

1548

This file 1548 (Case 1118) is connected with file 1392 (Case 1119)



POWELL STREET.  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE No. 1548  
EXHIBIT No. 111P-2  
DATE OCT 13 1948  
FILLED BY K. A. B. B. B.

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 Frank Yoshitaka.

EXHIBIT No. 1119-1

DATE OCT 13 1948

HOME ADDRESS: 43 E. 5th Avenue, Vancouver. B.C.

FILLED BY K. A. B. B. B.

REGISTRATION NUMBER 00370.

SEX: Male.

AGE: 23.

OCCUPATION: Millhand.

(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? Single.

NAME 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: 1 1/2 storey frame store and dwelling at rear, situate and being No. 43, north side of 5th Avenue E, Vancouver. B.C. Certificate of Title No. 65404 "B". With 12/23/2004 M.  
"B" One storey frame building at rear of No. 43 - 5th Ave E. Vancouver. B.C. Certificate of Title No. 65404 "B".  
Above 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) (\$600) on buildings "A", and Policy No. 167086 Dominion Fire Insce Co (\$200) on building "B" described clause 1. Beneficiary both policies stated as "Estate of John Fisher" but declarant states now altered to Shuzo Hatanaka and Frank Y. Hatanaka. Policies written by Vancouver office. (owners possn).

4. TAXES (Amount and where payable) Approx \$45 per annum payable at City Hall, Vancouver paid to date.

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

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



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, Court House,  
Vancouver, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.  
Shozo Hatunaka (Father).  
1391
9. IF FARM LAND STATE CROPS SOWN:

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: 43 E. 5th Avenue, Vancouver, B.C.  
Store & dwelling.
2. LANDLORD'S NAME AND ADDRESS: Declarant is part owner.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
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.



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 Assn Co, Vancouver, No. 2199549.  
Premiums paid to Nov. 1st, 1942. Policy in owners possession. Beneficiary,  
Masao Hatanaka (Mother). 5447
10. INTEREST IN ANY ESTATES OR TRUSTS: None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:  
1. PERSONAL DEBTS: None.

2. TRADE DEBTS: None.

REMARKS:

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) 74 Hatanaka

[Signature]  
Witness

FOR DEPARTMENTAL USE



P.D. 20-11-42

INFORMATION FROM R.C.M.P.

Date 12 - 4 - 43

Our File No. 1548

Full Name HATANAKA, Yoshitaka Frank  
(Surname in Block Letters)

Registration No. 00370 Male - Female  
(check) Age 7/6/18

Former Address 43 East 5th Avenue, Vancouver, B. C.

Date Evacuated April 10th, 1942 Naturalized - Canadian-Born - National  
(check)

Present Address New Denver B. C.

Married - Single  
(check)

Name of Wife

Name of Husband

Name of Mother Masao - 00973

Name of Father Shuzo - 02271

Names of Children under 16

Requested by AM

Registered with Custodian Yes  
(Yes or No)

Additional Information Willhand.



**REAL PROPERTY SUMMARY**

File Nos. 1392 and 1548.

**JAPANESE NAMES:** Shuseo HATANAKA - - Reg. No. 02271  
Yoshitaka HATANAKA - - Reg. No. 00370

**CATALOGUE NO:** 344.

**PROPERTY ADDRESS:** 43 East 5th Avenue, Vancouver, B. C.

**LEGAL DESCRIPTION:** West half ( $\frac{1}{2}$ ) of Lot 12, Block 23, District Lot 200A, Group 1, New Westminster District, Plan 177.

**TITLE:** In the names of Shuseo HATANAKA and Yoshitaka HATANAKA (Joint Tenants)

**ENCUMBRANCES:** Vesting 35442, 2nd December, 1942, covering both interests.

**ASSESSED VALUE:** 1942 -  
Land - \$370.00  
Improvements - 700.00 - \$1070.00. Taxes - \$37.50.

**CLASSIFICATION:** Property consists of one lot with a  $1\frac{1}{2}$  storey frame store and dwelling at rear, known as No. 43 East 5th Avenue, and on the rear of this lot a 1 storey frame building occupied as a residence.

**HISTORY OF ADMINISTRATION:** Pemberton Realty Corporation Limited were appointed rental agents for this property and rented lot and buildings to May Chan with the approval of the owner 1942-43 2 years. Lease covering the front portion of the lot with store and living quarters at \$20.00 per month. The rear portion was leased to Mrs. J.E. Fisher on a monthly basis of \$10.00 per month. The total rental revenue during the period of Custodian's control amounted to \$570.00.

**SOLD:** As at 3rd December, 1943, to May Chan and Lester Chan for \$1300.00. Approved by Advisory Committee - 24th November, 1943. This sale covered the whole of the lot and both buildings.

**FUNDS:** Released to the Joint Account of Shuseo HATANAKA and Yoshitaka HATANAKA, Sale price \$1300.00, plus rental revenue \$570.00, closing adjustments \$33.50, total \$1903.50, less commission on rental \$27.50, repairs \$70.50, taxes \$74.75, insurance \$37.38, Certificate of Encumbrance \$1.00, sundries \$33.35, valuation fee \$5.00, registration fee \$10.35, advertising \$4.00, commission on sale \$65.00, total \$328.83. Net amount released to the credit of the Joint Account \$1574.67.

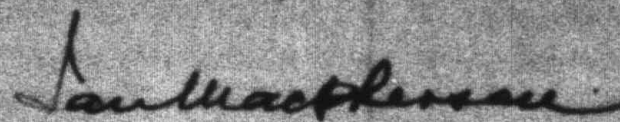
**TITLE:** C. of T. 97135-L delivered to May Chan on the 16th March, 1944.

**OLD C. OF T. No. 65404-L:** In the Land Registry Office.

The above summary is certified to be in accordance with information on file and on record by accounting department.

DATED: September 13th, 1946.

IR:JS









SUMMARY of LIABILITIES

File No. 1345

November 13, 1945

Re: Yoshitaka Frank HAYABARA  
Reg. No. 00370

There are no claims on file against the above Japanese  
person.

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

E. Robertson  
E. Robertson.



PERSONAL PROPERTY SUMMARY

File No. 1548

November 13, 1946

Re: Yoshitaka Frank HATANAKA  
Registration No. 00370

Chattels: In his JP form dated March 28, 1942 the above Japanese person declared that he had no chattels in the protected area of British Columbia.

Specified Articles: No Specified Articles are revealed on this file.

Life Insurance: This Japanese declared a \$1000.00 Sun Life Assurance policy, No. 2199549 as being in his possession, the beneficiary being Masao Hatanaka (mother). The premium due under this policy May 1, 1945 was paid from funds in the father's account (Shuzo HATANAKA, file 1392) as requested by him. No further reference is made on file to this policy and no action regarding same has been taken by the Custodian.

Accounts Receivable: An amount of \$4.72 representing refund of 13 wage deductions was credited to this Japanese person's account with the Custodian.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

E. Robertson  
E. Robertson.



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name HATANAKA, Mr. Frank Yoshitaka

File No. 1548

*New Denver B.C.*

Reg. No. *00370*

Company Sun Life

Agency Vancouver

Policy No. 2199549

Premium - \$ 40.45

Payable: <sup>x</sup> Annually, Semi-annually or monthly

Month May Day 1st

REMARKS:

*21*

*Letter sent 20/8/43*



Registration Number 60370

KATANAKA Frank Yoshitaka

43 E. 5th Avenue, Vancouver, B. C.

File 1548

LOCATION AND NATURE OF PROPERTY

West half of Lot 12, Block 23.  
D.L. 200A.

OWNERSHIP

The property is owned jointly by the above Katanaka and his father, Shuso Katanaka.

LAND AND BUILDINGS

This land is 23' x 120' to a lane. On the front of the lot is a 2 storey frame, shingle roof house containing 3 rooms. The house is modern without furnace, in fair condition. Adjoining the house and to the street line, size 12 x 20, is a one-storey building rented as a Confectionery store. This building is frame, shingle roofed. On the rear of the property, adjoining the lane, is a small 3 room cottage, frame, shingle roof. This cottage is rented at \$10 per month.

INSURANCE

Policy #720476, Dominion Fire Insurance, \$500, covering the house and store. Loss under this policy is payable to Shuso Katanaka and the above jointly.

PERSONAL PROPERTY

Katanaka has apparently no other assets.

RECOMMENDATIONS

Katanaka has interviewed Pemberton Ltd. and requested them to manage his business during his absence. I would recommend that Pemberton Ltd. be appointed Agents for the Custodian to manage this property.

April 16, 1942

L. Mather



1392

May 12th, 1942.

Mr. G.L.Salter,  
850 West Hastings Street,  
Vancouver, B.C.

Dear Sir:-

re Hatanaka, Shuzo

Referring to your report of April 13th in the above matter we gather from same that you recommend the continuance of this business for the time being by Mr. Hatanaka's daughter. We are in agreement with this.

In view of your suggestion that this business be eventually disposed of as a going concern, the daughter should be encouraged to proceed with arrangements for this during her occupancy. You will please keep in touch with us regarding this matter. If it is not possible to sell this business as a going concern it will be necessary to advertise for tenders for the sale of the stock.

Your recommendation as to the final disposition or storage of the personal effects will also be appreciated at the time arrangements are made for the sale of the business.

Yours truly,

FGS:EB.

R.P.Alexander  
Assistant Manager



File No.

1548

Name

HATANAKA , Frank

Address

43 E. 5th Ave. y Van.

Amount

4.72

Reg. No.

00370

Refund of 1% Wage deductions for first six  
months of 1941 from Provincial Collector  
Vancouver.



FIRE  
ACCIDENT  
MARINE  
PLATE GLASS  
FIDELITY  
BOILER  
ALL RISK

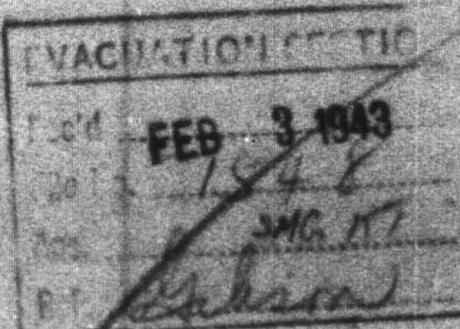
# Pemberton Insurance Corporation LIMITED

418 HOWE STREET  
VANCOUVER, CANADA

AUTOMOBILE  
HEALTH  
BURGLARY  
RIOT  
SURETY  
MACHINERY  
LIABILITY

February 2, 1943.

Department of the Secretary of State  
Office of the Custodian  
Japanese Evacuation Section  
506 Royal Bank Building  
Vancouver, B.C.



Attention Mr. Gibson

Dear Sirs:

Re File #1548 - Frank Yoshitaka

We refer to your letter of December 18th relating to fire insurance on the property at 43 East 5th Avenue.

The two policies mentioned in our Real Estate Department's report of June 9th do not appear to be in force. We recently sent you Legal & General policy No. 12001 covering for \$1,500.00 on the building at the address mentioned, but the owner's name is Frank Yoshitaka Hatanaka which probably explains the reason you did not know it covered 43 East 5th Avenue. However, it does appear that there is no insurance on the dwelling at the rear of this address and we have, therefore, issued and now enclose Legal & General policy No. 12444 covering for \$500.00 for a term of three years from January 23rd.

This means that there is now \$1,500.00 on the store building at the front and \$500.00 on the dwelling building at rear.

Yours very truly,

PEMBERTON INSURANCE CORPORATION LIMITED

RBI/DE  
Encl.



1392 and 1548

December 8, 1943.

Pemberton Realty Corporation Ltd.,  
418 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 344,  
41 E. 5th Avenue.

This property, the rents for which you have been collecting, is the subject of an expected sale direct through the purchaser, the effective date of which sale should be December 3rd, 1943.

The tenant is the applicant to purchase. In these circumstances, neither rents should be collected nor charges incurred after the date mentioned. If it has not already been done it will be appreciated if you will bring your reports for rentals and disbursements up to that date, sending, then, with remittances, to this office as soon as possible.

You will be informed when the sale is finally concluded.

Yours truly,

P. H. Russell,  
Administration Department.

PHR:AS



File No. 1392  
1348

January 11th, 1944

MEMORANDUM

TO: Mr. Green

FROM: Mr. Spain

Re: Yoshitaka Frank HATAKATA

43 East 5th Avenue

Mrs. Chan the tenant and purchaser of this property reported:-

7 Piece Dinette Suite

still in use but available to us if we wish to move it at any time.

With regard to the Hose and Garden Tools, she has never seen a hose.

There is a rake in the basement which could be removed when we move the Dinette Suite.

SBS/RMS

*Spain*

N.B. Lingo.

*Spain*



*for* File 1548

Files No. 1392 &

Catalogue No. 344.

March 6th, 1944.

**MEMORANDUM**

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Shunzo HATAYAKA  
Frank Yoshitake HATAYAKA  
West 1/2 of Lot 12, Blk. 23,  
D.L. 200 A, Sp. 1, N.W.D.,  
Plan 197.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated February 9th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application 97134-L dated February 9th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application 97135-L dated February 9th, 1944, registering the property in the names of Lester Chen and May Chen (Deed).
3. Duplicate of Transmission dated January 29th, 1944.
4. Duplicate of Deed dated January 6th, 1944 - Secretary of State to Lester Chen and May Chen.
5. Certificate of Indefeasible Title number 97135-L dated February 15th, 1944, covering the above property in the names of Lester Chen and May Chen.

MAC:JB  
Encs.

*D. A. Cramer*  
*per JB*



Catalogue No. 344

Files No. 1392 & 1548

43 East 9th Avenue

12/23/2001

ADJUSTMENTS

As of December 3rd, 1943.  
26 days to go.

Debit purchaser		
28/365 x \$ 36.00	Taxes for 1943	\$ 2.76
28/365 x \$ 11.45	renter July to Dec.	1.74
30/72 x \$ 36.13	insurance premium	18.01
52/72 x \$ 3.25	" "	2.35
Registration fees on Deed. \$1,300.00		6.85
Mrs. Chen rent from Nov. 25 to Dec. 3 -		
8/31 x \$20.00		5.16
		<hr/>
Total debits		\$ 36.87

Credit purchaser	
Proportion rent for month of December - 11/31 x \$9.50 (Fisher)	\$ 3.37
	<hr/>
Total credits	\$ 3.37
Total debits	36.87
	<hr/>
Net debit due from purchaser	\$ 33.50

Pay to Richardson Realty Corp. Ltd.



1392  
1548

March 10, 1944.

Mr. & Mrs. Lester Chan,  
43 East 5th Avenue,  
Vancouver, B. C.

Dear Sir and Madam:

Re: Catalogue No. 344  
43 East 5th Avenue  
W12/23/200A

Title to 43 East 5th Avenue is now ready for delivery to you.  
Assignment of the relevant insurance policy is also ready for delivery and  
you should cause this to be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the  
tenant of this property.

Adjustments as of date as shown on the enclosed sheet have been  
calculated and a balance of \$33.50 is charged to you.

Will you telephone this office for an appointment at your early  
convenience to conclude this matter after which title will be delivered.

Yours truly,

George Peters,  
Administration Department.

GP:ED  
Enc.

cc to Pemberton Realty Corp. Ltd.



1392 - 1548

May 16th, 1945.

Mr. Haseo HATARAKA,  
Reg. No. 02271,  
New Denver, B. C.

Dear Sir:

Re: Sun Life Assce. Co. Pol. #2199549  
on life of Frank Yoshitaka HATARAKA.

Respecting your letter of May 11th enclosing authority to pay your son's life insurance premium in the amount of \$11.45, this has been paid to the Sun Life Assurance Company and the receipt is on our file. This amount was paid before we received your above-mentioned letter and your letter of April 27th made it quite clear that this premium was to be paid. What we referred to in the second paragraph of our letter of May 1st was the remark in your letter of April 27th "Would you also pay my premium due to the same Company and send me the receipts of both premiums". In our letter of May 1st we pointed out that as far as we could trace your premium of \$58.60 was not due until October 1st. If, however, there is another policy involved, please let us know.

The Sun Life Assurance Company does not issue duplicate receipts and the original receipt is retained here on our file. Verification of payment by us to the Sun Life Assurance Company can always be obtained by writing to them.

We attach Notice of Dividends on deposit showing an amount of \$12.47 to your credit. This was sent to us by the Sun Life Assurance Company with the Premium Notice. Please retain the enclosed Notice.

Yours truly,

P. Douet,  
Administration Department

PD/ ER  
Enc.



1548 - 1392

October 26th, 1945.

Mr. Yoshitaka Frank HATARAKA,  
Reg. No. 00370,  
131 James Street,  
Hamilton, Ontario.

Dear Sir:

Re: Catalogue No. 344  
43 E. 5th Ave., Vancouver, B.C.  
12/23/200A  
Shozo and Yoshitaka HATARAKA.

You are aware, of course, of the sale of the above property for \$1300.00, this figure being based on an independent appraisal, and approved by the Advisory Committee. You have not, however, been forwarded one of our revised net proceeds statements prepared by our Accounting Department, and for your records a copy of this statement is attached, showing the net proceeds of this sale, namely \$1247.36.

We also enclose a general statement of the joint account in which there is still a balance of \$63.96. You were forwarded a cheque for \$650.00, being your share of the sale of this property, and this is shown in the above general statement. A similar amount was credited to your father's account (No. 1392).

In your own account, which is kept under number 1548 (your file number), there is a credit balance of \$4.72, being rebate of 1% Wage Deductions, and this amount will in due course be forwarded to you after we have reviewed your file.

Yours truly,

P. Dunt,  
Administration Department

PD/MR  
Enc. 2  
cc Department of Labour, Japanese Division.



STATEMENT RE SALE OF:

Catalogue No: 344

Street Address: 43 E. 5th Avenue,  
Vancouver, B. C.

Legal Description: W 12/23/200A

Name: HATANAKA, Shuzo

HATANAKA, Yoshitaka (Frank)

File No: 1392 and 1548

Reg. No. 02271 and 00370

Date of Sale and Adjustments .... December 3, 1943 .....

Sale Price \$ 1,300.00

Real Estate Agents Commission \$ 65.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

18.01 )

Taxes

2.35 )

2.76

Water

1.74

77.50

\$ 1,324.86

Net Proceeds credited to your account

1,247.36

Date: ..... October 2, 1945 .....

G.P.

Compiled by: .....



1392 - 1548

November 6th, 1945

Attn: Mr. H. L. Brown

Department of Labour,  
Japanese Division,  
360 Homer Street,  
Vancouver, B. C.

Dear Sirs:

Re: SHUZO KATANAKA, Reg. No. 02271,  
Resident at New Denver, B.C.

There is standing to the credit of the above the sum of \$517.36 which represents the balance of his share of the sale of 43 East 5th Avenue, Vancouver, B. C., which he owned jointly with his son, Frank Yoshitaka KATANAKA, Registration #00370, at present residing at 131 James Street N., Hamilton, Ontario. The latter, with the exception of a few dollars, was sent his fifty per cent share of the proceeds of the sale of the property in April 1944, the cheque being for \$650.00.

We have now received a request from the father, Shuzo Katanaka, that his total funds, namely \$517.36, be forwarded to his son in Ontario, but before taking any action in this matter we shall be glad to have your recommendations in view of the fact that this Shuzo is residing at New Denver, B. C.

Yours truly,

P. Doust,  
Administration Department

PD/ER



1392 - 1548

January 4th, 1946.

Mr. Shuso HATANAKA,  
Reg. No. 02271,  
New Denver, B. C.

Dear Sir:

We refer to your letter of October 31st, 1945 wherein you requested that funds standing to your credit which are mainly from your one-half share of the proceeds of the sale of 43 East 5th Avenue, Vancouver, be forwarded to your son at Hamilton, Ontario.

There is standing to your credit an amount of \$517.36 and upon referring your request for these funds to the Department of Labour, Japanese Division, they now inform us that they do not recommend that this amount be sent to your son in view of the fact that you are still residing in a project under their jurisdiction. We regret, therefore, that we are unable to comply with your request.

Yours truly,

P. Donet,  
Administration Department

PD/ER



1548

REGISTERED MAIL

November 13, 1946

Mr. Yoshitaka Frank HATANAKA,  
Registration No. 00370,  
161 Sydenham Street,  
Toronto, Ontario.

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$36.70 representing your entire credit with this office.

A statement of your joint account with the Custodian, together with a statement relating to the sale of the West half of Lot 12, known as 43 East 5th Avenue, Vancouver, jointly owned by yourself and your father, Shuzo Hatanaka, was sent to you with our letter of October 26th, 1945, which showed a credit balance of \$63.96 as at April 20th, 1944. The joint account has now been divided equally and one half of the above balance, i.e. \$31.98, credited to a single account in your father's name and the other half credited to your single account with the Custodian. As stated in our letter to you of October 26, 1945 there is standing to the credit of your single account an amount of \$4.72 representing refund of one per cent wage deductions for the first half of 1941, and this, together with the amount of \$31.98 credited to your single account from your joint account, makes up the amount of the enclosed cheque.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,  
Office of the Custodian.

/ER

Enc.: Custodian cheque \$36.70  
Return Envelope



Cat. 344

NOV 20 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.

1548

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

- (1) NAME HATANAKA FRANK Y. (RCMP) Reg. No. 00370  
(Print) Surname Given Name
- (2) Pre-Evacuation Address 43 E. 5th Ave., VANCOUVER, B.C.
- (3) Present Address 39 GRANT ST., TORONTO, ONTARIO
- (4) REAL ESTATE
- (a) Street Address (if any) 43 E. 5th AVE. VANCOUVER, B.C.  
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)  
WEST HALF OF LOT 12,  
Block 23, DISTRICT LOT 200 "A"  
Group 1, N.W.D. PLAN 197
- (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.) OWNER OF ONE HALF INTEREST
- (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)  | \$ | <u>1,250.00</u> |
| (v) Amount at which Custodian sold property and credited your account   | \$ | <u>600.00</u>   |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv))   | \$ | <u>650.00</u>   |
- (X Intending)

## (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 \_\_\_\_\_

(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")

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

1.	Estimated Value \$
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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)) - - - - - \$ 650.00

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

(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, Frank Y. Hatanaka  
of Toronto

of the City  
in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City )  
of Toronto )  
in the County of York )  
this 24th day of November )  
A.D. 1947. RA Best )

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.



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CASES: 1110 & 1112

APPEAL FROM DECISION OF THE COMMISSIONER

Toronto, Ontario,

October 13, 1942.

IN THE MATTER OF THE CLAIMS OF

FRANK KATANA

and

JOHN KATANA

PROCEEDINGS AT HEARING

P.O. Moore, Esq.



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IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

EDM HOSCHKE, JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 15, 1943.

IN THE MATTER OF THE CLAIMS OF

FRANK HATANAKA

and

SHUZO HATANAKA

PROCEEDINGS AT HEARING.

APPEARANCES:

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

F.A. BREWSTER, Esq., appearing for the  
Claimant.

A. SMITH, Esq., Secretary,

G.W.R. UPTON, Esq., Official Interpreter,

A.D. VERNON, Esq., Official Reporter.



1 MR. HENRY: These two cases, those of Frank  
2 and Shozo Matsuzaki, your honour, can be heard together.  
3 They are actually just one case. It is a case of  
4 father and son.

5 I may say that Mr. Shozo Matsuzaki had a  
6 claim for personal property. That claim is abandoned  
7 so that we are only concerned with a claim of each  
8 of them in respect of a property in Vancouver, 43  
9 East Fifth Avenue. They each claim a one-half  
10 interest in this property.

11 MR. CHRISTIE: We will take the cases one at  
12 a time, for the purpose of the records.

13 MR. HENRY: I would think they should be  
14 consolidated into one case.

15 MR. CHRISTIE: We should take the cases  
16 separately for the purpose of our own records.

17 THE SUB-COMMISSIONER: If they are both going  
18 to give evidence it all amounts to the same thing.

19 It will not take any longer?

20 MR. CHRISTIE: No, it will not take any longer,  
21 your honour.

22 MR. HENRY: Mr. Shozo Matsuzaki does not  
23 speak English at all fluently and I would ask him  
24 to have the son give the evidence.

25 THE SUB-COMMISSIONER: That is all right.

26 MR. HENRY: We are abandoning the claim for  
27 personal property.

28 MR. CHRISTIE: I understand that was for  
29 Frank. Is that also for the other?  
30



1  
2 MR. HUBBARD: There is no claim for personal  
3 property for the other one.

4 THE SUB-COMMISSIONER: Which one of them had  
5 a claim for personal property?

6 MR. HUBBARD: Shunsu Matsushita had a claim for  
7 personal property which is abandoned.

8 MR. CHRISTIE: The Secretary will have to  
9 make separate cases. We can hear the evidence  
10 and make our records accordingly.

11 THE SUB-COMMISSIONER: We can hear the evidence  
12 together and if you have to make the exhibits twice,  
13 that is, in each case, all well and good. You may  
14 make your report separately.

15 We will take the evidence and let it apply to  
16 both cases.

17  
18 FRANK MATSUSHITA, the claimant herein, being  
19 first duly sworn, testified  
20 as follows:

21 DIRECT EXAMINATION BY MR. HUBBARD:

22 Q. Mr. Matsushita, you are Mr. Frank Matsushita?

23 A. Yes.

24 Q. And you and your father were joint owners  
25 of the property known as 43 East Fifth Avenue in  
26 Vancouver?

27 A. Yes.

28 Q. And each entitled to a one-half interest?

29 A. Yes.

30 Q. What was the nature of the property there?



F. H. H. H.  
H. H. H.

1 Was it a store or residence?

2 A. It was a store and a residence, both.

3 Q. It was both a store and a residence?

4 A. Yes.

5 Q. What sort of store?

6 A. Confectionery and groceries, cigarettes and  
7 soft-drinks.

8 Q. Did you and your family live in the other  
9 part of the premises?

10 A. No. We lived behind the store and we had  
11 the back rented out.

12 THE SUB-COMMISSIONER: Q. The same building  
13 as the store? A. The store is.

14 Q. The store and the place where you lived  
15 was all one place?

16 A. Yes, one place.

17 MR. HENRY: Q. I am showing you a form  
18 entitled Real Estate Other than Farm. Is that your  
19 signature (indicating)?

20 A. Yes.

21 Q. And are the facts stated there correct?

22 A. Yes.

23 Q. I see you have signed the first sheet.  
24 I had better get you to sign the second sheet, I  
25 think.

26 I would ask my friend if he would produce the  
27 report of J.B. Reid & Company.

28 (PARTICULARS OF REAL ESTATE OTHER THAN FARM,  
29 HAYES HENRY NO.1)

30 MR. CHRISTIE: I tender, as Exhibit 2, the



F. H. H. H. H.  
D. H. H.

Appraisal of J. H. H. & Company.

(APPRAISAL, MARKED EXHIBIT NO. 2)

MR. HENRY: Q. I notice from a copy of that appraisal it refers to the basement having a poor floor. What was the nature of the condition of the floor when you left?

A. When we left it was in good condition.

Q. It was in good condition; and, he says: "The property is in very poor condition." Is that so? What was the situation when you left?

A. It was in good condition.

Q. Now, when you left did you dispose of the business at all or the stock-in-trade?

A. Well, my father had a forced sale because he had to leave right away.

Q. To whom did he sell?

A. He sold it to the tenant who owns the building now, in the store.

Q. The tenant you understand owns the building now. Do you know for how much he sold the business?

A. The father sold it for \$500.

Q. \$500. I notice that you had purchased this property and business in 1941. Is that right?

A. Yes.

Q. In August 1941?

A. Yes.

Q. And paid altogether \$2,575., including the business. Is that right? A. Yes. That is right.



F. Kalamaka,  
H.K.M.

1 Q. Now, did you rent the property when you  
2 left? A. Yes. It was rented.

3 Q. And for how much was it rented?

4 A. I believe it was \$15. for the back house  
5 and \$25. for the front, the store and the house.

6 Q. Perhaps we will have to go into that later.  
7 You have it on the form that it was rented at \$400.  
8 a year, which would be \$33. a month. If you do not  
9 know we may be able to get the details from the file  
10 of the Custodian.

11 MR. CHRISTIE: Are you interested in the store  
12 lease?

13 MR. BROWN: I am interested in the whole thing.  
14 There was a store lease and part of the back.

15 MR. CHRISTIE: This is one for \$400., Mrs. May  
16 Chen. I will file that if you wish.

17 MR. BROWN: Does that include the house at the  
18 rear of the property, do you know?

19 THE SUB-COMMISSIONER: What does this mean, on  
20 the form, where it says cost price \$1,575, house and  
21 \$1,000., business? The house and business are all  
22 one building.

23 MR. BROWN: I suppose that included in the  
24 business might be good will.

25 THE SUB-COMMISSIONER: And stock-in-trade and  
26 so on? This is not a division?

27 MR. BROWN: No.

28 THE SUB-COMMISSIONER: So that, what he paid for  
29 the real estate was \$1,575.  
30



J. Hatanaka,  
MR. Q.

MR. BREWIN: Q. Is that correct?

A. Well, we bought the business first and we had rented, the house.

THE SUB-COMMISSIONER: Yes. And, you bought the house?

A. When we bought the house we paid \$1,575.

Q. The house apart from the business was \$1,575. When you say the estimated value at the date of sale \$3,500., for what is that, the house or the house and business?

A. The house and business and all put together, repairs.

Q. You sold the business for \$500.?

A. He had to sell the business because he had to leave and the custodian sold the house.

Q. And the Custodian sold the house for \$1,500?

A. Yes.

Q. Which would be \$1,500., which would reduce the total claim to \$700. on your own figures.

MR. BREWIN: There is a possible increase in value between 1941 and the date of sale.

THE SUB-COMMISSIONER: No, but he says the \$3,500. was the value of the real estate and business. And the Custodian got \$1,500 and he got \$500. so that the total realized was only \$700. short of what they said it was worth.

MR. BREWIN: I think he is speaking a little hurriedly, according to my instructions, but that is what he says now.



P. Kestel, Jr.,  
D.R. Co.

THE SUB-COMMISSIONER: Well, as long as the  
evidence is clear, that is all. I have nothing to do  
with the decision; I am simply trying to make sure  
it is clear what he is talking about.

MR. MERWIN: I wonder if I might ask him again  
about that.

Q. You have put the estimated value of the  
date of sale under that figure and I will just show  
it to you on the form, \$2,500. You observe that?  
For what is that; is that the estimated value of the  
house and land, real estate, or does it include what you  
estimate the value of the business to be?

A. We estimate the value of the house to date  
and the business put together.

THE SUB-COMMISSIONER: Q. At \$2,500?

A. Yes.

MR. CHRISTIE: That is quite fair.

MR. MERWIN: I will have to ask him if his  
father agrees on that.

I think that is all, thank you.

MR. CHRISTIE: That is for both of them?

MR. MERWIN: No. I will call the father as a  
witness. I presume you wish to cross-examine this  
witness?

MR. CHRISTIE: Yes; definitely.

MR. MERWIN: I will call the father later.

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J. K. K. K. K.  
K. K. K.

EXHIBIT-REMARKS BY MR. CHRISTIE:

Q. Mr. K. K. K., I produce the J.P. Form  
dated March 28, 1942. Is that your signature here  
(indicating)? A. Yes.

Q. That is your signature?

A. Yes.

MR. CHRISTIE: I am filing this as Exhibit 3,  
(J.P. FORM, MARKED EXHIBIT NO. 3)

MR. K. K. K.: Your honour, on this claim we  
claimed that the value of the property is \$2,500.  
and that the amount at which the Custodian sold the  
property was \$1,500, and therefore that the total  
claim was \$1,500, or a half of that, namely, \$750, in  
each case. It appears that we were in error, that  
the amount at which the property was actually sold  
was \$1,500, so that instead of \$1,500, that will  
reduce each claim by \$500, and I would like leave to  
amend my claim.

THE SUB-COMMISSIONER: If this witness is right  
there also should come off whatever is taken off in  
respect of the business.

That is a matter of further evidence.

MR. K. K. K.: Yes. I think we will wait and  
have the further evidence; but the \$500. should  
clearly come off.

MR. CHRISTIE: Q. I produce here a photo.  
Is that a picture of the property in question?

A. Yes.



10  
F. Matsumoto,  
Ex. A.

1 MR. CHRISTIE: I tender this as Exhibit A.  
2 It is a photo of the property.

3 (PHOTOGRAPH OF CLAIMANT'S PROPERTY,  
4 MARKED EXHIBIT NO. 4)

5 Q. When you bought this property in 1941 do you  
6 know how old this building was?

7 A. No.

8 Q. Of what material was this building constructed  
9 Mr. Matsumoto? A. Wood, lumber.

10 Q. What kind of lumber?

11 A. I would not know.

12 Q. Was it rough lumber? A. No.

13 Q. And, how did you heat this place; with  
14 stoves, or how? A. Stoves.

15 Q. With stoves. Was this building on posts?

16 A. Cement, I think it was.

17 Q. Are you sure?

18 A. Yes. It was cement, yes, sir; that is  
19 right.

20 Q. What about the condition of the paint of  
21 the building?

22 A. As I recollect it was in good condition.

23 Q. It was painted? A. Yes.

24 Q. That is all, thank you.

25 MR. BREWSTER: I will call Mr. Shunzo Matsumoto.  
26 I do not know; we are dealing with Frank's claim  
27 now - are we?

28 THE SUB-COMMISSIONER: We will hear the  
29 evidence together. We are hearing the evidence  
30 together.



12  
S. Matsuda,  
Dir. et.

1 MR. CHRISTIE: I will have to enter them separ-  
2 ately and I will mark the exhibits separately.

3 THE SUB-COMMISSIONER: <sup>calling</sup> Instead of the  
4 witnesses unless we are simply applying the evidence  
5 taken in each case.

6 MR. CHRISTIE: One is the father and one is the  
7 son.

8 MR. BREWIN: Yes.

9  
10  
11 SHIRO MATSUDA, the claimant herein, being  
12 first duly sworn, testified  
13 through the interpreter as  
14 follows:

15 EXHIBIT EXAMINATION BY MR. BREWIN:

16 Q. Mr. Matsuda, is this your signature on this  
17 document entitled "Real Estate Other than Farm"?

18 A. Yes.

19 Q. Are the facts stated there correct?

20 A. Yes.

21 MR. BREWIN: That will be Exhibit 3.

22 (PARTICULARS OF REAL ESTATE OTHER THAN FARM,  
23 MARKED EXHIBIT NO. 3)

24 Q. Now, you bought this property in 1941?

25 A. Yes.

26 MR. CHRISTIE: Are we marking this, this par-  
27 ticulars of the Real Property, as an exhibit?

28 THE SUB-COMMISSIONER: It has only the one  
29 number and it is owned by both. All the exhibits will  
30 apply to both. Mark them in this case and if you  
report the other separately mark them under the same  
numbers.



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S. Hirschman,  
Dir. et.

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MR. PERLIN: Q. How much did you pay for the property?

A. \$1,000., in 1937.

Q. Yes; and that is what you paid for the land and buildings? A. Yes.

Q. Did you buy the business part, the stock-in-trade and goodwill separately?

A. Yes.

Q. How much did you pay for that?

A. I paid \$500.

Q. \$500. Well, that is pretty close.

Now, I see here on this form that the estimated value at the date of sale is \$2,500. Does that \$2,500 estimate which you have on there include the business or is it just the land and buildings?

A. This price is for the house, and the land and the store premises.

Q. The other witness, your son, has given evidence that you sold something to do with this business for \$500. What did you sell for \$500?

A. It was a forced sale due to hurried circumstances and whilst the price was very low I had to sell at that figure.

Q. You still have not answered my question.

A. The stock-in-trade of the business.

THE SUB-COMMISSIONER: Q. The what?

A. The stock-in-trade of the business.

MR. PERLIN: Q. And, does your estimate of \$2,500 include that? A. No. This is, as I said



3. Williams,  
Mr. M.

before, for the property, the house and the business premises.

Q. I see. Now, have you any explanation to give as to why you estimated that at \$1,500., when you acquired the house and the premises for \$1,575., in 1941?

A. I bought it at \$1,575. The Custodian sold it at \$1,500 but I consider that the valuation today is \$1,500.

Q. Have you any explanation, do you want to give any explanation of why the increase?

A. I considered the store alone was worth \$1,500., and I sold it for \$500. and I consider that a speculative and cheap price.

Q. What was the condition of the property when you left it?

A. I took great care of the garden and the house was in good condition when I left it.

Q. I understand that the property was rented when you left to a Mr. or Mrs. Chan for \$400. a year. Is that correct?

A. I let the house for \$20. and the living-quarters at the back for \$10. I rented it for this price in view of the fact that I had left furniture and things like that there and I reduced the price so they should look after it.

Q. And subsequently it would appear -- May I show him this?

MR. CHAIRMAN: Let us file it. That is the

issue.



1 MR. BREWSTER: Yes. Subsequently the Custodian  
2 perhaps arranged a lease to Mrs. May Chan for \$400.  
3 a year.

4 MR. CHRISTIE: What is the date of that?

5 MR. BREWSTER: It is dated April 27, 1942.  
6 This is just a copy.

7 Q. Did you ever sign a lease?

8 A. That is the question?

9 Q. I asked you if you signed a document like  
10 that? A. No, I did not sign it.

11 MR. CHRISTIE: I tender this as Exhibit 6, a  
12 lease from the Claimant to Chan.

13 (IMAGE, MARKED EXHIBIT NO. 6)

14 MR. BREWSTER: That is all, thank you.

15  
16  
17 EXAMINATION BY MR. CHRISTIE:

18 Q. I produce the J.P. Form, dated March 25,  
19 1942. Is that your signature?

20 A. Yes. I signed that.

21 MR. CHRISTIE: I am tendering this as Exhibit 7.  
22 We had better distinguish them.

23 (J.P. FORM (S. Hatanaka), MARKED EXHIBIT NO. 7)

24 Q. Was this property fenced?

25 A. Yes.

26 Q. What kind of plumbing did you have?

27 A. Plumbing like in an ordinary house.

28 Q. Was there an inside or outside toilet?

29 A. Inside.  
30



15  
E. H. H. H. H.  
E. H. H.

1 Q. Inside. That is all, thank you.

2 THE SUB-COMMISSIONER: Any other documentary  
3 evidence?

4 MR. CHRISTIE: Yes, I have, your honour.

5 Is that the case?

6 MR. HENRY: That is the case.

7  
8  
9 MR. CHRISTIE: It is submitted, your honour,  
10 that this property was sold at its fair market value.

11 I have certain exhibits to file. I have to  
12 go through these two files in order to locate them.

13 I am filing as Exhibit 8 the Certificate of  
14 Insurance, which shows that the two claimants are  
15 joint tenants.

16 (CERTIFICATE OF INSURANCE, MARKED EXHIBIT NO. 8)

17 I file as Exhibit 9 Notice of Assessment, 1943.

18 Do you wish to see this?

19 MR. HENRY: No.

20 (NOTICE OF ASSESSMENT, 1943, MARKED EXHIBIT  
21 NO. 9)

22 As Exhibit 10 I file two tenders made by Mrs.  
23 May Chan.

24 (TWO TENDERS (MRS. MAY CHAN) MARKED EXHIBIT  
25 NO. 10)

26 The first one is in the amount of, the amount  
27 of \$41,000., dated September 27, 1943; the second  
28 is in the amount of \$1,000., dated November 12, 1943.

29 MR. HENRY: Does the correspondence show,  
30 as it does in so many of these cases, that the tender



was made after a letter written by the Canadian  
pointing out that not less than \$1,300., the amount  
of the valuation ---?

MR. CHRISTIE: I do not see it in the file.  
I know that has been in other cases.

MR. HERWIN: It says "In reply to your letter  
of November 2." Have you a copy of a letter of  
November 2? I will not insist on it. I assume that  
that practice was followed?

MR. CHRISTIE: It is a frequent practice,  
I agree with my friend.

And finally I file the Real Property Summary  
as Exhibit 11.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 11)

MR. HERWIN: I found on my friend's file and  
I will ask him to produce it, if he will, a report  
on this property by Mr. Salter, which casts a little  
different light on it, in my submission, to the report  
of Mr. Reid.

MR. CHRISTIE: Here is a report of Salter.  
I do not know whether or not this is the one.

MR. HERWIN:  
It does not refer to it at all. Have you any  
other letter in your file? I have a note in my file  
that there was a report from him.

MR. CHRISTIE: I will go through the files.  
That is just referring to paragraph belongs there.

MR. HERWIN: Yes.

MR. CHRISTIE: Here is another one from Salter.  
Wait until I see. There; there is a report from



1     Salter. Perhaps that is what you want. Let's have  
2     stop.

3             MR. BREWSTER: Thank you. This does not, perhaps,  
4     add very much. This is a report from M.A.L. Salter,  
5     to the office of the Custodian and I wanted to read  
6     this into the record. It is dated April 15, 1942,  
7     a statement made by him that under the heading prospects  
8     for continued operation:

9             "Fairly good, as, although the shore is small,  
10     it somewhat serves quite a large district  
11     without competition. Matsushita states he has  
12     done fairly well in this location."



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MR. HURVIN: Yes; in fact, I would certainly  
argue, and I think I have argued to the Commissioner,  
that goodwill is in certain cases something that  
enhances the value of real property. Of course, in  
this case the claimant did sell some of the other  
assets of the business so one can hardly claim that  
it was sold as a going concern. On the other hand,  
I think the location, the fact that people had been  
coming there to use it as a grocery store and so on --

THE SUB-COMMISSIONER: -- would add to the  
value of the real estate?

MR. HURVIN: -- would add to the value of the  
real estate.

MR. CHRISTIE: That is the defense.

THE SUB-COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED NINE MIN)

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

*A. G. Vitch*  
"A. G. VITCH"  
Official Reporter.

I, M. A. Miller, 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.

*M. A. Miller*



Name of Claimant **HATANAKA, Frank Y.**Case **1116 & 1119**

Custodian File

Shase  
**1548 & 1392**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)		Charges 12.50 & Comm.	V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there- of		Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
<b>1300</b>	<b>65.00</b> <b>12.50</b>								<b>77.50</b>	
<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 & Not Found & 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									<b>77.50</b>	



1548  
1392

January 19th, 1951

Mr. Frank T. HATANAKA,  
Mr. Shuso HATANAKA,  
161 Sydenham St.,  
Toronto, 2, Ont.  
Dear Sir: 81

Re: Japanese Property Claims Commission

Case No. 1118  
1119

We have received from the Co-Operative Committee  
on Japanese Canadians, our form of Release which has been  
executed by yourself covering the award recommended under  
the above Claims Commission for the sum of ... \$ 77.50.

Cheque in your favour is enclosed for \$ 77.50  
and we have paid the Co-Operative Committee .. \$ .00  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FCS:HK  
Encl.