

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
2000	100.00 12.50									112.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION									112.50	



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CASE NO: 1124

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 14, 1948.

IN THE MATTER OF THE CLAIM OF

THOMAS HATANAKA

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 M. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,
October 14, 1948.

IN THE MATTER OF THE CLAIM OF
THOMAS HATANAKA

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

_____ Secretary.

G.N.R. UPTON, ESQ. Official Interpreter

J. B. MCGREGOR, ESQ. Official Reporter.



T. Hatanaka,
In chf.

1
2 THOMAS HATANAKA, the claimant herein, being
3 first duly sworn, testified as
4 follows:

5 DIRECT EXAMINATION BY MR. BEST:

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

7 Q. And was that document prepared upon your
8 instructions? A. Yes.

9 (REAL ESTATE OTHER THAN FARMLAND FORM,
10 MARKED EXHIBIT NO. 1)

11 Q. I understand that before the evacuation you
12 lived at 655 Cordova Street East, Vancouver, is that
13 correct? A. Yes.

14 Q. Was that your home? A. Not prior to the
15 evacuation. I was on 5th. Avenue.

16 Q. In any event, prior to the evacuation, you
17 were the registered owner of 655 East Cordova Street,
18 Vancouver? A. Yes.

19 Q. Now, according to your claim that is an 8
20 roomed house, 2½ storeys; is that correct? A. Yes.

21 Q. Your father purchased it back in 1941 and
22 subsequently conveyed it to you? A. Yes.

23 Q. There is a long list of repairs that the
24 claimant says he has done to this house. I am not
25 sure there is any need of reviewing them.

26 Do you remember of your own knowledge, when it
27 was actually conveyed from your father to yourself?

28 A. About 1941, I guess it was.

29 Q. Just shortly before the war? A. Yes.

30 Q. Have you any personal knowledge of these
various repairs that you claim were done? For



T. Hatanaka,
In chf.

1
2 instance take the porch erected in 1937, do you know
3 anything about that?

4 A. We were living in the house at the time.

5 Q. When did you move out of the house?

6 A. About 1940 or 1941.

7 Q. So all these repairs, up to the one done
8 by the Custodian, were done while you were a resident
9 in the house? A. That is correct.

10 Q. When was this furnace installed as a saw-
11 dust burner -- it was installed in 1939?

12 A. That is right.

13 Q. Now, according to this claim you or your
14 father it would be, if he didn't convey it to you,
15 until 1941 --

16 MR. CHRISTIE: Suppose we look at the certificate
17 of encumbrance. Your honour, I tender as Exhibit 2,
18 Certificate of Encumbrance.

19 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT 2)

20 Q. Now, apparently your father received an
21 offer for this house from Mr. Z. Tanaka, for \$3500.
22 Do you know anything about that personally?

23 Q. Yes, he tried to purchase our house and
24 afterwards bought the house next door.

25 Q. You would know him rather well if he lived
26 next door to you? A. Yes.

27 Q. You know as a fact he did offer your
28 father \$3500. for this house in 1935? A. Yes.

29 Q. Do you know what he paid for the house
30 next door?



T. Hatanaka,
In chf.

1 A. I am not certain, but I think about \$3000.
2 These people just about rebuilt the house next door.

3 Q. You mean Tanaka? A. Yes.

4 Q. At the time of the purchase of the house
5 next door in 1935, how did it compare with your father's
6 house? A. Our house was in away better condition.

7 THE SUB-COMMISSIONER: How did they compare
8 in size? A. The same size.

9 Q. The other house was an 8-roomed house too?

10 A. Yes, almost identical construction.

11 Q. Do you know whether or not the houses were
12 built at the same time? A. I think about the
13 same time.

14 Q. By the way, do you know how old this house
15 was? A. No, I have no idea.

16 Q. Has the witness sworn generally to the truth
17 of the statements in the application form?

18 MR. BEST: Perhaps I didn't put that question
19 to him in so many words. He acknowledged it was his
20 signature on the form, and the form had been prepared
21 upon his instructions.

22 You swore, did you, Mr. Hatanaka, to the
23 contents of this form which you say was prepared upon
24 your instructions? Are they true?

25 A. They are true.

26 MR. CHRISTIE: I tender as Exhibit 3, the
27 appraisal of Loewen and Harvey, Limited.

28 (APPRAISAL OF LOEWEN & HARVEY LIMITED, MARKED
29 EXHIBIT NO. 3.)
30



T. Hatanaka,
In chf.

1
2 MR. BEST: Now, this appraisal was made on
3 August 22nd, 1943, and there is just one question I
4 think I want to ask you about it, and that is the
5 reference to the furnace, the hot-air furnace. You
6 say the furnace was installed as a sawdust burner --
7 does that mean the furnace is interchangeable and can
8 be used to burn sawdust or coal?

9 A. Yes, you just have to put a grate in, that
10 is all.

11 Q. You can burn either coal or wood?

12 A. To burn coal you have to remove the sawdust
13 burner and install a grate. By the way, sawdust
14 burners are quite a common thing in Vancouver.

15 MR. CHRISTIE: I tender as Exhibit 4 the
16 Tax Statement for 1943, and it shows on the Tax
17 Statement the value of the assessment.

18 MR. BEST: I believe it is \$1575. That is
19 the assessed value of the premises. Do you recall
20 whether or not that was the assessment?

21 A. That was the assessment.

22 CROSS-EXAMINATION BY MR. CHRISTIE:

23 Q. I produce here a J.P. Form, dated 28th of
24 March, 1942. Is that your signature?

25 A. That is right.

26 (J.P. FORM MARKED EXHIBIT NO. 5)

27 Q. When you purchased this house in 1921, would
28 you care to estimate the age of the house when it
29 was bought? A. No, I have no idea how old the house
30



T. Hatanaka,
In chf.

1 was.

2
3 Q. Would it be more than ten years?

4 A. I couldn't say.

5 Q. And what type of lumber was this house con-
6 structed of? A. Fir.

7 Q. Now, it says in the appraisal report that
8 the metal eaves are poor; what do you say about that?

9 A. As far as I know they are all right.

10 Q. The attic wasn't finished, was it?

11 A. Well, I was living in the attic. I don't
12 know what the other people did to it.

13 Q. It states in the appraisal report that the
14 attic was unfinished; what do you say about that?

15 A. Well, it was a room up in the attic; one
16 room was finished.

17 Q. You were living there? A. Yes.

18 Q. Now, in regard to the improvements here;
19 I notice you say the front porch was painted in 1928
20 at a cost of \$125. Now, that seems to me a very
21 large amount for painting just the porch of a house
22 in 1928. What do you mean by that?

23 A. Well, it needed repairs and then we
24 painted the porch.

25 Q. In 1927 you had the front porch repaired
26 at a cost of \$100. so I take it the repairs were
27 done for the time being, and then in 1928 it is
28 \$125. just to paint the front porch. I would think
29 that in 1928 you could get more than the whole house
30



T. Hatanaka,
In chf.

1
2 painted for that. Is there any explanation you want
3 to give the Commission? A. It was painted a
4 couple of times, the whole house.

5 Q. You think that is an error there, do you?

6 A. Yes.

7 Q. I produce here a picture; is that a photo
8 of the house in question? A. That is right.

9 Q. That isn't a very big front porch. \$125. to
10 paint that front porch would be a pretty big amount?

11 A. Yes.

12 (PHOTOGRAPH OF CLAIMANT'S HOUSE, MARKED
13 EXHIBIT NO. 6).

14 Q. I think that is all, thank you.

15 MR. BEST: Your explanation of the item is that
16 you think this was either copied down wrong or, you may
17 have made an error when you said only the front porch
18 was painted, and you meant the whole house?

19 A. Yes.

20 Q. Incidentall that is 20 years ago? A. I was
21 at home with my parents when I marked it down, and I
22 made an error there.

23 MR. CHRISTIE: Your honour, it is submitted the
24 real property was sold at its~~s~~ fair market value;
25 and I wish to make certain filings of documents.

26 (REAL PROPERTY SUMMARY, MARKED EXHIBIT 7).

27 (TENDER OF S. ARBORAK, MARKED EXHIBIT NO. 8).

28 MR. BEST: I wonder if I could see that tender,
29 please. I really just wanted to establish the date
30 of the tender. I notice it is July 19th, 1943, and

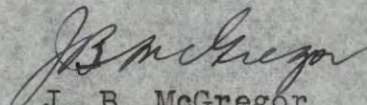


T. Hatanaka,
In chf.


1 the appraisal made by Loewen & Harvey is a month
2 later, August 22nd, 1943, the tender being for \$2000.
3 and the appraisal \$1400.
4

5 (PROCEEDINGS ADJOURNED SINE DIE)

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

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

12 I, M. A. Miller, Deputy Commissioner,
13 appointed to hear a Commission to in-
14 vestigate claims of Japanese-Canadians
15 for property loss, do certify the
16 foregoing is a true copy of the
17 evidence heard on the within claim.

18 
19 M. A. Miller,
20 Deputy-Commissioner.
21
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NOV 29 1947

claim no. 1124

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

[Signature]

1550 Toronto

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

- (1) NAME HATANAKA THOS MASAYOSHI (RCMP) Reg. No. 07070
(Print) Surname Given Name
- (2) Pre-Evacuation Address 43 E 5th Ave
- (3) Present Address 161 Spadina St. Toronto 2, Ont.
- (4) REAL ESTATE
 - (a) Street Address (if any) 655 E. Cordova St. Vancouver B.C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.) _____
_____ *Best*
 - (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 - - - - - \$ _____
 - (ii) Buildings - - - - - \$ _____
 - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
 - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ \$24,000.00
 - (v) Amount at which Custodian sold property and credited your account - - - \$ \$20,000.00
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2,000.00
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation _____
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____
 - (c) How stored or packed at time of evacuation _____

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 2000.00)

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) *Toronto*

(b) Do you require the services of an interpreter at the hearing? Yes or no *No*

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

DOMINION OF CANADA }
of }
TO WIT: }

I, *Thomas Masayoshi Hatanaka* of the *City*
of *Toronto* in the *Province of Ontario*

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the *City*)
of *Toronto*)
in the *County of York*)
this *22nd* day of *May*)
A.D. 1947. *R.A. Best* }

T. Hatanaka
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.

HATANAKA, Thos. Masayoshi
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1184-1
DATE OCT 14 1948
FILED BY R. A. Best

07070
Reg. No.

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

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

House
2½ Storey

8

Frame

Residence

25 x 122

1921

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

\$3,000.00

1924 - back fence repaired
and landscaping \$100.00
1927 - front porch repaired \$100.00
1928 - front porch painted \$125.00
1930 - basement floor built \$100.00
1935 - bath built in basement \$100.00
1936 - roof reshingled,
roof and house painted
general repair \$300.00
1937 - back porch erected \$150.00
1938 - plastering and
wall papering \$100.00
1939 - new furnace installed \$150.00
1942 - (by Custodian - deducted
from rent) *Bath.* \$ 63.00

Comments re upkeep of premises:

House was in good condition when
Claimant left. House rented at \$25.00
just prior to evacuation.

Comments re Appraiser's report not covered above:

1. Furnace was installed as a
sawdust burner.
2. Claimant feels appraisal valuation
is much too low.

SUMMARY:

Estimated value	\$4,000.00
Sold by Custodian	\$2,000.00
Claim	\$2,000.00

offer for house received by claimant from Mr. Z. Tanaka
for \$3,500.00 in 1935.

J. Hatanaka
Signature

1124 - 2

REGISTERED NO. _____

DATE Oct 14 1948

FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

The Department
of the Province of
British Columbia.

LAND REGISTRY OFFICE

File 1550
No.

VANCOUVER, B.C.

..... minutes 1 P.M. o'clock 22nd day of December 1942

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

City of Vancouver,
Lot 21,
Block 52,
District Lot 196,
Group 1, New Westminster District,
Plan 196.

Registered Owner. Masayoshi Hatanaka
43 East 5th Ave.
Vested in the Custodian filing 35446.
Volume 1048, Folio 70871 L. Indef.

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

To:- Custodian's Office.

"W.C.Brown"
Registrar

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

January 4th 1949

C. M. Sealy

1124 - 3

EXHIBIT No. Oct 14 1948

DATE

FILED K.A. Christie

LOEWEN & HARVEY LIMITED

751 Dunsmuir Street,
VANCOUVER, B. C.

November 17th 1944.

The Department of The Secretary of State,
Office of the Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue 69, 655 East Cordova Street,
Lot 21, Block 52, District Lot 196.

This property is 25 x 122 feet on the North side of Cordova Street, between Princess and Heatley Avenues. The lot is filled in to street level from the foundation in front to the street, and is level with the 20 foot lane at the back of the house.

On this is a 2½ storey frame house with full basement. The exterior is narrow siding and paint in fair condition. There is a shingle roof, not in bad shape, but metal eaves are poor. The foundation is a stone wall, but the basement floor is of wood planks. There is a hot air furnace, coal and wood, in fair repair. An old sheet metal garage, of no value is at the lane.

The first floor contains entrance hall, living room with sliding doors to dining room, kitchen finished in "V" joint to four (4) feet, on the walls and separate pantry with old sink and poor wooden drain board. On the second (2) floor are three (3) bedrooms, with bathroom and toilet separate. There is full standard plumbing. The attic is unfinished, being floored only and a partition of "V" joint dividing it into two (2) sections.

There is only one (1) single flu chimney built to the ground. Plaster is sound but decoration poor.

In my opinion a fair valuation is \$1400.00 as at the date of inspection August 22nd, 1943.

Yours faithfully,

Loewen and Harvey, Limited.

"A. Rout Harvey"

Director.

ARH/F

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

January 4th 1948

f.m. on seal

IMPORTANT

Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

1943

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on \$	Taxes Levied
19.732 Mills General Purposes	\$ 4,170,227.41
15.219 " Interest and Installments	3,216,282.81
17.129 " Schools	3,619,975.68
52.080 " Gross	\$11,006,485.90

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER
 All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."
 All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

JUL-6-43

02868

L (1) -

51.25

PAID

EXHIBIT No. *11-4-4*

DATE *000 2 1 1943*

Notice Mailed

to B. H. S. Co.

**CITY OF VANCOUVER
 TAX STATEMENT, 1943**

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1943

Land	\$111,204,915
Improvements	100,133,140
Total Value for Taxation	\$211,338,055

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS			CURRENT GENERAL TAXES 1943	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY	Nett amount if paid on or before JULY 3rd, 1943	
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED						
			CAPITAL SUM	INSTALMENTS DUE	1940 & PRIOR	1941	1942				
950	550	1025						53 38Δ	53 38★	2 13	51 25★Δ
PAYMENT ON A/C APPLIED											92.35

REBATE ON CURRENT GENERAL TAXES:
 4% if paid on or before 3rd July, 1943.
 3% if paid on or before 3rd August, 1943.
 2% if paid on or before 3rd September, 1943.
 1% if paid on or before 4th October, 1943.

**POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.
 SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.**

Consolidated Arrears carry interest at 5% per annum.
 Other Arrears carry interest at 6% per annum.
 If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
 City Treasurer and Collector of Taxes.

1550
H07070

Masayoshi Hatanaka,
 % The Custodian of Enemy Property.
 B1281

B1281 LOT. 21
 BLK. 52 *655 E. Cordova St.*
 D.L. 196

ROLL No. Description of Property
 NOTE.—Is your property correctly described?

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

DATE: Oct 14 1948

FILED BY

K. A. Christie

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

PERSONAL INFORMATION

NAME: HATANAKA Thomas MasayoshiHOME ADDRESS: 43 - E. 5th Avenue, Vancouver, B. C.REGISTRATION NUMBER 07070 SEX: Male AGE: 25OCCUPATION: Sawmill hand

(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: Robertson & Hackett Ltd, Vancouver, B. C.MARRIED? SingleNAME OF WIFE OR HUSBAND: ---ADDRESS OF WIFE OR HUSBAND: ---NAMES OF ANY LIVING CHILDREN: ---ADDRESS OF CHILDREN: ---AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Two storey, frame, shingle roofed dwelling situate and being 655 East Cordova Street, Vancouver, B. C. Certificate of Title No. 70871L

This property is in the hands of Pemberton's, 418 Howe Street, Vancouver., for administration.

2. BUILDINGS AND OTHER IMPROVEMENTS: See clause 1.

3. INSURANCE (Give particulars; state where policies are) \$1000 with Ohio Farmers Insee Co., Le Roy, Ohio. Agent: Blane, Fullerton & White Ltd. Vancouver. Premium paid to October 7th 1943. Policy in owners possession. Insured in name of Shuzo Hatanaka

4. TAXES (Amount and where payable) Payable at City Hall, Vancouver. Not in arrears

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by Mr Aihoshi

4. INSURAN

5. MORTGAC

OTHE

6. MONEYS

7. BONDS, D

8. BANK AC

9. LIFE INS

premium

10. INTEREST

11. SAFETY I

LIABILITIES:

1. PERSONA

2. TRADE DI

I, the under
ected area as s
tures, bonds or

I certify th
every descriptio
and indirect.

Dated this

FOR DEPART

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, Court House
Vancouver, B.C.

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

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 43 E. 5th Avenue, Vancouver, B.C.

2. LANDLORD'S NAME AND ADDRESS: Shuzo Hatanaka & Frank Y. HATANAKA
43 E. 5th Avenue, Vancouver, B.C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Paid to Date

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY: None

Registry Office, Court House
Vancouver, B.C.

FORM "JP"

FILE No.

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)
None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1000 policy with Sun Life Assce Co, Vancouver Office No. 2201018
premium paid to date. Policy in Owner's possession. Beneficiary, Mother,
Masao Hatanaka

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

IMMUNE, FIXTURES,
PERSONAL EFFECTS:

TS 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 28th day of March 1942

(Signature) "T. Hatanaka"

"W.T. Crowvle"

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

January, 5th 1949

C. M. Seal

EXHIBIT No. 1124-6
DATE OCT 14 1948
FILED BY K. G. Christie

HATANAKA, Thomas Masayoshi
Evac. File #1550
655 Cordova St., Vancouver, B. C.



Picture taken April 8, 1943.

REAL PROPERTY SUMMARY

DATE Oct 14 1948

FILED BY

K.A.Christie

JAPANESE NAME: Thomas Masayoshi HATANAKA Reg No.07070

CATALOGUE No: 69

PROPERTY ADDRESS: 655 East Cordova Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 21, Block 52, District Lot, 196, Group 1, New Westminster District, Plan 196.

TITLE: Registered in the name of Masayoshi, HATANAKA Certificate of Title No. 70871-L

ENCUMBRANCES: Registered: Filing 35446, Vesting in the Custodian 21st December 1942.

Unregistered: None indicated.

ASSESSED VALUE: 1942

Land	\$550.00		
Improvements	950.00	- \$1500.00	Taxes \$53.38

CLASSIFICATION: "This property is 25 x 122 feet on the North side of Cordova Street, between Princess and Heatley Avenues. The lot is filled in to street level from the foundation in front to the street, and is level with the 20 foot lane at the back of the house.

On this is a 2½ storey frame house with full basement. The exterior is narrow siding and paint in fair condition. There is a shingle roof, not in bad shape, but metal eaves are poor. The foundation is a stone wall, but the basement floor is of wood planks. There is a hot air furnace, coal and wood, in fair repair. An old sheet metal garage, of no value is at the lane.

The first floor contains entrance hall, living room with sliding doors to dining room, kitchen finished in "V" joint to four (4) feet, on the walls and separate pantry with old sink and poor wooden drain board. On the second (2) floor are three (3) bedrooms with bathroom and toilet separate. There is full standard plumbing. The attic is unfinished, being floored only and a partition of "V" joint dividing it into two (2) sections.

There is only one (1) single flue chimney built to the ground. Plaster is sound but decoration poor."

HISTORY OF ADMINISTRATION: Premises were occupied by a Japanese tenant, Naosuke AIHOSHI, at \$25.00 per month. Pemberton Realty Corporation was appointed rental agent by the Custodian, and when vacated by the then tenant, the property was rented to L. Sims at a monthly rental of \$25.00. This tenancy continued from 25th April 1942 to 30th November 1943, 19 1/5 months, total revenue \$480.00.

The registered owner of the property being Masayoshi HATANAKA, a notarial declaration of the identity of Thomas Masayoshi HATANAKA with Masayoshi HATANAKA, dated 30th April 1943, was obtained and is on file.

only

OFFERS: One/from Sophie Arborak, 19th July 1943 of \$2,000.00

APPRAISAL: Made by Loewen & Harvey Limited, who reported 17th November 1944, as \$1400.00.

SOLD: To Sophie Arborak, wife of Harry Arborak as at 10th September, 1943, for \$2000.00.
Approved by Advisory Committee 1st September 1943.

TITLE: Certificate of Title No.91890-L issued in name of Sophie Arborak, receipt of which was acknowledged by her 17th November 1943.

FUNDS: Released to the credit of Thomas Masayoshi HATANAKA(Reg.No.07070)
Sale price of property \$2,000.00 plus rental revenue \$480.00, total \$2480.00; less commission on rent \$24.00, repairs \$63.00, sundries \$33.32, taxes \$102.50, Certificate of Encumbrance \$1.00 appraisal \$5.00, advertising \$4.00, registration fees \$11.75, commission on sale price \$100.00, closing adjustments \$31.36, total \$375.93. Net amount released \$2104.07.

OLD TITLE: Certificate of Title No. 70871-L in Land Registry Office.

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

DATED: April 23rd 1947

"Ian Macpherson"

IM:ic

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

January 5th 1949

Ian Macpherson

1124 - 8

EXHIBIT No. _____

Oct 14 1948

DATE _____

FILED BY K.A.Christie

400 Princess Avenue,
VANCOUVER, B. C.
July 19, 1943

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

Dear Sir:

I hereby make tender on 655 Cordova Street at \$2000.

Enclosed find certified cheque for 10%.

Yours truly,

"S.Arborak"

Sophie Arborak

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

January 5th 1949

C. M. M. Sealy

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street,
VANCOUVER, CANADA

September 7, 1943

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

Dear Sirs:

Yours File No.1550
Catalogue No.69 - 655 East Cordova Street

Your letter of August thirtieth, addressed to Mrs Sophie Arborak, 400 Princess Avenue, has been handed to us for attention, and you will find enclosed herewith two certified cheques signed by Mrs Arborak totaling \$1800.00, being the balance of purchase price of this property.

Please have deed prepared in the name of Sophie Arborak, wife of Harry Arborak(Laborer), a naturalized Canadian citizen, of 400 Princess Avenue, Vancouver, B. C., formerly Ukrainian.

We confirm the sale price at \$2000.00, the purchaser paying all cash. Adjustments of sale to be made as of date of completion of transaction. A commission of 5% on the gross sale price to be paid to us when the transaction is completed.

You might forward the necessary papers and statement of adjustments to us at your early convenience.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

"W.G.Moore"

W.G.Moore"

WGM-D
Encs.

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

January 5th 1949

L. M. Sealy