

3313

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: HAYASHI Kisaku
HOME ADDRESS: 248 Princess Ave. Vancouver, BC
REGISTRATION NUMBER 02771 SEX: (M) AGE: 47
OCCUPATION: Grocery Manager

(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: T. Maikawa Stores Ltd., #369 Powell St., Vancouver, BC

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Mitsu 10839 (yellow card) No Claims, Challe

ADDRESS OF WIFE OR HUSBAND: 248 Princess St., Vancouver, BC

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

- (A) LOCATION AND DESCRIPTION: Lot 5 Bk 53 DL 196 City of Vancouver - 574 P. 1941
(B.) Lot A51 and 32 BK 52 DL 196 City of Vancouver (729 Princess St.)

2. BUILDINGS AND OTHER IMPROVEMENTS: (A) cabin 25 by 120 / 1941 P. 1941

(B.) 6 room frame dwelling

*Sold to
Mr. T. Jones
1941*

3. INSURANCE (Give particulars; state where policies are) (A) Fire insurance \$1000
name of Co., and expirant date unknown. (B) Fire insurance \$2000

4. TAXES (Amount and where payable) (A) \$70 paid for 1941 paid at Vancouver, BC (B) \$45.
paid for 1941 at Vancouver, BC

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

None

6. OCCUPANCY AND LEASES (If vacant so state) (A) occupied as rooming house

(B) as his residence

CLAIM ON ANY SUCH PROPERTY
None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

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

STATEMENT OF PERSONAL PROPERTY OWNED:
1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
3 piece chesterfield suite, 3 beds, 2 stoves, 6 chairs, 2 chairs
3 tables, 2 cupboards and lamp stand, kitchen ware and misc. equipment and personal effects in owners custody at 248 Princess Ave., Vancouver, BC
None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN
None

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

4. STATE WHEREABOUTS OF LEASE
None

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

2. LANDLORD'S NAME AND ADDRESS:
Self

STATEMENT OF REAL PROPERTY OCCUPIED
1. LOCATION AND DESCRIPTION: 6 room frame dwelling at 248 Princess Ave., Vancouver BC

9. IF FARM LAND STATE CROPS SOWN
None

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST
None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:
owners possession

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)

\$35 in War Savings Certificates and 1 share in T. Maikawa Stores Ltd., \$100

in owners possession

8. BANK ACCOUNTS: Royal Bank of Canada East End \$500

9. LIFE INSURANCE: Sun Life of Canada \$1500 Policy No. unknown ~~Premiums fully~~

policy

Fully paid up Beneficiary Wife, Mitsu Hayashi

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 2th day of April 1942

(Signature)

M. Hayashi

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

8/1/43.
Sept 23/43

Our File No. 3312

Full Name HAYASHI KISAKU
(Surname in Block Letters)

Registration No. 03771

Male - Female
(check)

Age 41 20, 1894

Former Address

248 Pinceps St. Vancouver B.C.

Date Evacuated

17/6/42

Naturalized - Canadian-Born - National
(check)

Present Address

R.R.#1.
40 Hugh A. MacLaren
Cyama, B.C.

Married - Single
(check)

Name of Wife

nec
UYEDA Mitau - 01191

Name of Husband

Name of Mother

(In Japan)

Name of Father

deceased

Names of Children under 16

Registered by

Mamiel

Registered with Custodian

Yes.
(Yes or No)

Additional Information

Grocery Store Mgr. (T. Markan Co. 34
349 Pinceps - shareholder) House at Pinceps St. address

REAL PROPERTY SUMMARY - - PARCEL "B"

JAPANESE NAME: Kisaku HAYASHI, Reg. No. 02771 - - - File No. 3313

CATALOGUE NO: 226

PROPERTY ADDRESS: 248 Princess Street, Vancouver, B.C.

LEGAL DESCRIPTION: Subdivision "A" of Lots 31 and 32, Block 52, District Lot 196, Group 1, Plan 971, New Westminster District.

TITLE: In name of Kisaku HAYASHI. Certificate of Title 39529-L.

ENCUMBRANCES: Registered: Vesting in the Custodian 35695 of interest of Kisaku HAYASHI filed 9th February 1943.

Unregistered: No evidence of any unregistered charges.

ASSESSED VALUE: 1942

Land	\$ 450.00	Taxes - \$44.27
Improvements	800.00	
	<u>\$1250.00</u>	

CLASSIFICATION: Loewen & Harvey reported 27th November 1944:

"This property is on the North East corner of Princess and Cordova Streets. The lot is 30.6 feet on Princess and 50 feet on Cordova. It is from three (3) to five (5) feet below street level.

The dwelling on the above is a two storey frame with shingle roof in fair condition. Exterior walls are of narrow siding and paint fairly good. The cement foundation is 30 x 24 with front verandah on cement blocks six (6) feet beyond. There is an entrance hall, living-room, dining-room and kitchen with enamel sink. Off the kitchen is a bathroom containing toilet and Japanese bath. The upper floor contains three (3) bedrooms and bathroom with full standard plumbing. Entrance to the basement is outside from the back porch. Headroom is only five (5) feet, floor is poor, there is no furnace and the back wall is open under the verandah. Floor joists are at two (2) foot centres."

HISTORY OF ADMINISTRATION: Pemberton Realty Corporation was appointed rental agents. The premises were tenanted by J. Grenda from 1st July 1942 to 31st March 1944, 21 months at a rental of \$22.50 per month, \$472.50.

OFFERS: From John Grenda, 1st October 1943,\$ 1215.00

" J.H. Jones and J.M. Jordan, 17th January 1944, through Pemberton Realty Corporation...\$ 1300.00

APPRAISAL: By Loewen & Harvey, 27th-November 1944, \$1,000.00.

\$1,000.00.

- Page 2 -

File No. 3313

SOLD:

To: J.H. Jones and J.M. Jordan for \$1300.00 as at
8th February 1944.
Approved by Advisory Committee 19th January 1944.

TITLE:

Certificate of Title 98753-L in names of John Hopkins Jones
and John Meyer Jordan issued 16th March 1944 and receipt
acknowledged by signature of both 5th April 1944.

FUNDS:

Released as per statement attached.

OLD TITLE:

Certificate of Title 39529-L received and sent to Land
Registry Office for cancellation 18th March 1944.

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

John Hopkins Jones

IM:ic

DATED: September 2nd, 1947.

REAL PROPERTY SUMMARY - - PARCEL "A"

JAPANESE NAME: Kisaku HAYASHI, Reg. No. 02771 - - - File No. 3313

CATALOGUE NO: Sale with consent of owner.

PROPERTY ADDRESS: ⁵²² 552 Powell Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 5, Block 53, District Lot 196, Group 1, Plan 196, New Westminster District.

TITLE: In name of Kisaku Hayashi. Certificate of Title 39528-L.

ENCUMBRANCES: None registered. No evidence on file of any unregistered.

ASSESSSED VALUE: Vesting in Custodian 34825 filed - date not given, - of interest of Kisaku HAYASHI. No assessment notice or tax notice on file.

CLASSIFICATION: This is a row of five, two room cabins and one, one room cabin, two toilets and a woodshed at the rear.

HISTORY OF ADMINISTRATION: Pemberton Realty Corporation was appointed rental agents, and reported 23rd July 1942 that by arrangement with the owner these tenants were to be allowed to remain in occupation until their evacuation. Mr. Hayashi said only one had been paying rent. During the months of August and September, however, the six tenants paid to the rental agents a total of \$20.18, which was the total revenue from the property.

OFFER: H.M. Yourex wrote the Custodian offering to purchase the property at a price of \$1,000.00. Pemberton Realty Corporation considered the offer insufficient, as that firm had sold the property in 1934 for \$4,000.00. Mr. Hayashi refused the offer, 27th August 1942, but expressed his willingness to sell at a price of \$1,300.00. This Mr. Yourex on 8th September 1942 agreed to pay.

SOLD: A deed conveying to Marion Louise Yourex was sent to Mr. Hayashi on 9th September 1942, was executed by him and returned to the Custodian on 19th September 1942 and registered.

TITLE: Certificate of Title 39528-L issued in the name of Marion Louise Yourex, and receipt of same acknowledged by H.M. Yourex 24th September 1942. Owing to the arrangement made by Mr. Hayashi, as above, it was not until 1st November 1942 that the purchaser obtained complete possession.

FUNDS: Released as per statement attached.

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

Arthur A. Phipps

IM:ic

DATED: September 2nd, 1947.

REG. NO. 2771		NAME HAYASHI, KISAKU		FILE NO. 3313		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Bankers & Traders Insurance Co.	32-28460	\$2240.	Jan.	27	1945	Subdiv. "A", Lots 31-32, Blk. 52, D.L. 196, 248 Princess St., Vancouver, B.C.
		2000 - Bldg				
		740 - Rents				

INSURANCE SUMMARY

Kisaku HAYASHI Reg. No. 02771 File No. 3313
 248 Princess Avenue, Vancouver, B.C.
 522 ~~552~~ Powell Street, Vancouver, B.C.

Property was insured by Kisaku Hayashi prior to his evacuation, in the amounts of \$2,000.00 on dwelling and \$240.00 on contents by Bankers and Traders Insurance Company, policy 32-28460, for three years expiring 27th January 1945. Policy was transferred to the purchasers, Messrs. Jones and Jordan on 17th March 1944, and receipt acknowledged 5th April 1944.

The building known as 552 Powell Street was insured by the owner for \$1,000.00. The policy expired 22nd January 1943 and insurance was not renewed, (see letter 26th January 1943).

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

San Macpherson

IM:lc

DATED: September 2nd, 1947.

File No. 3313

April 14th, 1944

MEMORANDUM
RE CLAIMS.

Re: Kiseku HAYASHI

There are no claims on file against
the above party as at this date.

GDM/GH

RE - HAYASHI, KISAKU

248 Princess Avenue, Vancouver, B. C. - 02771

1. I have today inspected the above property which consists of a six room frame dwelling house at the above address, owned, without encumbrance, by Kisaku Hayashi.

2. The premises are used by the owner as a dwelling.

3. I understand there is \$1000.00 fire insurance in force.

4. Most of the taxes for 1941, I am advised, have been paid.

5. The inventory, which is attached, agrees with the articles listed in the Declaration with the exception that the declarant apparently omitted a sewing machine and a china cabinet. *Added to inventory*

6. The approximate value of the building is \$1200.00.

7. Hayashi has instructions to report at Hastings Park on the 28th of this month; however, as Mrs. Hayashi is in very poor health he expects to obtain an extension of his permit.

8. His future plans with regard to his property are to rent it for the duration of the war at an approximate rental of \$20.00 a month. He has a tenant in view who he is requesting to come to my office and make definite arrangements.

9. I have advised Hayashi that such a rental will be in order, that I will obtain your approval of the proposed arrangement and subject to his Declaration that he has no creditors, which he advised me was the case, would pay out the rental money as directed by him. I further advised him that in due course the property would, no doubt, be turned over by your Office to a Rental Agency for handling.

10. Mr. Hayashi is trying to arrange to go to Vernon and if so, intends to take most of his miscellaneous personal belongings with him, selling certain pieces to the incoming tenant. If he is unable to do this he would like permission to store sundry personal effects at 314 Powell Street until he is located and can send for them. I have advised him that either course would meet with the approval of your Office.

Re- 522 Powell Street.

1. This property, listed in the Declaration as "1 cabin 25' x 120'" consists of a long, single story building, built up off the ground and divided into five suites of two rooms each, with one smaller suite of one room.

2. The suites are equipped with running water, light and gas and are heated individually by stoves.

3. The toilet facilities are located in the centre of the building, divided into two sections, one for men and one for women.

Re - Hayashi, Kisaku

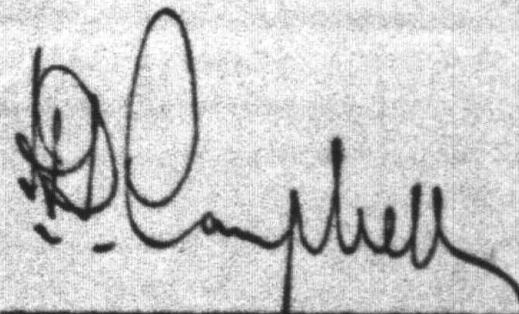
4. The suites are all presently rented, the total rental being \$41.00 per month. However, Hayashi advises me that there is only one of the tenants paying rent, the others being unemployed. These tenants are all Japanese.

5. The property is apparently owned by Hayashi without encumbrance, the amount paid for the building was \$1600.00.

6. On discussing Hayashi's plans, with regard to this building, he apparently realizes that it would be impossible to expect a Real Estate Firm, or anyone else for that matter, to keep such a place rented and looked after, considering the very small rental involved and the type of tenants that would be interested in such a place. He is, therefore, trying to obtain a buyer for the property. I advised him that in my opinion he was wise in following this course and told him that I have no doubt that your Office would approve.

7. I have advised Hayashi, therefore, to go ahead with these plans with regard to both properties, submitting the arrangements he may make to me for your approval.

I will make supplementary reports to you as matters develop.



April 20, 1942.

INVENTORY - Re - HAYASHI, KISAKU

3 piece chesterfield suite

3 beds

2 stoves

6 chairs

2 chairs

5 tables

2 cupboards and lamp stand

Kitchen-ware & miscellaneous equipment
and personal effects

1 sewing machine

1 china cabinet

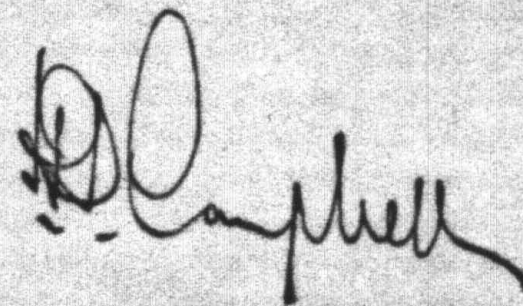
RE - HAYASHI, KISAKU

248 Princess Avenue, Vancouver, B. C., - 02771

SUPPLEMENTARY REPORT

FILE NO. 3313

1. Hayashi has today advised me that the Commission has instructed him that he will be included in a group being sent to Bridge River. The exact date of departure is not fixed but he was given to understand that it would be somewhere between the 6th and 15th of May.
2. Mr. Hayashi has not been able to arrange to sell or rent the property at 522 Powell Street.
3. I have obtained for Mr. Hayashi, however, a prospective tenant for his home at 248 Princess Avenue.
4. After discussing the situation generally with Mr. Hayashi he has advised me that he is placing both properties in the hands of Pemberton's Realty Corporation, as Agents, to whom I am referring the prospective tenant in order that proper arrangements can be made with regard to the rental and collection etc.
5. This seems the logical procedure to follow and I am recommending that you immediately appoint Pemberton's Realty Corporation as Agents for this property in order that the rental and/or sale of this property can be expedited.
6. I understand that Hayashi will be in a position to take most of his personal effects listed with him to Bridge River.
7. If you will therefore confirm Pemberton's appointment as Agent, I will close my file on this case.



April 30, 1942.

3313

May 12th, 1942.

Messrs. Pemberton Realty
Corporation,
415 Howe Street,
Vancouver, B.C.

Dear Sirs:-

re Hayashi, Kisaku

We have been advised by our agent Mr. Harold D. Campbell that the above has placed the administration of his properties at 522 Powell Street and 248 Princess Avenue, in your hands.

We are in agreement with this procedure and will ask you to please take over these matters on our behalf.

Any sale of these properties should only be made with the consent of the owner. You will please advise us any action taken with regard to rental arrangements and remit and report to us monthly in connection therewith.

Yours truly,

FGS:EB.

R.P.Alexander
Assistant Manager

Bridge River Hotel,
Shalalth, B. C.
June 23, 1942.

Mr. R.C. Messenger,
808 Standard Bank Building,
Vancouver, B. C.

Dear Sir:

When I left Vancouver, I was supposed to report to you the property I was going to leave behind under your control, but owing to too many things on my mind, I overlooked about this matter which I am very sorry.

I would like to state that when I left Vancouver for Bridge River, I had a liberty of bringing everything I have declared to you which is my personal property, therefore, actually there is nothing left in Vancouver that I have declared to you..

I have left Vancouver on June 18th via the U.S.S.

Yours truly,

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 7 1942

K. HAYASHI

K. Hayashi

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

July 4, 1942

File No. 3313

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 7 1942

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

Attention of Mr. F.G. Shears, Manager of Administration
Department

Dear Sirs:

RE: HAYASHI, KISAKU
248 Princess Avenue
Vancouver, B. C.
Registration No. 02771

I have today received a letter from the above Japanese Evacuee from ^{with} out of the protected Area advising me that he has now located at the Bridge River Hotel, Shalalth, B. C.. He further states that he has been able to take with him all his personal property and that there is therefore no need for your storage facilities.

As his real property has been turned over to Pemberton's for rental purposes, and I have advised them for their records of Hayashi's address.

Yours very truly,

H. D. CAMPBELL

Per: *[Signature]*

RCM:PH

HAYASHI, Kisaku
Evac. File #3313
522 Powell St., Vancouver, B. C.



Picture Taken April 8, 1943.

*This property
sold Sept 1942
no Japanese interest
LMS*

ESTABLISHED 1887

Douglas
C
Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

July 23, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 24 1942

Department of the Secretary of State,
Office of the Custodian,
506 - Royal Bank Bldg.,
Vancouver, B. C.

File #3313
Re: KISAKU HAYASHI

Dear Sirs:

With reference to your letter of July 22nd in connection with the above account, the Japanese tenants are still in occupation, in each case waiting for evacuation.

W It was Mr. Hayashi's desire that no steps are to be taken in the rental of this building until present occupants were moved from the City. At that time it was our intention to endeavour to rent the property to one tenant who would in turn sublet the cabins. ✓

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

[Signature]
Rental Department

GHJ:WH

3313

August 4, 1942

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

Dear Sirs:

Re: Kisaku HAYASHI

In connection with the property of the
above at 522 Powell Street, a Mr. H. M. Yourex of
2517 Triumph Street, called at our office yesterday
and said that he might be interested in purchasing
this property for \$1,000.00.

We do not know whether this is a fair price
or not and in any case it is not our policy to sell
Japanese property without the owner's consent and we
have to-day written to Mr. Hayashi for an expression
of his wishes in regard to this matter.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

3313

August 4, 1942

Mr. Kisaku Hayashi,
Bridge River Hotel,
Shallath, B. C.

Dear Sir:

On your registration form dated 9th April you declared ownership to Lot 5, Block 53, D.L.196 which we believe refers to 522 Powell Street on which there is built a cabin 25' x 120'.

It is not our policy to sell Japanese property unless it is the owner's wish so to do. We to-day had an enquiry from Mr. H. M. Yourex, 2517 Triumph Street stating that he might be interested in the purchase of this property for \$1,000.00. Will you please let us know by return whether you will consider this offer.

Messrs. Pemberton Realty Corporation Ltd., have been assigned to look after this property and your other property at 248 Princess Avenue. Our last report from them in connection with 522 Powell Street was to the effect that it was your desire that no steps should be made to rent the building until the present occupants were removed from the City. At that time it was their intention to endeavour to rent the property to one tenant who would in turn sub-let the cabin.

Will you please advise us what your wishes may be in connection with this particular property. We will be glad if you will write us as soon as possible as we have promised to give an answer to Mr. Yourex.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

August 14, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 15 1942

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

Re - Kisaku HAYASHI
File # 3313

Dear Sirs:-

Our office sold this property in 1934 for \$4,000.00
It is in good shape and its value will largely depend on the
rent obtainable when the Japanese get out.

Our salesman however, feels that the price of \$1000.00
is ridiculously low.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker
Rental Department, Manager.

JGW:BH

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 3 1942

Pheno

File No-3313

Bridge River Hotel,
Shalalth, B. C.,
August 27, 1942.

Mr. F.O. Shears,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Received your letter of August
4th with regards to selling of my Cabin
on 522 Powell Street.

However, the price quoted by Mr.
Yourex, the buyer, for \$1000.00 is far
below my estimate value of the place. I
believe it to be worth \$1500.00 at the
present, but if a deal could be made for
\$1300.00 cash, I am willing to sell it to
Mr. Yourex.

I would like to know, however,
that if I did sell the property, if the
cash will be forwarded to me immediately.
As you may know, I am living here at Bridge
River with no income for the duration, and
as I have a wife who has been ill for the
past 6 years, I am anxious in receiving
the cash immediately.

Every Bills and Taxes has been
paid to date with regards to this property
at 522 Powell Street.

Will you please take this matter
up with Mr. Yourex, and let me know his
reply.

Yours very truly,

K. Hayashi

K. HAYASHI

3313

September 5, 1942

Mr. H. M. Yourex,
2517 Triumph Street,
Vancouver, B. C.

Dear Sir:

Re: Kisaku HAYASHI

We have today received advice from K. Hayashi that he would be willing to sell his property at 522 Powell Street for the sum of \$1,300.00 cash; kindly advise us if you are interested. We wish to point out that the Custodian does not guarantee good title to any property purchased.

Yours truly,

F. G. Shears
Assistant Manager

GDM/GH

2517 Triumph St.,
Vancouver, B. C.
September 5th., 1942.

3313

G. W. McPherson, Esq.,
Department Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir :

Re property, 522 Powell Street, known as Lot
5, Block 53 D. L. 196, Route 1, New Westminster. *Paul*

Referring to your letter of September 5th.,
1942, reference file 3313, pertaining to the above property.

I am enclosing herewith marked cheque for the
amount of One Hundred (\$100.00) Dollars, representing
deposit on the above mentioned property, in accordance with
your offer of Thirteen Hundred (\$1300.00) Dollars cash, total
price.

The balance of the amount Twelve Hundred (\$1200.00)
Dollars cash and adjustments will be paid on execution of the
Deed.

Yours very truly,

H. M. Yourex

(H. M. Yourex)

3313

September 9, 1942

Mr. Kisaku Hayashi,
Reg. No. 02771,
Bridge River Hotel,
Shalalth, B. C.

Dear Sir:

In connection with your property at 369 Powell Street, we enclose herewith Deed ~~from you to~~ Marion Louise Yourex. We would ask you to kindly sign this "Kisaku Hayashi", have your signature witnessed by a Notary Public or if somebody else witnesses your signature, it will be necessary for him to make an affidavit on the back, before a Notary Public. Also kindly initial the change on the first page of the Deed, where the 2nd is crossed out and the 9th inserted.

Please return both copies duly signed and witnessed, which we will deliver to Mrs. Yourex on payment of the balance of \$1,200.00

It will also be necessary for you to forward us the Certificate of Title to this property. Is this in your hands or is it in the possession of Mr. Okumura?

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

3313

September 9, 1942

Mr. Kisaku Hayashi,
Reg. No. 02771,
Bridge River Hotel,
Shalalth, B. C.

Dear Sir:

Referring to your letter of August 27,
Mr. Yourex has accepted your offer to buy for
\$1,300.00 cash your property at 522 Powell Street,
described at Lot 5, Block 53, D. L. 196, Route 1,
District of New Westminster and has deposited with
us a certified cheque for \$100.00. A Deed for the
transfer of the property is being made out and will
be sent to you for your signature. When this Deed
is returned, Mr. Yourex states he will pay us the
sum of \$1,200.00.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

FILE 3313
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 23 1942

Milam
Bridge River Hotel,
Shalalth, B. C.,
September 19, 1942.

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

Gentlemen:

Enclosed is the Deed for the transfer of my property at 522 Powell Street, and the Title of the land. Also the City License for the Operation of a Lodging House.

I have taken the Deed to the Notary Public at Lillooet and had it sealed.

Will you please give the City License to Mr. Yourex and have it transferred to his name immediately.

As I have told you previously, I am counting very heavily on receiving the \$1300.00 cash; as I am on a Self-Supporting and have no income at present, and also a sick wife who has to have medical care. I am looking forward for the cheque by return mail.

Yours very truly,

K. Hayashi
K. HAYASHI.

3313

September 24, 1942

Mrs. M. L. Yourex,
2517 Triumph St.,
Vancouver, B. C.

Dear Madam:

Re: Kisuku HAYASHI

We beg to acknowledge receipt of your cheque for \$1,200.00 being the balance due on the purchase of Lot 5, Block 53, D. L. 196, Group 1, District of New Westminster, Map 196, from Kisuku Hayashi.

We will hold this amount until such time as you advise us that the Land Registry Office have registered the Deed. There will be an adjustment of taxes and water rates. Would you kindly obtain these exact figures and we will give you a cheque for the balance due you.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

3313

November 9, 1942

Mr. Kisaku Hayashi,
Reg. No. 02771,
Bridge River Hotel,
Shalalth, B. C.

Dear Sir:

In connection with the sale of Lot 5, Block 53, D. L. 196, known as 522 Powell Street, to Mrs. Marion L. Yourex, we have received the \$1,300.00 from the above party and it was necessary for us to make the following adjustments in connection with this sale.

Mrs. Yourex was only able to obtain possession of the building on November 1st owing to some of the cabins being occupied by Japanese who refused to pay rent and had not been evacuated.

We note that you have paid the 1942 taxes amounting to \$71.69 and as Mrs. Yourex is responsible for the taxes for November and December, there is the sum of approximately \$12.00 due you in this connection.

Mrs. Yourex has presented to us the City's water bill to November 1st amounting to \$14.75, which she will have to pay and as this is a charge against you, we will deduct the \$12.00 rebate on the taxes and will pay Mrs. Yourex \$2.75. This will complete all adjustments in connection with the sale of the property and if this is satisfactory to you, will you kindly confirm our actions.

Yours truly,

G. D. Milson
Administration Department

GDH/GH

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 23 1942

File: 3313

Milman
C
Bridge River Hotel,
Shalalth, B.C.,
November 17, 1942.

Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Attention of Mr. Milman:

Dear Mr. Milman:

Received your letter today
re: a confirmation of my satisfaction with re-
gards to the selling of my property to Mrs.
Marion L. Yourex.

I wish to state that the
Sales agrees with me, and hope that the handling
of the property did not put you into too much
trouble.

I find that there is a
charge against me for \$2.75 after payment of
Water Bills and Tax of \$12.00 deducted. Will
you please take \$2.75, the handling charges
for the Sales of the Property, and deduct the
Total cost from the \$1300.00, and remit the
Cash to me.

As I have stated in my
previous letter, I am anxiously waiting the
Cash remittance for the Sales of the Property
from you.

Yours very truly,

K HAYASHI



OFFICE OF THE CUSTODIAN
JAPANESE SECTION
#3313
RECEIVED
DEC 11 1942

Milsom
Bridge River Hotel,
Shalalth, B. C.,
December 6, 1942.

Mr. G.D. Milsom,
Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Mr. Milsom:

Thank you very much for your letter of November 24th together with the cheque for \$300.00 for part payment for the sale of my property of Lot 5, Block 53, D.L. 196, to Mrs. Yourex.

I am also greatly pleased to find that the Custodian do not charge for the work involved in the selling of my property.

I note that you wish to know about my financial conditions and what my requirements are for the use of the Balance of the Cash. As I have stated before, at the present I have no source of income as I am not working anywhere, and am living solely on what I had when I left Vancouver. My financial conditions is very poor and the \$300.00 I received from you helps me considerably. However, I have a sick wife who is in a very ill health and has to have Medical and Doctor's care very often.

Therefore, Mr. Milsom, I am very anxious in receiving the Balance to keep my family going and am looking forward to receiving it by return mail. Thank you.

Yours very truly,

Kisaku Hayashi

Kisaku HAYASHI
Reg.No.02771

DEPARTMENT OF
LABOUR



CANADA

V. CUTION	SECTION
MAR 25 1943	
File No. 3313	
Referred Nelson	

BRITISH COLUMBIA SECURITY COMMISSION

355 BURNARD STREET,
VANCOUVER, B.C.

Welfare Dept

March 24th, 1943

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

Attention Mr. R.P. Alexander.

Dear Sir:

Re: HAYASHI, Kisaku, #02771

This man is in a self-supporting project. We presume, therefore, that his account with you is considerably in excess of the \$700.00 now due to him from sale of property. If not, we would suggest your holding the \$700.00 until we can ascertain his plan for the future from our representative in that district.

Should he have extensive assets we would have no reason to object to your forwarding him the amount he has requested.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION,

M. L. Brown

M. L. Brown,
Office Manager.

MEM:DJ

84604

3313

April 2, 1943

Mr. Kisaku HAYASHI,
Reg. No. 02771,
Bridge River, B. C.

Dear Sir:

Referring to your letter of March 14th, enclosed find our cheque for \$100.00 from the proceeds of the sale of your property to Mr. Yourex and from rentals of your property at 248 Princess Street. We also enclose herewith statement of your account with us to date.

We propose to send you regular monthly remittances for living expenses while funds are available, but should you require a larger amount for any reason, would you kindly advise us of the reason for this and it will receive our favourable consideration.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Enc.

FILE NO. 3313

EVACUATION SECTION	
Rec'd	APR 20 1943
File No.	
Ans.	
Referred	Milson

Bridge River, B. C.
April 15, 1943.

Mr. G.D. Milson,
Administration Dept.,
c/o Custodian of Enemy Property,
Vancouver, B. C.

Dear Mr. Milson:

I am in receipt of your Cheque
for \$100.00 together with your letter of
April 2nd, to which please accept my
thanks.

As you have stated in your
letter, I would appreciate a Monthly
Remittances for living Expenses while
my fund with you is available.

Again thanking you, and look-
ing forward to a monthly cheque. I am,

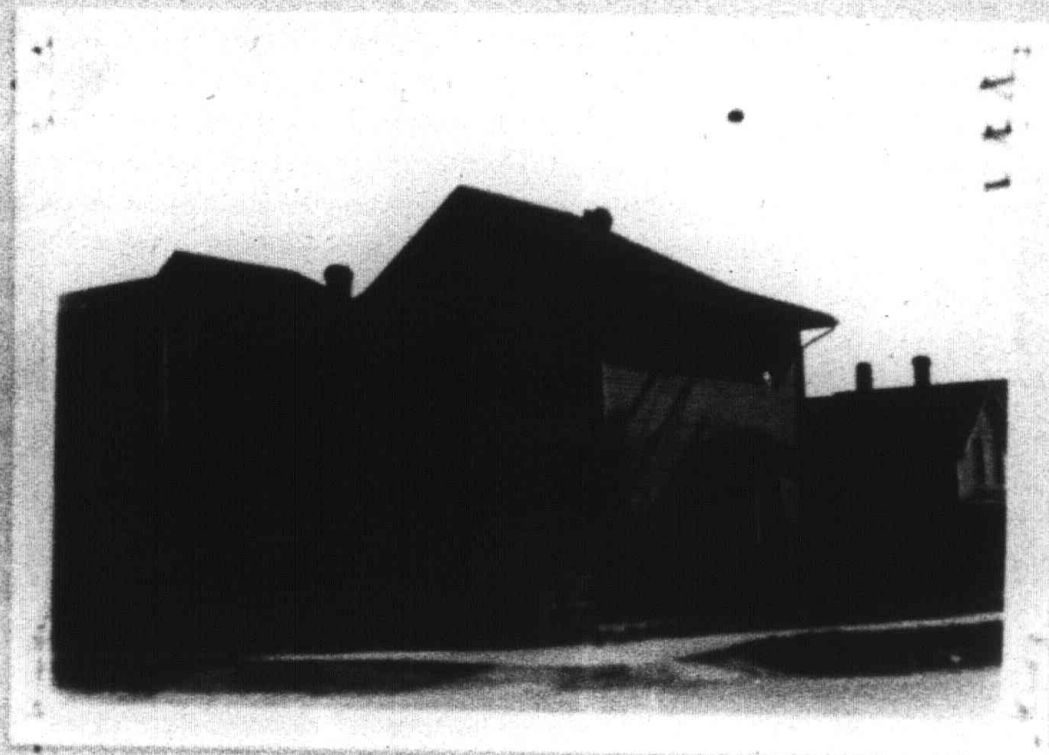
Yours very truly,

K. Hayashi

Kisaku HAYASHI
Reg.No.02771

764.42

HAYASHI, Kiseku
248 Princess St. Vancouver, B. C.
Evac. File 3313



Picture Taken May 3, 1943.

3313

February 11, 1944.

Mr. Kiseaki HAYASHI,
Registration No. 02771,
c/o Hugh A. MacLaren,
Oyama, B. C.

Dear Sir:

Please be informed that your property consisting of 243 Princess Avenue, Vancouver, Subdivision "A", of Lots 31 and 32, Blk. 52, D.L. 196, is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of the sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registrar, Vancouver, the title covering this land, Number 39529 L. Indef.

Yours truly,

George Peters,
Administration Department.

GP:AS

February 11, 1944.

The Famberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 226,
242 Princess Avenue, Vancouver.

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be 8th February, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

1261 Granville St.
Vancouver,
B.C.

P. O. Box 371,
Vancouver,
B. C.
March 1st, '44.

Office of
Secretary of State
" Japanese Disposal Committee "
Royal Bank Building,
Vancouver.

EVACUATION SECTION	
Rec'd	MAR 2 1944
File No.	3313
Ans.	
Referred	Shane

Dear Sirs,

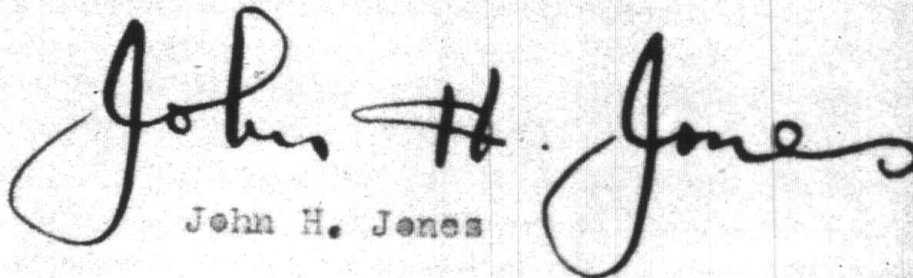
On January the 17th, Mr. J. M. Jordan and I bid on the house, " 248 Princess Street ", and the bid having been accepted by you, we paid the balance in full on the 4th. day of Feb. '44.

What we are concerned with just now, is to get the deed at the earliest possible date. This of course, particularly in view of the latest rental board edict, " that unless the eviction notice is given before is issued before the end of this month, that one cannot get possession until the spring of 1945. For had that ruling been in effect at the time we would hardly have made the purchase.

Mr. Moore of Pemberton Realty handles this business, and is continuing to do so, and the only reason that I write to you direct is, because Mr. Moore is undoubtedly a busy man with plenty of other business to keep his mind occupied. And this matter, as the law now stands is something that requires promptness.

Waiting to hear from you, and thanking you for your attentions. I remain

Yours very truly


John H. Jones

Documents sent to Ottawa 16 Feb.

K. Hayashi. (No. 02771)

R. R. 1.

Oyama, B.C.

March 6, 1944.

Administration Department
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAR 16 1944
File No.	3773
Ans.	
Referred	Peters

Dear Sirs:

Enclosed is my Certificate of Indefeasible Title
for Lots 31 & 32 Blk. 53, L2 196 as requested in your
letter of February 11th, 1944 signed by Mr. Geo. Peters.

Before you make a sale, please write
to me of a value offered on my house because
if it is too low, I sooner have that house
rented and get rent of every month.

Your immediate reply to this matter will be
greatly appreciated.

Yours truly,

K. Hayashi.

File No. 3313.
Catalogue No. 226.

March 18th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kisaku HAYASHI
Subdivision "A" of Lots 31
and 32, Blk. 52, D.L. 196,
Gp. 1, N.W.D., Plan 971.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated March 10th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 98752-L dated March 10th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 98753-L dated March 10th, 1944, registering the property in the names of John Hopkins Jones and John Meyer Jordan (Deed).
3. Duplicate of Transmission dated February 23rd, 1944.
4. Duplicate of Deed dated February 23rd, 1944 - Secretary of State to John Hopkins Jones and John Meyer Jordan.
5. Certificate of Indefeasible Title No. 98753-L dated March 16th, 1944, covering the above property in the names of John Hopkins Jones and John Meyer Jordan.

DAC:JS
Encs.

D. A. Cramer

1113

March 22, 1944.

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

Dear Sirs:

Re: Catalogue No. 226
248 Princess Avenue
A/31532/32/136

Title to the above described property has now been received in the names of John Hopkins Jones, Newport Hotel, 1261 Granville Street, and John Hoyer Jordan, Briard Hotel, 1025 West Pender Street, and is ready for delivery. Relevant insurance policy which has been assigned to the new owners of this property is also ready for delivery.

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

Adjustments as of February 8, 1944 as shown on the enclosed sheet have been calculated and a balance of \$22.79 appears to the credit of the purchasers.

Will you please telephone this office for an appointment to conclude this matter. It would be desirable for the purchasers to attend in order that statement of adjustments may be approved and certain releases signed by them prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:ED

cc sent to J. H. Jones & J. M. Jordan.

Catalogue No. 226
File No. 333
248 Princess Avenue
1/31/32/32/196

ATLANTA, GA.

As of February 8, 1944 - 39 days.

Debit purchaser

Registration fees on Deed. \$1,300.00	\$ 6.85
Insurance premium - \$15.48 @ 32.25	5.05
(on. 27/1/45)	
Water to June 30, 1944	8.75

Total debits

\$ 20.65

Credit purchaser

39/365 x \$44.27	Seller's proportion of taxes for 1944	\$ 4.73
39/184 x \$ 8.75	Water to June 1944	1.85
Rent collected from Feb. 8 to Feb. 29 - 21/29 x \$21.38		15.48
" " " March 1st to March 31st		21.38

Total credits

\$ 43.44

Less total debits

20.65

Net credit due to purchaser

\$ 22.79

cc sent to John H. Jones & John M. Jordan.

333

March 22, 1944.

Mr. Kikaku HAYASHI,
Registration No. 02771,
c/o Hugh A. MacLean,
Oyama, B. C.

Dear Sir:

Re: Catalogue No. 226
248 Princess Avenue
A/31032/52/196

Please be informed that 248 Princess Avenue has been sold
as of February 8th, 1944 for the sum of \$1,300.00 which is in excess of the
value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been
credited to your account and adjustments of unearned taxes and any insurance
premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$ 1,300.00
Less Real Estate Agent's Commission @ 5%	<u>65.00</u>
Net credit to your account	\$ 1,235.00

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to B. C. Security Commission.



R.R. 1
Oyama, B.C.
March 22, 1944.

274
Mrs. H.E. Milson
Office of the Custodian
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAR 23 1944
File No.	3313
Ans.	from
Referred	Milson

Dear Mr. H.E. Milson:

Re - File no 3313.

Kisaku Hayashi No 02771, Oyama, B.C.

195
Regarding the proceeds from the sale of
my property to Mr. Yourex and from rentals
from 248 Princess Ave. I would like
to point out to you that there should,
I think, be a balance of about \$4000
toward my credit.

As my income now is so limited
and small, I would appreciate greatly
if you will make an immediate remittance
to cover the sale to Mr. Yourex and rentals

Yours truly,

K. Hayashi

Catalogue No. 226
• File No. 3313
248 Princess Avenue
A/31&32/52/196

Receipt of Certificate of Title No. 98753-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Bankers & Traders Insurance Company policy No. 32-28460 which has been assigned to us, and cheque for \$22.79 representing closing adjustments on sale to us of 248 Princess Avenue.

Dated at Vancouver, B. C., this 5 day of April 1944.

John Hopkins Jones

J. M. Jordan

File No. 3313

September 24, 1942

Received from Custodian, Deed from Kisuku
Hayashi covering Lot 5, Block 53, D. L. 196, Group 1,
District of New Westminster, Map 196; and Certificate
of Title No. 39528'L' covering the above property;
and also License No. 5005 from the City of Vancouver
covering the Lodging House.

A. M. Stewart

Refer to 1200 Bannock
OB

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE - MONTREAL

COPY

Mr. S. M. Gibson,
Custodian's Office.

VANCOUVER, B. C.

July 14, 1944.

SM 5051

Mr. Eisaku Hayashi,
c/o Mr. Hugh A. McLaren,
OTAWA, B. C.

Dear Mr. Hayashi:

Re: Policy No. 403,164

Thank you very much for sending in your policy. We are today forwarding our cheque for \$814.00 to the Office of the Custodian here.

This cheque is made payable to you and is in full settlement of all claims under this policy. You may expect to hear from the Custodian's Office in due course.

Yours faithfully,

C.E. HAY,
BRANCH SECRETARY.

Per:

[Signature]

W.C. Hensley
WR

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name HAYASHI, Mr. Kisaku

File No. 3313

To Mr. Hugh A. McLaren
RR #1, Oyama B.C.

Reg. No. 03771

Company Sun Life

Agency Vancouver

Policy No. 452164

Premium - \$ 58.95

Payable: ^x Annually, Semi-annually or monthly

Month June

Day 1st

REMARKS:

cash surrender value
received & sent out to
the payor July 16/43

27
see reply Aug 27
To form letter 118

sent
letter 20/8/43

3313

December 29, 1944

Mr. Kisaku HAYASHI,
Reg. No. 02771,
R. R. No. 1,
Oyama, B. C.

Dear Sir:

In connection with the sale of your property at 248 Princess Avenue, we have sent you the entire proceeds of this sale but through an error we omitted to charge your account with an advertising charge of \$4.00 and a valuation fee of \$5.00 paid to the appraiser, making a total of \$9.00 for which we would appreciate receiving your cheque.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

R.R.I. ...
Oyama, BC.
Jan. 16, 1945.

EVACUATION SECT.	
Rec'd	JAN 10 1945
File No.	3313
Ans.	✓
Referred	Milson

Mr. H. E. Milson
Office of the Custodian
Vancouver, BC.

Re - File no 3313.

Dear Sir:

In reply to your letter of Dec 29,
1944 requesting me to send you \$900.
I would like to point out to you
that I figured I should have some
balance ^{left} from the sales of my properties
at 522 Powell and 248 Princess Avenue
from which you collected rental for
a considerable length of time.

Please give this matter your
immediate attention.

Thank you.

Kisaku Hayashi.

March 2, 1949.

Mr. Kisaku HAYASHI,
Reg. No. 02771,
R. R. #1,
Oyama, N. C.

Dear Sir:

Re: T. MATKAWA Stores Limited

A distribution has been made to shareholders of the assets of the above Company and you were the holder of one share.

Custodian cheque in the amount of \$56.25 is attached hereto, representing final distribution of dividend to shareholders on the basis of the one share held by you.

Kindly acknowledge receipt.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (1)

3313

5th February, 1944.

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

Dear Sirs:

Re: Catalogue No. 236
248 Princess Street

This will acknowledge receipt of your letter of the 4th instant in which you enclose your certified cheques for \$600.00 and \$700.00, totalling \$1,300.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of John Hopkins Jones, Newport Hotel, 1261 Granville Street, Vancouver, B.C., Steel Checker and John Eyer Jordan, Briard Hotel, 1025 West Fender Street, Vancouver, B.C., Fishermen and that Mr. Jones is a British subject and Mr. Jordan naturalised Norwegian.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F. G. Shears,
Director.

FGS/TMB

3313

January 20th, 1944

Messrs. Pemberton Realty Corp. Ltd.,
418 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 226,
248 Princess Street

Your letter of the 17th instant written on behalf of J.H. Jones and J.H. Jordan enclosing offer to purchase 248 Princess Street for the sum of \$1,300.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$1,300.00, being the full purchase price of the above property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchasers are British subjects.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your clients will then be in a position to assume control of this property.

Yours truly,

F.C. Shears,
Director.

FCS/AN

3313

March 22, 1944.

Mr. Kikaku HAYASHI,
Registration No. 02771,
c/o Hugh A. McLean,
Owens, D. C.

Dear Sir:

Re: Catalogue No. 226
248 Princess Avenue
A/31632/52/196

Please be informed that 248 Princess Avenue has been sold as of February 8th, 1944 for the sum of \$1,300.00 which is in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$ 1,300.00
Less Real Estate Agent's Commission @ 5%	<u>65.00</u>
Net credit to your account	<u>\$ 1,235.00</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:ED

cc to D. C. Security Commission.

51

Rec'd	
File No.	5313
Ans.	Thud
Referred	Harp

240 Princess Street,
Vancouver, B. C.

October 1st 1943

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

Dear Sirs:

I hereby tender 12/5⁰⁰ on 240 Princess Street.

Enclosed please find certified cheque for 10%.

\$121.50 ✓

Yours truly,

John Grenda

John Grenda
c/o Pemberton Realty Corporation Ltd.
418 Howe Street,
Vancouver, B. C.

Encl.

Ag. Shear
10/1

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 1241

418 HOWE STREET
VANCOUVER, CANADA
January 17, 1944.

EVACUATION SECTION	
Rec'd	JAN 18 1944
File No.	3313
Ans.	R.H.
Referred	Heirs

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, British Columbia.

Re: Catalogue #226,
248 Princess St.

Dear Sirs:

We have to-day received an offer from J. H. Jones and J. M. Jordan on the above property at the price of \$1,500.

Kindly advise us.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

ESTABLISHED 1887

Rec'd FEB 7 1944
File No. 3313
Ans. [initials]
[initials]

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

February 4, 1944.

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

Dear Sirs: Catalogue No. 226 - 248 Princess Street

This will acknowledge receipt of your letter of January twentieth, and we now enclose certified cheque for \$1300.00, being purchase price in full of the property at the above address, legally described as Subdivision "A" of Lots 31 and 32, Block 52, District Lot 196, City of Vancouver.

We confirm sale price at Thirteen hundred dollars (\$1300.00), payable all cash. Please prepare Deed in the names of John Hopkins Jones, (Steel Checker) residing at Newport Hotel, 1261 Granville Street, and John Meyer Jordan (Fisherman), residing at Driard Hotel, 1025 West Pender Street. Mr. Jones is a British subject, Mr. Jordan, naturalized Norwegian.

It is understood that we will receive a commission of 5% of the gross purchase price, on completion of this transaction.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED



W. G. Moore

WGM-D
Enc.

REAL PROPERTY SUMMARY - - PARCEL "B"

2

JAPANESE NAME: Kisaku HAYASHI, Reg. No. 02771 - - - File No. 3313

CATALOGUE NO: 226

PROPERTY ADDRESS: 248 Princess Street, Vancouver, B.C.

LEGAL DESCRIPTION: Subdivision "A" of Lots 31 and 32, Block 52, District Lot 196, Group 1, Plan 971, New Westminster District.

TITLE: In name of Kisaku HAYASHI. Certificate of Title 39529-L.

ENCUMBRANCES: Registered: Vesting in the Custodian 35695 of interest of Kisaku HAYASHI filed 9th February 1943.

Unregistered: No evidence of any unregistered charges.

ASSESSED VALUE: 1942

Land	\$ 450.00	Taxes - \$44.27
Improvements	800.00	
	<u>\$1250.00</u>	

CLASSIFICATION: Loewen & Harvey reported 27th November 1944:

"This property is on the North East corner of Princess and Cordova Streets. The lot is 30.6 feet on Princess and 50 feet on Cordova. It is from three (3) to five (5) feet below street level.

The dwelling on the above is a two storey frame with shingle roof in fair condition. Exterior walls are of narrow siding and paint fairly good. The cement foundation is 30 x 24 with front verandah on cement blocks six (6) feet beyond. There is an entrance hall, living-room, dining-room and kitchen with enamel sink. Off the kitchen is a bathroom containing toilet and Japanese bath. The upper floor contains three (3) bedrooms and bathroom with full standard plumbing. Entrance to the basement is outside from the back porch. Headroom is only five (5) feet, floor is poor, there is no furnace and the back wall is open under the verandah. Floor joists are at two (2) foot centres."

HISTORY OF ADMINISTRATION: Pemberton Realty Corporation was appointed rental agents. The premises were tenanted by J. Granda from 1st July 1942 to 31st March 1944, 21 months at a rental of \$22.50 per month, \$472.50.

OFFERS: From John Granda, 1st October 1943,\$ 1215.00

" J.H. Jones and J.M. Jordan, 17th January 1944, through Pemberton Realty Corporation...\$ 1300.00

APPRAISAL: By Loewen & Harvey, 27th November 1944, \$1,000.00.

.....2/

\$1,000.00.

- Page 2 -

File No. 3313

SOLD:

To: J.R. Jones and J.M. Jordan for \$1300.00 as at
8th February 1944.
Approved by Advisory Committee 19th January 1944.

TITLE:

Certificate of Title 98753-L in names of John Hopkins Jones
and John Meyer Jordan issued 16th March 1944 and receipt
acknowledged by signature of both 5th April 1944.

FUNDS:

Released as per statement attached.

OLD TITLE:

Certificate of Title 39529-L received and sent to Land
Registry Office for cancellation 18th March 1944.

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

Santhosaparam

IN:ic

DATED: September 2nd, 1947.

LOEWEN & HARVEY, LIMITED

FIRE CASUALTY BURGLARY
AUTOMOBILE PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE STAR AND BRITISH
DOMINION INSURANCE
COMPANY LIMITED
OF LONDON, ENGL.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4441
5000
A. R. C. SYL. EDITION
WESTERN UNION
CABLE ADDRESS
"LOWEN"

751 DUNSMUIR STREET
VANCOUVER, B.C.

November 27th, 1944.

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

Rec'd	
File No.	3313
Ans.	
Referred	

Dear Sir:

Re: Catalogue No. 226, 248 Princess Street,
Lot "A" of Lots 31 and 32, Block 52,
District Lot 196.

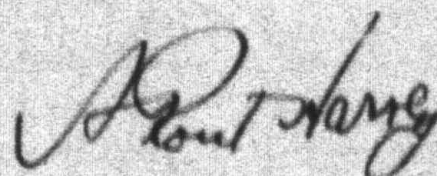
This property is on the North East corner of Princess and
Cordova Streets. The lot is 30.6 feet on Princess and 50 feet on
Cordova. It is from three (3) to five (5) feet below street level.

The dwelling on the above is a two storey frame with shingle
roof in fair condition. Exterior walls are of narrow siding and
paint fairly good. The cement foundation is 30 x 24 with front
verandah on cement blocks six (6) feet beyond. There is an entrance
hall, living-room, dining-room and kitchen with enamel sink. Off the
kitchen is a bathroom containing toilet and Japanese bath. The upper
floor contains three (3) bedrooms and bathroom with full standard plum-
ing. Entrance to the basement is outside from the back porch.
Bedroom is only five (5) feet, floor is poor, there is no furnace and the
back wall is open under the verandah. Floor joists are at two (2)
foot centres.

In my opinion a fair valuation as at the date of inspection,
December 8th, 1943 - is One thousand (\$1,000.00) Dollars.

Yours faithfully

Loewen and Harvey, Limited.



Director.

ARR/P.
encl. 1.

Catalogue #226

NOV 25 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.

3313

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

- (1) NAME HAYASHI KISAKU (RCMP) Reg. No. 02771
(Print) Surname Given Name
- (2) Pre-Evacuation Address 248 PRINCESS AVENUE, VANCOUVER, B.C.
- (3) Present Address OYAMA, B.C.
- (4) REAL ESTATE 248 PRINCESS AVENUE,
(a) Street Address (if any) VANCOUVER, B.C.
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)
Lot A / 31 & 32 Block 52 DL 196 B.P. 1
PLAN 9711
- (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) - - - - - \$ 200.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 130.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 70.00

(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

(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")

IN CUSTODIAN'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))

(g) (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 ☒ Yes ☐ No

VERNON, B.C.

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, HAYASHI KISAKU

of

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

in the Province of British Columbia

this 15th day of November

A.D. 1947.

W. Jackson

A Notary Public in & for the Province of British Columbia

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.

1
CONFIDENTIAL

IN THE MATTER OF THE "INQUIRY ACT"
PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 10.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

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

10

Vernon, B. C.,

February 16th, 1948.

IN THE MATTER OF THE CLAIM OF
KIRAKI HAYASHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANFORD, Esq.,

Official Interpreter.

T.P. HORNBY, Esq.,

Official Reporter.

3

2
L. H. H. H.
in Chief.

KIRAKI HAYASHI, the claimant herein, being
first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. MCMASTERS:

Q Witness, is this your signature on the claim form
and did you swear that declaration? He understands a
certain amount of English.

A Yes.

Q Perhaps we might carry on in English as well as
we can, my lord, and if he needs an interpreter
he can ask for it. Witness, did you instruct
20 Mr. Leslie to prepare the statement with regard
to your real estate claim?

A Yes.

Q And is this the statement? A: Yes.

Q Would you be good enough to sign it?
Are the contents of that statement true to the best
of your knowledge and recollection?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. MCMASTERS: I would just like to draw attention to a
20 few things in the statement, my lord. The Reporter
needn't take it down. (Reading). His claim is
for \$2000.00, my lord. It doesn't appear very
clearly there and I would suggest you make a note
of it. (Reading). I think these are the material
facts in relation to the statements he has made.

MR. HENNER: My lord, it is submitted that this property
was sold for its fair market value. I should like
to point out I think my friend has made a mistake
when he states the appraiser states the floors
30 are in bad repair. Where that statement is made

he is referring to the cellar or basement.

THE COMMISSIONER: Are you filing the appraisal report, or would you prefer to leave it until later?

MR. HUNTER: I don't think we have a copy as yet, my Lord. My friend has a copy of it, I think. This is not a Val.L., it is one by Lockman & Harvey Limited. I should also like to draw to your Lordship's attention the improvements for which my friend is making claim to increased value. Most are repairs, not improvements.

10

Q

CROSS-EXAMINATION BY MR. HUNTER:

A Mr. Hayashi, who was this Japanese who offered you \$2000.00 for the property?

A I don't know the name, but one day he called at my place and asked me and offered \$2000.00 for the house.

Q It is just some vague chap who came in and offered you \$2000.00 and went away and you have never seen or heard of him since, is that correct?

20

A He is looking at houses around there and I told him --

THE COMMISSIONER: Mr. Hunter, I wonder if you would mind standing over to the left side of the counsel table.

Q Witness, if you turn around and face me it will be easier for me to hear you.

A --and I showed him one house just across the street from my house, the second place from the corner, and I told him that house is for sale. He says he

30

E. Reynolds,
Clerk.

went already and called there and it was sold a little while ago, and he said the house sold for \$2000.00.

MR. MEYER: Q: He just lived across the street, did he?

A: Yes, the second house from the corner.

Q: You don't know his name?

A: I beg your pardon?

Q: How long had he lived there, do you know?

10 A: Oh, I don't know.

Q: As long as you were there?

A: Oh yes.

Q: And you don't know his name?

A: The man that bought that place?

Q: No, the man who offered you \$2000.00?

A: I don't know his name.

MR. MEYER: He is the same man he is apparently talking about. I think you have it confused.

THE COMMISSIONER: He has not made himself clear.

Q: You understand, witness, you must speak up so you can be heard?

A: I beg your pardon?

Q: You must speak up so you can be heard.

MR. MEYER: Q: Is this chap who offered you \$2000.00 the chap who lived across the street?

A: Well, I told him I wouldn't sell my house.

Q: Wait a minute, just answer my question first of all. Is this chap you are describing as having lived across the street, is that the person who offered you \$2000.00 for your house?

(Question interpreted).

20 A: No, he was a different person.

Q What is it about this chap who lived across the street? I don't understand what you are talking about.

THE INTERPRETER: A: The man who lived across the road came and offered him \$2000.00 for his house. That was a mistake on his part. The man who lived across the road, one door from the corner, instead offered him \$2000., but he refused.

MR. McMASTER: My lord, my interpreter instructs me that
10 in not exactly what he is saying.

THE COMMISSIONER: If he is just as difficult to understand in Japanese as in English, I am not surprised.

MR. McMASTER: My lord, I don't know.

THE INTERPRETER: I think I have what he is driving at. He had me confused, too, my lord.

A A certain person whose name he doesn't know offered him \$2000.00 for his house, and he said he wouldn't sell and recommended him to go to the man who lived one door from the corner.

20 THE WITNESS: Yes, that is right.

THE COMMISSIONER: Q: Well, with what result?

THE INTERPRETER: A: And when he approached the man at the house next to the corner, he found the house was already sold for \$2000.00, he said.

MR. HUNTER: Q: I see. You don't know whether it was sold for \$2000.00. That is just what you heard, is that true?

THE WITNESS: A: Yes.

Q Now, this seller of yours is a very low seller,
30 isn't it? At Yes.

K. Hayashi,
Cross-Examined.

Q About five feet high?

A About five feet high, yes.

Q A poor floor? A: I beg your pardon?

Q A poor floor in it? A: No, I
got a new floor on it.

Q The cellar? A: No, no floor in the
cellar, no. Just cement foundation.

Q And no furnace, is there?

A No furnace.

10 Q The back of the cellar is open, isn't it?

A Yes, that is right.

Q You have never been in the real estate business,
have you?

THE COMMISSIONER: Did the witness answer?

MR. HUYER: He shook his head, my lord.

A No.

MR. HUYER: That is all, my lord. It is just a straight
question of valuation.

THE COMMISSIONER: Is there any re-examination, Mr.
20 McMaster?

MR. McMASTER: No, my lord.

THE COMMISSIONER: Thank you, Mr. Hayashi. That is all
we require of you.

(Witness exits)

(PROCEEDINGS ADJOURNED SINCE DEED)

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

J. P. HERRON
"J. P. HERRON"
Official Reporter.

DEFENCE BRIEF

Vernon
16 Feb. 48

Kisaku HAYASHI

File No. 3313

Case No. 138

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$2000.	\$1000.	\$1300.

Witness - Appraisers, Loewen & Harvey Ltd.

Question of valuation only.

Two tenders only were received for this property
the higher one of \$1300. being accepted.

Appraisers (Loewen & Harvey) report - The dwelling is in
fair condition but the floor of the basement is poor and
there is no furnace.

Claimant states that improvements value \$475. have been
made to the property but these are mostly repairs not
improvements.

It is submitted that this property was sold for its fair
market value.

BMP/mw

Name of Claimant HAYASHI, Kikaku

Case 138

Custodian File 3313

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
1300	65.00 12.50									77.50
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										77.50

3313

November 21st, 1950.

Mr. Kisaaku HAYASHI,
R. R. #2,
Kelowna, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 138

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 .. Nil
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

333

December 27th, 1950

Mr. Kisaku NAYASHI,
R. R. # 2,
Kelowna, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case # 138

On November 21st, 1950 the Custodian mailed to you a cheque for \$77.50, in payment of the award made to you by the above Commission.

This cheque has not been cashed and as the returned cheque to this office through the Bank is the only means of knowing that you have received the cheque, please present same for payment as soon as possible.

If, however, you have not received the cheque please advise the Custodian of Enemy Property at 506 Royal Bank Building, Vancouver, B. C. by first mail.

Yours truly,



C. H. Reed
Office of the Custodian

CHR:BX