

10495

March 20th, 1950.

The Custodian,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

Re: Chiyoto Ohori and Mrs. Yaeko  
Ebisuzaki.

This is to confirm that we delivered to you on the 18th inst., the Statutory Declaration taken by Mr. Ohori on the 23rd day of January, 1950 with respect to this matter.

We understand that you will forward this to Mr. Wright in Ottawa together with our representations that Mrs. Ebisuzaki is entitled to receive one-third of the sale price of the property in which Mr. Ohori had an interest. We would ask you to particularly draw to his attention the fact that Mr. Ohori had turned over his share of the revenue from the property to his daughter as early as 1939. We shall be pleased to hear from you at an early date.

Yours truly,

CAMPBELL BRAZIER FISHER McMASTER & JOHNSON,

Per:

McM:McC

*Ebisuzaki  
file  
1049*

*Gault Brothers Limited.*

*Wholesale Dry Goods  
Mens Wear - House Furnishings*

MANUFACTURERS AND DISTRIBUTORS OF

*"Caribou Brand" Work Clothing*

361 WATER STREET

*Vancouver, B. C. January 17th, 1950.*

Messrs. Campbell, Brazier, Fisher & McMaster,  
Royal Bank Building,  
675 W. Hastings Street,  
Vancouver, B.C.

Dear Sirs:

In June of last year we had some correspondence with you concerning our account again M. Ebisuzaki Company, and agreed to accept one-half of any net award which might be granted in respect of your negotiations with the custodian of enemy property.

We have heard nothing further in this regard, and we are wondering if any progress has been made.

Yours truly,

GAULT BROTHERS LIMITED.

*Wm. Huxton*  
Credit Manager.

X/JB.

*Gault Brothers Limited.*

*Wholesale Dry Goods  
Mens Wear. - House Furnishings*

*"Caribou Brand" Work Clothing*

MANUFACTURERS AND DISTRIBUTORS OF

361 WATER STREET  
Vancouver, B. C. February 14th, 1950.

Messrs. Campbell, Brazier, Fisher & McMaster,  
Royal Bank Building,  
675 W. Hastings Street,  
Vancouver, B.C.

Attention: Mr. D.W. Carmichael -

Re: M. Ebisuzaki Company.

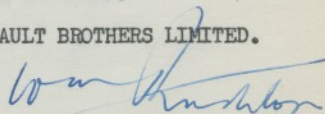
Dear Sirs:

On January 17th we enquired regarding  
your progress in securing an award from the custodian of Enemy  
Property regarding M. Ebisuzaki Company.

The writer would appreciate having a  
phone call on the progress made so far in this application.

Yours truly,

GAULT BROTHERS LIMITED.



Credit Manager.

WR/JB.

April 13th, 1950.

Andrew Brewin, Esq., K.C.,  
Barrister, etc.,  
Sterling Tower,  
Toronto 1, Ontario.

Dear Andy:

Re: Mrs. Ebisuzaki.

We received advice this morning from Mr. Shears to the effect that he has now received instructions from Ottawa to pay over to Mrs. Ebisuzaki the monies heretofore held with respect to the property in question herein. We understand that a cheque in her favour will go forward to you today from the Custodian's office.

We would suggest a charge of \$20.00 for fees for our services in this matter if this appears to you to be satisfactory.

Yours truly,

CAMPBELL BRAZIER FISHER McMASTER & JOHNSON,

Per:

McM:McC

CAMERON, WELDON, BREWIN & McCALLUM

BARRISTERS & SOLICITORS

A. J. P. CAMERON, K.C., M.P. ROY WELDON  
F. A. BREWIN, K.C. J. F. McCALLUM

H. M. HARRISON

CABLE "RUERMAS" TORONTO  
TELEPHONE ADEL. 4391

STERLING TOWER  
TORONTO, I, CANADA

May 15, 1950.

Mr. R. J. McMaster,  
c/o Messrs. Campbell, Brazier, Fisher, McMaster & Johnson,  
Barristers,  
675 West Hastings Street,  
Vancouver, B.C.

re: Ebisuzaki

Dear Bob:

We are enclosing herewith our cheque  
for \$20.00 in payment of your account in this matter.

Mrs. Ebisuzaki was very pleased at the  
satisfactory result of this matter.

Yours sincerely,

FAB: HC  
Encl.

*F. A. Brewin*

CAMERON, WELDON, BREWIN & McCALLUM  
BARRISTERS & SOLICITORS

CABLE "RUERMAS" TORONTO  
TELEPHONE ADEL 4391

A. J. P. CAMERON, K. C.  
F. A. BREWIN, K. C.

ROY WELDON  
J. F. McCALLUM

STERLING TOWER  
TORONTO 1, CANADA

February 28, 1950.

Mr. R. J. McMaster,  
c/o Messrs. Brazier, Fisher, McMaster & Johnson,  
675 West Hastings Street,  
Vancouver, B.C.

Re: Chiyoto Oori and Mrs. Yaeko  
Ebisuzaki.

Dear Bob:

To follow up the above matter in which we had correspondence with you in November, Mrs. Ebisuzaki has secured Statutory Declarations from her father Chiyoto Oori now in Japan, which we enclose in duplicate. This should be sufficient, in accordance with your letter of November 29th, to secure the payment of the one-third share to our client. Your letter of November 29th says that although the material we then had was insufficient, that you would be prepared to reconsider the matter if a declaration was obtained from Mr. Chiyoto Oori so as to leave no doubt that he agreed to convey his interest to his daughter prior to the outbreak of war.

We believe that the Statutory Declarations enclosed are sufficient for that purpose which shows our client as having at least an equity of one-third in the property.

Would you please follow this up and see if you can now get the Custodian to agree to this. You already have a Declaration from the uncle Mr. Watari Oori. Putting the two Declarations together should perhaps be enough to persuade the Custodian to make the payments to our client.

Yours sincerely,

*J. A. Brewin*  
*per H.C.*

FAB:HC  
Encl.

Declaration of Chiyoto Otori in the matter of the  
ownership of 266-268-270 Powell Street and 205-  
207-215-221 Gore Avenue in the city of Vancouver, B.C.

Chiyoto Otori of Higashitara, Gion Machi, Asagum, Hiroshima - ken  
Japan do conscientiously and freely declare that

1. The title to property known as 266-268-270 Powell Street and  
205-207-215-221 Gore Avenue in the city of Vancouver was  
legally transferred to Uta Otori and Genichi Otori and  
me in or about the year 1924 as tenants in common of  
an undivided one-third interest.

2. In or about the year 1929 I returned to Japan and  
have resided in Japan ever since.

3. Watari Otori, who was manager of the said property,

transmitted one-third of the net revenue from the property  
to me from the time I left for ~~the~~ Japan until the  
year 1939 when I instructed Watari Otori to pay the  
revenue to my daughter Yaeeko (now Mrs. Yaeeko  
Ebisuzaki of 129 Bellwoods Avenue in the city of Toronto).

4. In or about the month of April 1940 I sent a letter  
to Watari Otori enclosing blank pieces of paper signed  
by me with instruction to Watari to transfer my  
interest in the above property to my daughter Yaeeko.

5. Since the year 1940 when I sent the said letter to  
Watari I have always assumed that I ~~intended~~  
had no further interest in the property and  
I intended to make and did make a gift of any



interest in the property to Yagcho

this 13th day of January A.D 1950

大塚 昌子



Shizoto. Chori

大堀千代人のカナダ國バンクーバー市バウエル街ニ大ノニ大ノ  
一ニモ。及びゴウエ街ニ五ノ一ノ七ノ一ニ五ノ一ニ一の土地所有

権に關する宣言書

廣島縣尾道郡祇園町東原大堀千代人は良心に従ひ且  
自由意思にて以て次の通り宣言す

一 バンクーバー市バウエル街ニ大ノ一ニ大ノ一ニ七ノ一及びゴウエ街  
ニ。五ノ一ノ七ノ一ニ五ノ一ニ一の土地所有権は西紀千九百  
二十四年頃大堀ウタ、大堀清一及私に譲渡せられ  
右三人は右土地につき不可分の三分の一の持分を有  
する共有者となつた

二 私は西紀千九百二十九年頃日本より歸り爾來日本に  
住んでゐる

三 前記土地の管理人大堀渡は私が日本より歸つてか

ら私が前記土地からの収入を私ノ娘八重子（現在は  
カナダトフント市ベルナード街ニわが居住の蛭崎八  
重子）に交附するよう指示し西紀千九百三十三年  
迄は右土地よりの収益の三分の一を私に送附して  
來てゐた

四 私は西紀千九百四十年四月頃私の署名し西紙の  
書面を同封し前記土地に關する私の權利を娘八  
重子に譲渡する旨指示し西紙を前記土地管  
理人大堀渡に送つた

五 私は前記手紙を發送した西紀千九百四十年以來事  
に私は最早前記土地に關する權利者ではな  
くなり且該土地に關する私の權利は娘八重子に  
歸與した積りでゐる

西紀千九百五十年一月十三日

廣島縣安佐郡福屋町東京

大堰六代



Chiyocho. Chon



新築成子地内官地契

認 證

廣島縣安芸郡衣園町文字東原七百番地

大堀千代人

明治七年正月廿九日生

右大堀千代人、別紙土地所有権ニ関スル宣  
言書ニ本職、面所ニ於テ署名シタリ

右認 證 ス

昭和貳拾五年七月廿九日中載役場ニ於テ  
作成ス

廣島縣廣島市豊田二丁目百五番地 參  
實 務 法 務 局 所 屬

廣島法務局管内公證人役場

公 證 人

後 付 契 三



新築成子式台口北武物

認 證

廣島縣安芸郡祇園町大字東原七有右高地

大堀千代 人

昭和五年九月九日生

右大堀千代人、別紙土地所有権ニ関スル宣  
言書ニ本載、面前三張ヲ署名シタリ

右認 證ス

昭和貳拾五年九月九日於参日本載役場ニ於テ  
作成ス

廣島縣廣島市三丁目百五番地  
廣島法務局所屬

廣島法務局管内公證人役場

公 證 人

後 付 附 三

STATUTORY DECLARATION

of

Chiyojo OHORI

In the matter of the ownership of 266-268-270 Powell Street and 205-207-215-221 Gore Avenue in the city of Vancouver, B.C.

I, Chiyojo OHORI of Higashihara, Gion Machi, Asagun, Hiroshima-Ken, Japan do conscientiously and freely declare that

1. ~~The title to property known as 266-268-270 Powell Street and 205-207-215-221 Gore Avenue in the city of Vancouver~~ was legally transferred to Uta OHORI and Genichi OHORI and myself in or about the year 1924 as tenants in common of an undivided one-third interest.
2. In or about the year 1929, I returned to Japan and have resided in Japan ever since.
3. Watari OHORI, who was manager of the said property transmitted one-third of the net revenue from the property to me from the time I left for Japan until the year 1939 when I instructed Watari OHORI to pay the revenue to my daughter Yayeko (now Mrs. Yayeko EBISUZAKI of 123 Bellwoods Avenue in the city of Toronto).
4. In or about the month of April 1940, I sent a letter to Watari OHORI enclosing blank pieces of paper signed by me with instruction to Watari to transfer my interest in the above property to my daughter Yayeko.
5. Since the year 1940 when I sent the said letter to Watari, I have always assumed that I had no further interest in the property and I intended to make and did make a gift of any interest in the property to Yayeko.

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 Laws of Japan" which declare that persons making false declarations shall be punished by imprisonment.

Declared before me at the

City of Hiroshima

in the Prefecture of Hiroshima

In Japan.

this 23<sup>rd</sup> day of January

A.D. 1950

*Chiyojo. Ohori*

*Kazuji Takahashi*

*Barrister and Solicitor*

Dated January 23 1950

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IN THE MATTER OF

the ownership of 268-268-  
270 Powell Street and 205-  
207-215-221 Gore Avenue in  
the City of Vancouver, B.C.

STATUTORY DECLARATION

of

CHIYOTO OHORI

*Kagiyi Takahashi*  
*849 2nd Ave. Vancouver*  
*British Columbia*

*Let to him  
cust no. 17/50*

Campbell, Brazier & Co.,  
675 West Hastings St.,  
Vancouver, B.C.

Magenta Blvd.,  
Farnham, Que.,  
November 13, 1950.

Dear Sirs:

Please find enclosed the Release form herein. I am sure that this  
time, all things are in order.

Yours very truly,

*Mitsuzo Nakagawa*  
Mitsuzo Nakagawa



DEPARTMENT OF THE PROVINCIAL SECRETARY  
COLLECTOR OF INSTITUTIONAL REVENUE

COURT-HOUSE,  
800 GEORGIA STREET WEST,  
VANCOUVER, B.C.  
TELEPHONE: MARINE 5141

December 18th, 1950.

Mr. R.J. McMaster,  
Messrs. Campbell Brazier Fisher & Co.,  
Barristers & Solicitors,  
675 West Hastings Street,  
Vancouver, B. C.

Dear Sir:-

Re: Yasukichi Goto - Japanese.

I herewith acknowledge receipt of your letter dated December 11th, 1950 and advise that your letter will be presented to the Assessment Committee for consideration at their next meeting which will be held early in the New Year.

You will be further advised of the Committees action.

Yours very truly,

A. Dean,  
Collector.

AD/cmm

710 Centre St.,  
Homeside P.O.,  
Hamilton, Ont.

Dear Sir :

I received your letter &  
enclosures, dated Oct. 30, 1950.

Yours truly,  
R. Nakano.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 5158

JAPANESE EVACUATION SECTION

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

November 20, 1950.

R.J. McMaster, Esq.,  
Barrister & Solicitor,  
1408 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

Re: Japanese Property Claims Commission  
Case 620

We enclose herein special form of Release in connection with the above case. This you will notice is for signature of the sole beneficiary, Keitaro KADONAGA.

Letter of Authorization for Payment of Legal Fees is also enclosed.

Yours truly,



F. G. Shears,  
Director.

FGS/GN  
Encls.

AUTHORITY TO PAY FEES TO CO-OPERATIVE COMMITTEE ON  
JAPANESE CANADIANS.

Name: Estate of Toru KADONAGA, Deceased.

Case No. 620

Registration No. 14260

\_\_\_\_\_  
Address.

\_\_\_\_\_  
Date.

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

Dear Sir:

Re: Japanese Property Claims Commission.

The above Estate is indebted to the Co-Operative Committee on Japanese Canadians for services rendered through it in this matter in the sum of \$146.97,

One hundred and forty-six dollars and ninety-seven cents.

I hereby authorize you to deduct the said amount from the sum payable to the Estate with respect to the claim herein and to pay the amount so deducted to the said Co-Operative Committee on Japanese Canadians.

Yours truly,

In the matter of the Estate of Toru KADONAGA, Deceased. Reg.No. 14260  
(Claim made by Keitaro KADONAGA)

WHEREAS during the war Toru KADONAGA, now Deceased, (hereinafter called the Deceased) was evacuated from the Protected Area of British Columbia and by Order in Council P.C. 1665 of March 4, 1942, as amended, it was provided that his property should be vested in and subject to the control of the Custodian as defined in the Regulations Respecting Trading with the Enemy;

AND WHEREAS certain property belonging to the Deceased or to his Estate was disposed of by the Custodian and/or was lost, stolen or destroyed while in the care, custody or control of the Custodian and a claim was made that in respect of such disposal and/or loss, theft or destruction the Deceased or his Estate suffered pecuniary loss;

AND WHEREAS the Commissioner appointed under Part I of the Inquiries Act has recommended that the Estate of the Deceased be awarded the sum of \$2,419.40;

Three thousand four hundred and nineteen dollars and forty cents.

AND WHEREAS the Custodian has been duly authorized to carry out the recommendation of the Commissioner and to pay the aforementioned sum to the Estate of the said Deceased;

AND WHEREAS R. L. Cox of Victoria, B.C., has been duly appointed Administrator of the Estate of said Deceased and has disbursed all funds from the Estate to the Sole Beneficiary, Keitaro KADONAGA (hereinafter called the Releasor);

AND WHEREAS the Custodian has paid to the Releasor the said sum;

NOW THIS INDENTURE WITNESSETH that in consideration of the premises and of the sum so paid by the Custodian the Releasor hereby releases His Majesty The King in Right of Canada and the Custodian from all actions, claims and demands whatsoever in respect of real and personal estate of the said Deceased and the rents, profits and income thereof respectively, or any part or parts thereof or in respect of any act, deed, matter or thing whatsoever done or omitted to be done by the Custodian in or about the administration, sale or disposal of the Deceased's property or in respect of any of the matters above recited.

IN WITNESS WHEREOF the Releasor has affixed his hand and seal this

\_\_\_\_\_ day of \_\_\_\_\_ 1950.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

)  
)  
)

#### AFFIDAVIT OF WITNESS

PROVINCE OF \_\_\_\_\_

IN THE MATTER of the Estate of Toru KADONAGA  
Deceased.

TO WIT:

I, \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_

DO SOLEMNLY DECLARE:

1. That I was personally present and did see the within release duly signed, sealed and executed by the Releasor therein named.
2. That, of my personal knowledge, the said Releasor is of the full age of twenty-one years and is the person entitled to receive the compensation mentioned in the within release.
3. That I am a subscribing witness to the said release.

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 \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_ A.D.1950

\_\_\_\_\_  
A Commissioner etc.

October 10th, 1950.

Mrs. Tsurue Okano,  
1704 Napier St.,  
Vancouver, B.C.

Dear Mrs. Okano:

Re: Japanese Property Claims  
Commission.

We received the Release form and Authority from you in the mail today but find that the witness has not sworn her Affidavit before a Commissioner, Notary Public or Justice of the Peace and are therefore returning it so that it may be completed in this respect and also dated in the places indicated. We are also returning the Authority so that it may be dated in the place noted.

Yours truly,

CAMPBELL BRAZIER FISHER McMASTER &  
JOHNSON,

Per:

McC  
encls.

September 26th, 1950.

H. K. Naruse, Esq.,  
P. O. Box 83,  
Trail, B. C.

Dear Sir:

Re: Japanese Claims Commission.

I have for acknowledgment receipt of your letter of the 22nd inst., and have noted the contents. I have to report that the Co-operative Committee on Japanese Canadians made very strong representations to the Minister of Justice and to the Cabinet urging that interest should be paid on the awards through the Commission.

I am advised by the Committee that they have since received advice from the Secretary of State on behalf of the Cabinet that the Government will not consider paying interest and believe that there is no possibility of their doing so.

I am very strongly of the opinion that the Government will do nothing further than pay the awards recommended.

Yours truly,

CAMPBELL BRAZIER FISHER McMASTER & JOHNSON,

Per:

McM:McC

P.O. Box 83,  
Trail B.C.

Sept. 22, 1952.

Mr. R. J. McMaster,  
Campbell, Bragier, Futer, McMaster & Johnson,  
675 West Hastings St.,  
Vancouver, B.C.

Dear Mr. McMaster:

Re. Japanese Claims Commission

This note is prompted by the article  
in the indenture from the Cooperative Committee on  
Japanese Claims (which releases the Custodian  
from further claims and demands. I would  
like to know whether the government of Canada is  
going to pay any interest on the money held  
by them during the past seven or eight years -

Yours truly,

N.K. Naruse.

1264 Powell Street,  
Vancouver, B. C.,  
November 6, 1950.

Mr. R. J. McMaster,  
The Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B. C.

Dear Sir:

I have just received your letter yesterday and am very sorry that I had neglected to give my name in full. It is Kanichiro Yoshida. However, just a few days ago I received the statements from Toronto about my claim and was going to write to you. I am sorry to have bothered you unnecessarily.

Yours very truly,

Kanichiro Yoshida

November 2nd, 1950.

Mr. K. Yoshida,  
1264 Powell Street,  
Vancouver, B.C.

Dear Sir:

Re: Japanese Property Claims  
Commission.

We acknowledge receipt of your letter of the 30th of October and regret that due to the fact that a number of claimants bear the same initial and name as yourself it has been impossible for us to locate your file.

We would appreciate it if you would advise us either by phone or letter your full first name and we shall then be in a position to give you information concerning your claim.

Yours truly,

CAMPBELL BRAZIER FISHER McMASTER & JOHNSON,

Per:

McM:McG

1264 Powell Street,  
Vancouver, B. C.,  
October 30, 1950.

Mr. R. J. MacMaster,  
Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B. C.

Dear Sir:

I am writing to you re: the 'Property Loss' Claim.  
I have written to Miss Boos in Toronto making enquiries  
because we have not had any word concerning the same but  
have not yet received an answer. Can you please tell me  
what has become of my claim?

Yours very truly,

K. Goshida

full first  
name

November 6th, 1950.

Reverend W. R. McWilliams,  
Hope,  
B.C.

Dear Mac:

Re: Japanese Greenhouse Property at  
Haney.

I have for acknowledgment receipt of your letter of the 31st ultimo with respect to this matter.

It appears to me that it should not do any harm for Mr. Evans to make the inquiries indicated in your letter. If any question arises as to how he knows it is former Japanese property, we take it that he has resided in the community for some time and that he knows that a veteran is not operating the property at the present time. Therefore, he might well assume that the property is still in the name of the V.L.A.

His first enquiry to them might be as to whether or not they still own this property and whether or not it is for sale to other than a veteran indicating some interest in it.

I have not heard anything about what disposition the Government intends to make of Japanese properties which have not been sold by V.L.A. One thing which it might be advisable to ascertain before taking this step is that the claimant has actually received his money from the Claims Commission and has given a release to the Custodian. I imagine that the V.L.A. will not sell any such property until the Custodian has a release and it is possible that they will deal with the whole problem only when all of the releases have come in rather than deal with individual properties.

Evans might indicate if the property is not now

Reverend W. R. McWilliams:

November 6th, 1950.

-2-

for sale, he will be interested in being advised when it is put up for sale.

With kind personal regards from the writer,

Yours truly,

CAMPBELL BRAZIER FISHER McMASTER & JOHNSON,

Per:

McM:McC

Hope. MS. Oct 27/50

Dear Bob:

Harold Allen of Hawaii reminded me in a letter recently (quote) "do you think Bill Evans should apply to buy that Webster's Corners Property & the V. L. H. in Hawaii would be the people to contact?"

I have not written him because in the chance of an advertisement of sale, it does not seem to me the correct way to come at it. They could ask — how does Bill Evans know anything about that Japanese Property?

I'd like to have your reaction Bob and also any help you can give us. You may know more now than when we discussed it with the Yoshikawa.

yours very faithfully  
W.A.

Hope Bob you are well and the applies also to your wife and family.  
W.A.

*Japanese Canadian*



**CITIZENS ASSOCIATION**

BRITISH COLUMBIA CHAPTER  
GREENWOOD, B. C.

June 2, 1950.

Campbell, Brazier, Fisher, McMaster & Johnson,  
The Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B. C.

Attention: Mr. R.J. McMaster

Dear Mr. McMaster:

Re: Habeas Corpus Releases

In answer to your letter of May 30th, we  
have the following information.

Regarding Mr. T. Akiyama of Passmore, we  
forwarded a completed Habeas Corpus release form signed  
by Mr. Akiyama on February 21, 1950.

In regard to Mr. K. Hama and Mr. K. Shojima, we have written to a member of the committee who  
was in charge of these releases, and an answer should  
be had soon.

We would appreciate it very much if you  
will kindly let us know if it is possible to procure  
from your office a list of persons entitled to Habeas  
Corpus releases and have not as yet applied for same.  
From records at this office, there are still some 250  
people entitled to refunds.

Yours sincerely,

British Columbia Japanese  
Canadian Citizens' Association

S. Takenoto  
Secretary

CAMERON, WELDON, BREWIN & McCALLUM

BARRISTERS & SOLICITORS

A. J. P. CAMERON, K. C.

F. A. BREWIN, K. C.

ROY WELDON

J. F. McCALLUM

CABLE "RUERMAS" TORONTO  
TELEPHONE ADEL. 4391

STERLING TOWER

TORONTO 1, CANADA

October 31, 1949.

Mr. R. J. McMaster,  
c/o Messrs. Campbell, Brazier, Fisher & McMaster,  
Barristers,  
675 West Hastings Street,  
Vancouver, B.C.

✓ Re: Hanada, 1900, 1904 and 1906  
Commercial Drive, Vancouver  
B.C.

Dear Mr. McMaster:

At the request of Mr. Hanada I am enclosing herewith a valuation made on his property.

I do not know whether this case has been dealt with at all or whether it is too late for you to use the information contained in the letter.

Yours sincerely,

FAB:HC  
Encl.

*F. A. Brewin*

CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. \_\_\_\_\_

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

*out 810*

8th September, 1950.

Messrs. Campbell, Brazier, Fisher & McMaster,  
Barristers & Solicitors,  
Royal Bank Building,  
Vancouver, B.C.

Attention R.J. McMaster.

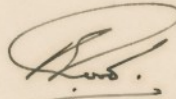
Dear Sirs:

Re: Japanese Property Claims Commission.

We hand you herewith Release and Authorisation  
Forms in connection with Case No. 810.

Please acknowledge receipt by signing and returning  
the attached copy of this letter.

Yours truly,



B. Good,  
Comptroller.

BG:HA

June 15, 1950

Japanese Canadian Citizenship Association  
Greenwood, B. C.

Dear Sirs:

Re: Habeas Corpus Releases  
T. Akiyama

We have for acknowledgement receipt of your letter of June 14 containing further information with respect to this claimant by which we have been able to locate his original instructions. Accordingly we enclose herewith a cheque in your favour in the sum of \$6.50.

Yours truly,

CAMPBELL BRAZIER FISHER McMASTER & JOHNSON

Per

RJM:WD

Encl.

CASE NO: 1054

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E  
(THE HONOURABLE MR. JUSTICE H. I. BIRD, COMMISSIONER.)

Vancouver, B.C.,  
September 15, 1949.

IN THE MATTER OF THE CLAIM OF  
SADAO MAIKAWA.

PROCEEDINGS AT HEARING

*R. J. Mc Maslin Esq.*

CASE NO: 1054

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PART 1, REVISED STATUTES OF CANADA, 1927, CHAPTER 99.JAPANESE PROPERTY CLAIMS COMMISSION

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D. T. B. BRAIDWOOD, Esq.

appearing for the Dominion  
Government.

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A. WATSON, Esq.,

Secretary.

D. F. CHRISTIAN, Esq.,

Official Reporter.

MR. BRAIDWOOD: My lord, this is a case arising out of a claim presented by Mr. Honsberger, of Toronto, Canada, and the claim was heard at Toronto on May 19th, 1948, at which time the Claimant gave evidence. Since that time, my lord, the Crown has been in

correspondence with Mr. Honsberger and intimated to him the general procedure which was being followed in the discussions which were being had.

10

Mr. Honsberger was requested on numerous occasions whether he wished to present further evidence to the Court, or argument, or would be bound by the discussions which were had and the tentative suggestion made by your lordship. Mr. Honsberger, I understand, has now filed information with the Board saying he was willing to leave the case as it stands, with the exception of submitting to the Board a letter coming from Messrs. Fraser, Paine & Edmonds, Vancouver, British Columbia, showing certain property transactions with regard to the premises known as 350 Alexander Street, Vancouver, British Columbia.

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The matter here, my lord, is simply that the property was sold by the Custodian in the month of July, 1944, for the sum of \$1800.00 to a man named Homenchuk, and in September, 1944, that property was re-sold by the said Homenchuk for \$3,775.00.

THE COMMISSIONER: Two months later.

MR. BRAIDWOOD: Yes, my lord; and your lordship had requested that the Crown might seek to offer some explanation as to this large sale within a short period of time that the Custodian had sold the property to Homenchuk.

THE COMMISSIONER: I think you had better file the letter of Fraser, Paine & Edmonds.

30

MR. BRAIDWOOD: (Reads letter.)

THE COMMISSIONER: That will be Exhibit 10.

(LETTER MARKED EXHIBIT NO. 1064-10.)

MR. BRAIDWOOD: Your lordship has, I believe, already accepted an abstract of title which the Crown provided to the Commission.

THE COMMISSIONER: Yes, that is Exhibit 9. What was the result of your investigations, Mr. Braidwood?

10 MR. BRAIDWOOD: I had a personal view of the property to see if anything could be discovered as to why this sale had been made. I made inquiries at the Custodian's office, and have also made inquiries at the City Hall. I find, my lord, for purposes of information, that the appraisal --

THE COMMISSIONER: Whose appraisal?

MR. BRAIDWOOD: Johnson, Reeves & Watson. At that time the City assessment was \$2,175.00, consisting of land, \$1125.00, and buildings \$1050.00, and at the present time, as of today, for purposes of comparison, the land is \$1125.00, which is the same, and the  
20 building is \$1400.00, which is an increase of \$350.00 from 1943; which would indicate, I submit, my lord, that any valuation as to assessment or re-assessment has only been that which has taken place normally in the City of Vancouver over the period concerned.

THE COMMISSIONER: The increase in assessment is as between 1943 and 1948?

MR. BRAIDWOOD: Yes, just for purposes of comparison.

THE COMMISSIONER: It does not indicate any change in the structure?

30 MR. BRAIDWOOD: No, my lord. I saw the property from the outside and it is a fairly presentable looking property.

obviously new with some new paint on it, a dwelling or rooming house. It is in a district which is surrounded by light industries. There is a printing plant to the east and a vacant lot to the west, as I recall it. That is in the general area, I think, of the Vancouver Ice & Cold Storage Plant.

THE COMMISSIONER: I know it in a general way.

MR. BRAIDWOOD: And I can see no reason, my lord, why that property should have gone up highly in value.

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THE COMMISSIONER: It more than doubled in price.

MR. BRAIDWOOD: Yes. At one time I thought there might be some commercial enterprise which needed the property, but I could find nothing of that. However, my lord, I think your lordship should be referred to the Johnson, Reeves & Watson appraisal on the 19th July, 1943, which is Exhibit 8.

THE COMMISSIONER: What is the street address- 350 Alexander?

20

MR. BRAIDWOOD: Yes, my lord. I should like to refer to Mr. Reeves' appraisal, and I submit Mr. Reeves is a careful appraiser and his appraisals have held up very well throughout the course of this inquiry. (Reading appraisal.)

My lord, I would point out, in view of my former remarks, that this is a light commercial area and on a residential basis I cannot see how it would have any value, and I submit Mr. Reeves was correct in that.

30

THE COMMISSIONER: The Reeves' appraisal is dated July 19, 1943.

MR. BRAIDWOOD: Yes, my lord.

THE COMMISSIONER: And the sale would be a year later.

MR. BRAIDWOOD: That's right, my lord.

THE COMMISSIONER: At a price of roughly one-third more than Reeves' appraisal.

10 MR. BRAIDWOOD: That is quite right, my lord, but I would point out that at that time, my lord, this property was of some value because of the residential requirements of the city, and workers who had to work out of that area, fishing boat people and the light industry people along the waterfront there, but I cannot agree it was a very desirable residential property, but if it could be turned into a rooming house property I would submit it had some residential value, as indicated by the fact it did sell at about a one-third increase over the Reeves' appraisal. I haven't been able to obtain any other information I would consider helpful to the Commission.

THE COMMISSIONER: Is the purchaser from Homenchuk now in possession?

20 MR. BRAIDWOOD: I haven't been able to obtain that, but I think that would appear from the Abstract of Title which I filed.

THE COMMISSIONER: The Abstract of Title shows that the sale was made by Homenchuk to three Chinese. The registration was made the 22nd September, 1944. Then apparently there was a re-sale on the 20th February, 1945, by those Chinese purchasers to three other Chinese at the same price, \$5,775.00.

30 Did you examine these documents of title to determine whether a solicitor was acting or who put it

Discussion.

through?

MR. BRAIDWOOD: No. That document was obtained by application by mail to the Land Registry office.

THE COMMISSIONER: There is such a marked difference between the price realized by the Custodian and the sale price by the purchaser from the Custodian that I would like you to exhaust the possibilities of further information. There is a full 100% difference between the Custodian's price and the re-sale price in a matter of three months, and on the face of it it does look strange. The sale by the Custodian is the 30th June, 1944; the sale by Homenchuk is the 14th September, 1944 -- about two and a half months. Perhaps an examination of the Conveyance might disclose a solicitor involved in the transaction, or a real estate agent who would give you some further information. I will hold it over for that information.

MR. BRAIDWOOD: May I have leave to withdraw the Abstract and use it and re-file it?

THE COMMISSIONER: Yes.

(PROCEEDINGS ADJOURNED.)

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CASE NO. 1054

IN THE MATTER OF THE "INQUIRIES ACT"  
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MR. BRAIDWOOD: (Reads letter.)

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THE COMMISSIONER: Yes.

(PROCEEDINGS ADJOURNED.)

I hereby certify the foregoing to be a true and accurate report of the said proceedings.  
*[Signature]*  
 Deputy Official Stenographer