yes.

Q. And I take it they have been there some time?



Y. Hakoda,
Re.ex.

1 A. They were built just before the war.

2 Q. So that the whole area there is considered
3 a fishing base? A. Yes.

4 MR. BEST: All right; thank you.
5

6
7 MR. CHRISTIE: Your Honour, it is submitted
8 that the real property was sold at its fair market
9 value. It is submitted that the fishing vessel,
10 gears and equipment were sold at their fair market
11 value.

12 It is submitted that the personal chattels
13 were sold by the Custodian at their fair market value.

14 There is one other document I think perhaps
15 I should put it; it is a report on Hakoda, and that
16 document contains some observations that there were
17 indians which were stealing some of the property.
18 I think that may account for some of the differences
19 in inventory. I think we should have it on record.
20 It will help my friend.

21 MR. BEST: It is the explanation.

22 MR. CHRISTIE: I read:

23 " I am informed by Constable Howell of
24 the local Provincial Police that when the
25 Japanese were boarding the 'Maquinna' enroute
26 to Vancouver a swarm of Indians from the
27 nearby Reserve descended on the settlement and
28 the constable had to engage a number of fisher-
29 men armed with clubs to chase them away.
30 This probably accounts for the shortage shown



1 "in the Schedule."

2 I will file that as Exhibit 12.

3 (REPORT OF H.G. HINTON, MAY 21, 1942,
4 MARKED EXHIBIT NO. 12)

5 And, the Claim on Real and Personal Property as
6 Exhibit No. 13.

7 That concludes the case for the defence, your
8 honour.

9 THE SUB-COMMISSIONER: Very well. You are
10 filing the claim?

11 MR. CHRISTIE: Yes.

12 (CLAIM ON REAL AND PERSONAL PROPERTY,
13 MARKED EXHIBIT NO. 13)

14 That is all, your honour.

15 THE SUB-COMMISSIONER: Thank you.

16 _____
(PROCEEDINGS ADJOURNED SINE DIE)

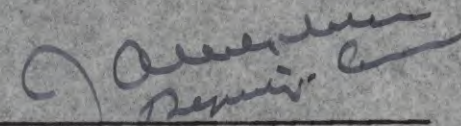
17
18 I hereby certify the foregoing to be a
19 true and accurate transcript of the
20 proceedings herein.

21 *A.G. Veitch*
22 "A.G. VEITCH"
23 Official Reporter.
24
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I, John A. McGibbon, Deputy Commissioner,
appointed to hear a Commission to investigate
claims of Japanese Canadians for property loss,
do certify the foregoing is a true copy of the
evidence heard on the within claim.



Deputy Commissioner

Base #1101 NOV 24 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

File # 56
Toronto

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

- (1) NAME HAKODA Yutaka (RCMP) Reg. No. 07156
(Print) Surname Given Name
Heir to late Naotsugu HAKODA. (R.C.M.P.) Reg. No. 12083
- (2) Pre-Evacuation Address P. O. Box 18, Ucluelet, B. C.
- (3) Present Address 117 John St., Toronto, Ontario.
- (4) REAL ESTATE
- (a) Street Address (if any) Ucluelet, British Columbia.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) Block Five (3),
of Lot Seven hundred and ninety-five (795), CLAYOQUOT DISTRICT,
Plan 2971.
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business _____
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe) _____
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole Owner.
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 100.00
(ii) Buildings - - - - - \$ 900.00
(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 1,000.00
(v) Amount at which Custodian sold property and credited your account - - \$ 536.60
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 463.30
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
Ucluelet, British Columbia.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
In our own house.
- (c) How stored or packed at time of evacuation Stored in the Attic.

(over)

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

Mrs. Wheaden, Caretaker, appointed by the Custodian.

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

1. 1 Oil Lamp	Estimated Value \$	2.50
2. 12 Kitchen Chairs (\$1.25 each)	Estimated Value \$	15.00
3. 2 Mattresses (Double sizes)	Estimated Value \$	15.00
4. 1 Box containing Glass and Tinware	Estimated Value \$	9.00
5. 2 Galvanized Pails (\$.70 each)	Estimated Value \$	1.40
6. 1 Bird Cage	Estimated Value \$	5.00
7. 2 Wing Pumps (\$9.50 each)	Estimated Value \$	19.00
8. 1 Box containing Recordings	Estimated Value \$	100.00
9. 1 Boat Anchor (35 lbs. Galvanized)	Estimated Value \$	25.00
10. 2 Boxes containing Pt. and Qt. Sealers	Estimated Value \$	2.50

TOTAL CLAIM FOR PROPERTY LOSS \$ ✓ 550.55 945.55 FAB

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. FAB

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ ✓ 550.55 1408.95 FAB

- (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)

of)

TO WIT:)

I,
of

Yutaka Hakoda
Toronto

of the city
in the County of York

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 19th day of November

A.D. 1947.

[Signature]
A Commissioner &c.

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

(e) Continued.

ITEMIZED DESCRIPTION OF PERSONAL
PROPERTY WHICH IS THE SUBJECT OF THE CLAIM:

11.	2	Tin Fishing Floats (\$5.00 each)	\$10.00
12.	1	Blind	.85
13.	1	Box containing Fishing Spoons & Plumbing Joints	10.00
14.	1	Roll Leaded Line	5.00
15.	4	Aluminum Pots (2 Large & 2 Small)	7.80
16.	1	Block & Tackle, large ($\frac{1}{2}$ Ton Chain Block)	75.00
17.	8	Glasses, coloured, in wire tray	1.75
18.	1	Storm Lamp	6.00
19.	2	Wash Basins (\$.50 each)	1.00
20.	8	Books in Volume - Dominion Educator	50.00
21.	1	Sledge Hammer	1.85
22.	4	Lengths $1\frac{1}{2}$ inch Galvanized Pipes	20.00
23.	1	Garden Hoe	1.30
24.	2	Axes	3.00
25.	1	Steam Pressure Hot-water Boiler	25.00
26.	1	Leaded Net	10.00
27.	1	Roof Jack	.45
28.	1	Box containing Fishing Lines	8.00
29.	2	Wooden Tubs (\$.50 each)	1.00
30.	1	Aluminum Tin containing Japanese eating utensils	5.00
31.	1	Air Pump, foot type	2.50
32.	1	Shrine Box	2.00
33.	1	Japanese Massage Outfit in Leatherette Case	50.00
34.	2	Wicker Mats (\$.50 each)	1.00
35.	1	Double Bed with Spring	10.00
36.	2	Sets Fishing Nets	20.00
37.	1	Garden Shovel	1.65
38.	1	Wood Stove with Pipes	12.50
39.	3	5 Gal. Oil Containers (\$4.50 each)	13.50

✓ 40 Fishing Vessel "Acme" Vic 1224 Estimated \$1200 sold by
Austodian \$805

395.00 ✓ FAB

NAKODA Yutaka

(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No.

1101-1.
OCT 6 1948

07156

Reg. No.

DATE OCT 6 1948

FILLED BY

R. A. Best

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

House

6

Frame

Residence

5 Acres

1923

June 26

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Fishing community

\$ 2,000.00 (65 acres of land-1923)

1940 - full basement put in - \$1,000.00

Land - \$ 100.00

\$ 500.00 - 4 rooms (1925)

1935 - 2 rooms added to house 500.00

Building - \$ 900.00

Comments re upkeep of premises:

House in good state of repair.

Comments re Appraiser's report not covered above:

Assessment 1946:

Land \$ 100.00

Improvements \$3550.00

\$3650.00

(includes 3 homes on property, none of which belong to the claimant.)

Summary

Original claim: Land \$100.00
Building 900.00
\$1000.00

Sold by Custodian \$ 549.75

Claim: \$ 450.25

The claimant's house was situated on Lot #3 of property in Nakoda Bay. The claimant's house was assessed for \$ 900.00. The claimant's land was lot #5. - All lots the same.

The claimant has based his claim on the assessed values of his property.

Y. Nakoda

Signature

EXHIBIT No. _____
DATE _____
FILED BY K.A. Christie

Alberni Assessment District -
Clayoquot Land Dist. Hakoda Bay Ucluelet Inlet.
Catalogue No. 519.
Block 5 D.L. 795
Known as House #1
Frame Building approx. 20' x 20'
4 Rooms and small leanto kitchen
Value \$200.00

"H. G. Winter"

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

Dec. 15/48

L. May *miw.*

DO NOT SEPARATE THESE FORMS.
PLEASE RETURN BOTH WITH YOUR REMITTANCE.
ORIGINAL WILL THEN BE RETURNED DULY RECEIPTED.

Owner's name and last-known address:
HAKODA NAETSUJI
C/O OFFICIAL CUSTODIAN
506 ROYAL BANK BLDG
VANCOUVER, B.C.

PLEASE RETURN THIS NOTICE WITH YOUR REMITTANCE
ASSESSMENT NOTICE, 1946
IMPROVED LAND

74686

C OF V
SEPT 4 1942

Folio No. 1101-3
441
C of T DATE Oct. 6/8
330 Acres more FILED BY
or less K.A. Christie

Take notice that you have been assessed as below:-

H R BURDON PROVINCIAL ASSESSOR ALBERNI B.C.

Description of Property:

BLOCK 5 SUB DIV OF
LOT 795 PLAN 2971

Date of Mailing Notice

ALBERNI
CLAYOQUOT

Assessment District
Land District

ASSESSED VALUE (GROSS)			EXEMPTION	Net Taxable Value	Rate, 1%
Land	Improvements	Total	Pre-emptions		
\$	\$	\$	\$	\$	\$ c.
100	3,550	3,650		3,650	36 50
Tax on Land upon which no School Tax is payable.				Rate, 1/5 of 1%	
SCHOOL DISTRICT		SCHOOL TAXES			
Ucluelet	Amount Requisitioned	Real Property	Personal Property	School Rate in Mills	On Personal Prop. On Real Property.
	3100	3,650		4.60	16 79
				Total Current Taxes - - - - -	53 29
Due Date, April 1st, 1946				Delinquent Date, June 30, 1946	
DELINQUENT TAXES					
LAND.....	1942	1943	1944	1945	73 00
			36.50	36.50	
LAND, 1/5 of 1%					
SCHOOL.....			17.74	5.62	23.36
Total of all Taxes Due...					149.65
"PAYMENTS" not completed					(Exclusive of Interest)

MAKE ALL REMITTANCES PAYABLE AT PAR TO
PROVINCIAL COLLECTOR AT ABOVE ADDRESS

I hereby certify the foregoing to
be a true excerpt from the original
Dec. 15/48 *[Signature]*

File # 1478
*Reg # 12083*Folio 441Houses situate on Land owned by Naetsuji Hakoda

		<u>Improvements</u>	<u>Land</u>	<u>School</u>	<u>Total</u>
M. Nasu	House No. 5	1,750	13.80	7.62	21.42
T. Oye	House No. 6	800	6.31	3.48	9.79
T. Watanabe	House No. 7	1,000	7.89	4.36	12.25
		3,550	28.00	15.46	43.46

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

Dec. 15/48

L. May
m.w.

EXHIBIT No. _____

DATE _____ Oct. 6/48

FILED BY _____ K.A. Christie

"Received Oct. 29, 1942."

G. D. Milsom, Esq.,
Administration Department,
506 Royal Bank Building,
Vancouver, B. C.

Alberni, B. C.

27th October, 1942.

Dear Sir,

Re: Naotsugu Hakoda.

I have for acknowledgement your letter of the 26th inst., requesting particulars concerning Improvements on Block 5 Sub. Div. of Lot 795 Plan 2971 Clayoquot District which is shown in our July Supplementary amounting to \$2800.

In reply would say that the Assessment in the name of Hakoda shows the net value of \$2800 after allowing credits of \$150 and \$600 in the names of Hakoda and T. Watanabe as they were previously assessed on Folios #441 and #444 respectively. The gross value of improvements on Block 5 amounts to \$3550. In this connection I would like to point out that Hakoda's house is not included in this Assessment - he is the owner of the land, namely Block 5 on which there are three houses owned by others and in accordance with the Taxation Act Hakoda is personally liable for the taxes on all improvements thereon.

As regards the house owned by N. Hakoda, I might say it is situate on Block 3 and the land is owned by M. Yoshihara. The assessed value of Hakoda's house on this property is \$900.

I trust the information given will be of some assistance to you in clarifying the situation.

Yours truly,

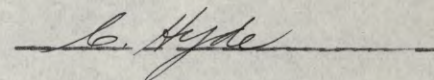
"W. Harry Boothroyd"

W. Harry Boothroyd,
Provincial Assessor.

RS/WA

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

December 15, 1948.



mw

EXHIBIT No. 1101 - 4DATE Oct. 6/48FILED BY KA. ChristieCERTIFICATE OF ENCUMBRANCELAND REGISTRY OFFICE*Y60r File 1478 or 1376.*Victoria B. C.10 a.m. minutes ~~xxxxxxx~~ o'clock 29th day of February, 1944

I HEREBY CERTIFY that the following is the state of the title to -----

Block 5 of Lot 795, Clayoquot District,
Plan 2971.*9519*

viz:

REGISTERED OWNER: Naotsugu HOKODA "Reg # 12183

Indefeasible Title 74686-I.

Vested in the Custodian of Enemy Property. See Certificate of Vesting
filed 4th September 1942 under D.F.50101.

REGISTERED CHARGES: None

APPLICATIONS FOR REGISTRATION: None

RECEIVING ORDER OR AUTHORIZED ASSIGNMENT UNDER THE BANKRUPTCY ACT:
None

ASSIGNMENT FOR BENEFIT OF CREDITORS: None

JUDGMENTS: None

MECHANICS' LIENS: None

"R. N. C. Hemberow"
Deputy Registrar."S E A L"

TO: The Custodian, Japanese Evacuation Section, Vancouver, B. C.

AD "CW" ?

I hereby certify that the foregoing words are a true copy of the
original whereof they purport to be a copy.
December 15, 1948.*m.w.*

07156

Reg. No.

HAKODA

Yutaka

PERSONAL PROPERTY

(Claimant's Name)

(Fishing Vessels, gear and equipment)

NETS:

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimated value at Evacuation
------	------	------	---------	-------------------	----------------	-------------------------------

EXHIBIT No. 1101 - 05
 DATE OCT 6 1948
 FILLED BY R. A. Best

VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom Left	Estimated Value
"Acme"	Victoria 1224	Troller	1923	New	\$2,200.00		Good	Navy	\$1,200.00

Improvements to Vessel since date of purchase:

Type	Date	Cost
------	------	------

1940 - Boat rebuilt with rebuilt engine installed

\$ 700.00 - labour and material

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation
Attachment for trolling gurdy	1936	New	\$150.00	Good	\$100.00

Arrangements made for storage when evacuated:

Additional Comments, if any:

Summary

Original claim	\$ 1,200.00
Sold by Custodian	<u>805.00</u>
	\$ 395.00

G. H. H. H.

Signature

HAKODA

Yutaka

(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1101-6

07156

Reg. No.

DATE OCT 6 1948

FILLED BY

R. A. Best

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
1. Box of recordings (200 records approximately)	1936-1941	New	\$225.00	Good	\$100.00
2. 1 Block & tackle (large $\frac{1}{2}$ ton chain block)	1940	"	80.00	"	75.00
3. 8 Books in volume - Dominion Educator	1932	"	60.00	"	50.00
4. 1 Japanese massage outfit in leatherette case	1935	"	75.00	"	50.00

The claimant is claiming on the chattels listed in column 3 of the analysis of Personal Property Claim valued at \$ 550.55.

Description of Storage of Goods:

The chattels were stored in the attic and nailed up. A list of chattels was given to the custodian's representative, D. H. Howell.

General Statement as to Chattels not Described above:Additional Comments, if any:

Our claimant never gave Mr. & Mrs. Wheaden authority to use:

- 1 only bed
- 2 only mattresses
- 1 only cover from kitchen floor

Summary

Estimated Value \$ 550.55

Sold by Custodian 51.25

Claim: \$ 499.30

H. H. Howell
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

Yutaka HAKODA, File 456, representing
NAME Naotsugu HAKODA, Deceased.

FILE No. 1478

REG. No. 12083

DATE		INVENTORY	DETAILS OF CLAIM		SALES	
DECLARATION		TAKEN BY			AUCTION	TENDER &c
	<u>Mar. 26/42</u>					
EVACUATION	<u>Sept. 24/42</u>	DATE				
In custody at New Westminster, B. C.:			1 Oil Lamp	2.50	.25	
			12 Kitchen chairs (@ \$1.25)	15.00	6.00	
			2 Mattresses (double size)	15.00		
1 Gas Boat, 16 H.P. "Vivian" heavy duty engine - \$1800.00.			1 Box containing glass and tinware	9.00	1.25	
			2 Galv. Pails (.70¢ ea.)	1.40	.75	
			1 Bird Cage	5.00		
Left at P. O. Box 18, Ucluelet, B. C.			2 Wing Pumps (\$9.50 ea.)	19.00	5.50	
			1 Box containing recordings	100.00	1.00	
Household Goods as per attached list "A".			1 Boat Anchor (35 lbs.)	25.00	1.00	
<i>(not attached)</i>			2 Boxes containing Pint & Quart Sealers	2.50	2.00	
Left at C.P.R. Wharf, Vancouver, B. C.			2 Tin Fishing Floats (@ \$5)	10.00		
			1 Blind	.85		
Household effects as per attached list "B".			1 Box containing Fishing Spoons & Plumbing Joints	10.00	.75	
			1 Roll Leaded Line	5.00	.75	
			4 Alum. Pots (2 large & 2 small)	7.80	.50	
			1 Block & Tackle, large (1/2 Ton Chain Block)	75.00	20.00	
			8 Glasses, coloured, in wire tray	1.75	1.25	
			1 Storm Lamp	6.00		
			2 Wash Basins (.50¢ ea.)	1.00	.50	
			8 Books in Volume - Dominion Educator	50.00	1.00	
			1 Sledge Hammer	1.85	.25	
			4 Lengths 1 1/2" Galv. Pipes	20.00		
			1 Garden Hoe	1.30) .25	
			2 Axes	3.00)	
			1 Steam pressure Hot-water Boiler	25.00	4.00	
			1 Leaded Net	10.00		
			1 Roof Jack	.45		
			1 Box containing Fishing Lines	8.00	1.25	
			2 Wooden Tubs (.50¢ ea.)	1.00		
			1 Alum. Tin containing Jap. eating utensils	5.00	.25	
			1 Air Pump, foot type	2.50	.25	
			1 Shrine Box	2.00	.25	
			1 Japanese Massage Outfit in Leatherette Case	50.00		
			2 Wicker Mats (.50¢ ea.)	1.00		
			1 Double Bed with Spring	10.00		
			2 Sets Fishing Nets	20.00	.50	
			1 Garden Shovel	1.65		
			1 Wood Stove with Pipes	12.50	.25	
			3 5-gal. Oil Containers (\$4.50 each)	13.50	.25	
			Fishing Vessel "Acme"	1200.00		805.00
			Total (gross):	\$1750.55		\$805.00
Vancouver, B. C., Aug. 16/48.			Ack. Custodian Credit:	805.00		109.31
RGB/P.			Amt. of Pers. Prop. Claim	\$ 945.55		\$695.69
			Summary of Auction Sale:			
			15' Rubber Hose		1.25	
			Gross proceeds Auction Sale:		\$51.25	
			Less charges:		12.22	
			Net proceeds Auction Sale:		\$39.03	

FILE No. 1478

EXHIBIT No. _____

CASE No. _____

REG. No. 12083EXHIBIT No. 1101-7 VENUE Toronto.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	DATE <u>OCT 6 1948</u> FILLED BY <u>R. A. Bork</u>	REMARKS
AUCTION	TENDER &c								

.25
6.00

✓

Used & discarded by Cust. Cantaker.

1.25
.75

✓

5.50

1.00

1.00

2.00

✓

✓

.75

.75

.50

20.00

1.25

.50

1.00

.25

.25

4.00

1.25

.25

.25

.25

.50

.25

.25

Stolen prior to auc. Sale (see 9/6/45)

.50

.25

.25

805.00

\$805.00 Gross proceeds Tender Sales
109.31 Less charges

\$695.69 Net proceeds Tender Sales

1.25

\$51.25

12.22

\$39.03

OFFICE OF THE CUSTODIAN

EXHIBIT No.

Oct. 6/48

DATE

FILED BY

K.A.Christie

JAPANESE SECTION

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: HAKODA, NaotsuguHOME ADDRESS: P.O. Box 18, Ucluelet, B.C.REGISTRATION NUMBER 12083 SEX: M AGE: 52OCCUPATION: Fisherman

(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: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: YEki "1491"ADDRESS OF WIFE OR HUSBAND: P.O. Box 18, Ucluelet, B.C.NAMES OF ANY LIVING CHILDREN: Chiyoko (F), Mary (F)ADDRESS OF CHILDREN: Ucluelet, B.C.AGE OF CHILDREN: 15, 12.

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

1. LOCATION AND DESCRIPTION: Ucluelet, B.C. Block 5, Lot 795 Claquot District.Plan 2971. About 5 $\frac{1}{2}$ acres.2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room wooden frame bungalow.Ucluelet, B.C.

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

None4. TAXES (Amount and where payable) \$7.50 p.a. paid up to / on 23rd of March, 1942.
Port Alberni, B.C.

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

None6. OCCUPANCY AND LEASES (If vacant so state) Vacant at present but a deed has been
notaried authorizing Mr. Ronald Matterson, to act as land lord and agent.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession

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

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

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

4. STATE WHEREABOUTS OF LEASE: None

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

In custody at New Westminster 1 Gas Boat, 16 H.P. "Vivian" heavy duty engine, 34' x 8' - \$1,800.

Left @ P.O. Box 18, Ucluelet, B.C. Household Goods as per attached list "A".

Left at C.P.R. wharf, Vancouver, B.C. Household effects as per attached List "B".

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

FORM "JP"

4. INSURANCE

5. MORTGAGES

OTHER

6. MONEY

7. BONDS,
1 \$50
2 \$10

7 \$100
Hamanis

8. BANK ACCOUNTS

9. LIFE INSURANCE

10. INTEREST

11. SAFETY

LIABILITIES

1. PERSONAL

2. TRADE

I, the undersigned, certify that the above is a true and correct statement of the assets, liabilities, and net worth of the person named above, as of the date of the filing of this statement.

I certify that the above is a true and correct statement of the assets, liabilities, and net worth of the person named above, as of the date of the filing of this statement.

Dated this

"Geo."

FOR DEPARTMENT

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
1 \$50 Victory Bond 1941, #H274273.
2 \$10 War Saving Certificates #B568235 and B1586532) in owner's possession.

7 \$100 shares in Ucluelet, B.C. Fishing Company - In the custody of Secretary
Hamanishi Katsuji, Ucluelet, B.C.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

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 26th day of March 1942.

(Signature) "N. Hakoda"

"Geo. F. Arab"

Witness

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

FOR DEPARTMENTAL USE

December 15, 1948.

[Signature]
mw

Oct. 6/48

DATE

FILED BY

K.A.Christie

REAL PROPERTY SUMMARY

Cat. No. 519

File No. 1478

Name: Noatsugu HAKODA, Deceased (Sept. 14/45).

Reg. No. 12083.

Address: Hakoda Bay, Ucluelet, B. C.

Legal Description: Block 5 of Lot 795, Clayoquot District, Plan 2971.

Classification: 3 Dwellings.

Registered in the name of: N. HAKODA

State of Title (No. 74686-I): Clear

Sold to: HIS MAJESTY THE KING, IN THE RIGHT OF THE DOMINION OF CANADA.

For: One of 11 properties (Cat. 517-527) sold collectively for \$4,750.00, this account's proportionate share being \$389.65.

As at: June 1st, 1946.

Title (No. 162245-I) delivered to new Registered Owner on: September 30th, 1946.

Net proceeds (\$536.60) released to credit of Noatsugu HAKODA Estate as per statement in our covering letter of December 31st, 1946.

Chattels: Not involved.

Insurance: Transferred to Purchaser (May 11/46).

Administration: This property is one of the group constituting the ex Japanese Fishing Village known as Hakoda Bay. Owing to the inaccessible position of the bay, at the entrance of Ucluelet Inlet, Barkley Sound, all the properties remained vacant throughout the period of our administration, except for the house occupied by Custodian caretaker, due to whose presence the properties remained undamaged and made possible the collective sale of all to the Indian Affairs Branch of the Department of Mines & Resources. For complete statement of the distribution of total proceeds of this sale see statement in Property Section of this file.

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

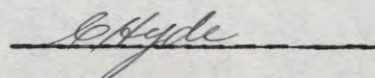
31st December, 1946.

"R. G. Bell"

RGB/P.

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

December 15, 1948.



mw

JOHN GOULD
Marine Surveyor and Appraiser
VANCOUVER, B. C.

No.59A.

"Acme"

S U R V E Y R E P O R T

To whom it may concern:

Name:	"Acme".		
Official No.	1224 Vic.	Type	Troller.
Owner	Naotsugu Hakoda.		
Dimensions	L. 34 ft. B. 8 ft. D. 3.6 ft.		
Engines	Gasoline.	Vivian.	
Horsepower	16 B.H.P.		
Fuel	Gasoline		
Tank Capacity	90 Gallons.		
Pumps	In engine room, and on deck.		
Lighting	Electric.	Drive	Off main engine.
Anchors	None.		
Chains	None.	Rope	None.
Compass	None		
Stoves	1 Stove		
Fire Extinguishers	None.		
Valuation	Four Hundred (\$400.00) dollars.		
Estimated Market Value	Four Hundred seventy five (\$475.00) dollars.		

August 1942.

Vancouver, B. C.

"S E A L"

"John Gould"
Marine Surveyor

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

December 15, 1948.

mid. *[Signature]*

DATE Oct. 6/48

FILED BY K.A.Christie

SUMMARY TAKEN FROM VESSELS RECORDS

Date: August 25, 1944

Name: HAKODA, Maotsugu Reg. No. 12083 File : 1478

Boat File No.: Custodian 1478

Name of Vessel: "Acme" 34' x 8' x 3.5' (1922) Vivian 16 HP (1931)
"N.H. 3101"

Lic. or Reg. No.: Victoria 1224

Naval No.: None

Owner's Valuation: \$1,800.00

JFVDC Valuation: 805.00 Survey #298 NW

Custodian Valuation: 400.00

Date of Sale: September 29, 1942

Purchaser: Josif Loncarich

Signature on Sales Papers: Custodian

Selling Price: \$805.00

Paid to Custodian: 805.00

Supervision Costs: 109.31

Balance due Owner: 695.69

Paid to: Cr. Account of Maotsugu HAKODA

Location of Boat at Sale: Coal Harbour (es New Westminster)

Claims Against Canadian Govt.:

Claim #411 - \$41.50 - Josif Loncarich \$41.50 (Unpaid) "pd 31/4/45" ?

Additional Information:

"F. Matheson"

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

December 15, 1948.

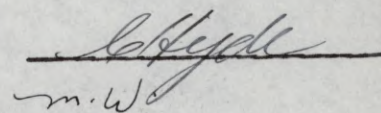

m.w.

EXHIBIT No. Oct. 6/48

DATE.....
FILED BY K. A. Christie

1478

HOWARD SMITH
GENOA BOND

"Work gang

REPORT ON NAOTSUGU HAKODA

Hastings Park"

REGISTRATION No. 12083

21st May 1942.

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

Attention Mr. C. L. Drewry

Dear Sir:

re: Naotsugu Hakada. Registration No. 12083.
My File No. 29.

In accordance with your instructions I have investigated and taken control of the property recorded on the above man's registration form.

Real Property:

"Ucluelet, B. C., Block 5, Lot 795,
Clayoquot District, Plan 2971, about 5½ acres.
5 room wooden frame bungalow,
Ucluelet, B. C."

Personal Property:

"Left at P. O. Box 18, Ucluelet, B. C.,
household goods as per attached List A."

In connection therewith I have to report as follows:

Location:

This property is located at Hakoda Bay about three miles from the public dock at Ucluelet on the other side of the Inlet close to the entrance, and is accessible only by boat. This is a small Japanese settlement of eleven houses on the waterfront.

Land and Buildings:

The declarant is the owner of 5.30 acres, the legal description being Block 5 of Lot 795, Clayoquot District, Plan 2971.

The assessed values are:	Land	\$ 100.00
	Improvements	\$ 150.00

Taxes for 1942 are paid.

Land and Buildings: (continued)

The building is a wooden bungalow of five rooms with Jap bath and outside privy. Water is piped to the kitchen and the Jap bath. The house is built on timber uprights.

The estimated value of the house is \$300.00.

Lot 795 is approximately sixty acres of which about five have been cleared back of the settlement. The boundary on the water side embraces nearly the whole Bay which is very beautiful. The beach is of shingle and free from rocks. Across the Inlet at Spring Cove the Air Force maintains a sound detection station.

I have not been able to ascertain the boundaries of the various Blocks. The Japanese apparently considered the ownership of Lot 795 as a community ownership. The waterfront Blocks would, of course, be more valuable, but whether this value would accrue to the benefit of the respective owners I cannot say.

The amount shown as estimated realizable value is based on the supposition that would-be purchasers are fishermen.

Personal Property:

Appended hereto is an inventory of the contents of the house which records some differences between the contents as taken by me and declared by the owner. The approximate realizable value of my inventory is \$10.00.

I am informed by Constable Howell of the local Provincial Police that when the Japanese were boarding the "Maquinna" en route to Vancouver a swarm of Indians from the nearby Reserve descended on the settlement and the constable had to engage a number of fishermen armed with clubs to chase them away. This probably accounts for the shortages shown in the Schedule.

Insurance:

No insurance is carried.

Liabilities:

None are recorded.

-3-

Recommendations:

As this is an isolated spot I recommend that endeavours be made to get white fishermen to take up residence here. This would afford protection to the properties and bring revenue to the owners. It is adjacent to the fishing grounds. I have enquiries locally with a view to getting someone to act as caretaker and take one of the better houses rent free, but was not able to contact anyone. I have requested Mr. Ronald Matterson- -the agent appointed by the Japanese- -to continue looking for someone, and I have seen the Commanding Officer of the Air Base, who is giving instructions to the men on the guard boat which anchors off the Bay, to keep a watchful eye on the place. Constable Howell is also advised to keep it in mind.

I further recommend that if no one can be secured to act as caretaker and if the land is not sold, that the personal effects be removed to a place of safety. With the summer coming on and the danger of fire from visits of curious and careless people, there is a possibility of the settlement being wiped out. No insurance would seem possible under present conditions.

Yours faithfully,

"H. G. Hinton"

HGH:LMS

Enclosure:

NAOTSUGU HAKODA

CONTENTS INVENTORIED BY H. G. HINTON

- As Shown on Registration Form -

3 only Kitchen chairs
2 sets Net
1 Table lamp *missing*
1 Shovel
2 Wing pumps *missing*
5 pcs. short Pipes *44*
2 ordinary Basins *missing*
1 Wood stove with pipe
2 sets Beds
2 Mattresses
1 Dining table
3 5-gal. Oil containers
2 Aluminum pots

- Not Shown on Registration Form -

Linoleum on floors in 2 rooms

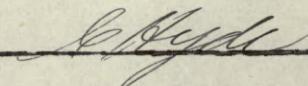
ARTICLES DECLARED BUT NOT ON PREMISES

*Since found
except pails*

6 only Kitchen chairs
1 only Baby chair
2 boxes School books
1 pc. Lead line, 10 fthm.
1 Gas lantern
1 Chain block
1 Double block
1 Single block
2 Sledge hammers
1 Axe (three lbs.)
2 Wedges
1 Hoe
1 Tin box tools
30 fthm. 3/8" rope
1 Air tank
2 Candy jars
1 Baby carriage
1 Float
1 Copper basing with two resters
2 Aluminum pails
1 Rice bowl
6 Trolling spoons
2 Table lamps
40' 1" galv. pipe leading to well
1 Mattress

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

Dec. 15, 1948.

m w. 

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Yutaka HAKODA, Reg. No. 07156, representing
Naotsugu HAKODA, Reg. No. 12083 (Deceased, 14/9/45).

EXHIBIT No. 1101 - 13
DATE Oct 6 1948
FILED BY K.A.Christie
File 456
File 1478

Amount	On	Jap.Valuation	Ass. Value	Appr. Value	Sold for	Remarks
(1) \$ 100.00	Parcel of Land (5.3 acres m/1) at Hakoda Bay, Ucluelet Inlet.	\$ 100.00	\$ 100.00	-	Y)) \$389.65	(1) Claimant's property (Cust. Cat. No. 519 - Block 5 of Lot 795, Clayoquot District, Plan 2971) was one of eleven parcels of land, each of approximately 5 acres, which constituted the Japanese fishing village of Hakoda Bay, on the West Coast of Vancouver Island.
(2) \$ 900.00	Building on above land	\$ 900.00	\$ 900.00	\$200.00)	
\$1,000.00	Gross Real Property total					
536.60	Acknowledged Custodian Credit					
\$ 463.40	Amount of Real Property Claim					
(3) \$1,200.00	Fishing Vessel "Acme"	\$1,200.00	-	JFVDC \$805.00 Cust. \$400.00	\$805.00	(2) This Dwelling, a 5-room Bungalow, in common with all other buildings on above eleven parcels of land, was erected without regard to boundary lines, being assessed to Naotsugu HAKODA as on another lot.
\$ 805.00	Acknowledged Custodian Credit					
\$ 395.00	Amount of Claim on Fishing Vessel					
(4) \$ 550.55	Chattels as listed in Claim	\$ 550.55	-	-	\$ 51.25	Due to the inaccessible position of Hakoda Bay (access to Ucluelet, 3 miles away, being by private boat), these properties proved exceptionally difficult to sell and no purchaser was found until the Indian Affairs branch of the Department of Mines and Resources became interested, negotiations culminating in a sale at the maximum lump sum price they were prepared to pay (\$4,750.00). Distribution of proceeds of sale was effected on the basis of assessed values (on which owners had been paying their taxes). This Estate's proportionate share was \$389.65, as per letter of Dec. 31/46 to Official Administrator.
\$ 550.55	Amount of Claim on Chattels					
\$ 945.55	Amount of Personal Property Claim					
\$1,408.95	Total amount of Claim					(3) The fishing vessel "Acme", a salmon troller, 34' x 8' x 3.5' is shown as built in 1922, her 16 H.P. Vivian motor as installed in 1931. Surveyor to JFVDC placed a value of \$805.00 on the vessel; Custodian's surveyor later valued her at \$400.00/\$475.00. She was sold for \$805.00.

(4) Recapitulation of personal property claim, as per attached analysis, shows:

Claim	Disposition
\$ 407.35	Sold by Auction for \$50.00.
\$1,200.00	Sold by Tender for \$805.00.
\$ 15.00	Abandoned.
\$ 128.20	Not accounted for, theft &c "RGB"
\$1,750.55	Gross Total (Net: \$945.55).

Vancouver, B.C., Aug. 16/48.

RGB/P.

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

Dec.15-48

[Signature]
M. n.