

8208



REAL ESTATE

BUREAU POWELL STREET

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

FILE No. 8208  
EXHIBIT No. 1446-C  
DATE NOV 12 1940  
FILLED BY K. A. B. Christie

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

PERSONAL INFORMATION

NAME: TANAKA Kane (Mrs)

HOME ADDRESS: 3467 Monmouth St., Vancouver, B. C.

REGISTRATION NUMBER 11526 SEX: Female AGE: 61

OCCUPATION: Housewife.

(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: None

MARRIED? Yes Widow.

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: George (M) Kinzie (M)

file 919

ADDRESS OF CHILDREN: George at 3467 Monmouth St., Kinzie at Camp at Red Pass, B.C.

AGE OF CHILDREN: 29 yrs. 27 yrs.

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

1. LOCATION AND DESCRIPTION: Lot 9, Block 83, D.L. 36 & 51,

3467 Monmouth St., Vancouver, B. C. ✓

2. BUILDINGS AND OTHER IMPROVEMENTS: House.

1 story - 4 rooms

3. INSURANCE (Give particulars; state where policies are) Two Policies, one for \$1250.00 and the other for \$500.00, fire insurance on house. Company name unknown.

4. TAXES (Amount and where payable) \$25.28 payable at City Hall Vancouver. Paid for 1941

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$300.00 mortgage held by H.G. Watson of Collingwood Realty Co. 5070 Joyce Rd. Vancouver, B.C.

6. OCCUPANCY AND LEASES (If vacant so state) To be rented to suitable tenant by Mr. John Muirhead, who has Power of Attorney to take care of this property.

Monthly Renting  
(See Mr. Muirhead)



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

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

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS. None

STATEMENT OF PERSONAL PROPERTY OWNED:

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: None

1. LOCATION AND DESCRIPTION: None

STATEMENT OF REAL PROPERTY OCCUPIED

9. IF FARM LAND STATE CROPS SOWN: None

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None  
6070 Joyce Rd. Vancouver, B. C. name None mortgage of \$500.00 on property.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home  
1184 Hudson  
Collingwood Realty Co.



COPY 2

NOTICE.

MAY 22  
1942.

RE: POWER OF ATTORNEY given to Mr. John Muirhead by Mrs. Kane Tanaka and son, George Tanaka, in regard to care and safe-keeping of their property, ( house, garden, and miscellaneous belongings, etc. ). And also, authority to choose, knowing his capable and good judgement, a suitable tenant.

I DO HEREBY GIVE FULL POWER OF ATTORNEY TO MR. JOHN MUIRHEAD, residing at 3472 Monmouth Avenue, Vancouver, B.C., with the full knowledge and agreement of my son, George Tanaka, over our property ( house, garden, etc. ) at 3467 Monmouth Avenue, Vancouver, B.C. And thus, to act on our behalf....He has full authority to fix the amount of monthly rental and collect the same...From time to time as the need requires, to pay out from this collected monthly rental the following tax, business charges, interest due, etc., on the property. The payment of City of Vancouver property tax and water rate charge for the above mentioned property. Also, payment of fire insurance premium and mortgage interest on this property to Mr. Watson of Collingwood Realty.

The balance of rental money, from time to time, as Mr. Muirhead sees fit, may be deposited by him into our joint family savings account # 7292, Canadian Bank of Commerce, Collingwood East Branch, Vancouver, B.C.

We, ( Mrs. Kane Tanaka and George Tanaka ) wish further to state that our very good friend and neighbour, Mr. John Muirhead, be given this full power to watch over our property entrusted to him, to make any changes or repairs to the house, etc., as he may think necessary and sees fit to do, and otherwise to care for as though it were his own.

It is also understood that he ( Mr. John Muirhead ) need not take responsibility over such changes or repairs to the house, etc., if it is his wish and judgement not to do so. He may oversee, prevent, stop, or carry-out any such changes or repairs as he may think necessary. He has permission to use rental money to carry out such changes, repairs.

In the matter of choice of suitable tenant, he may, at his own discretion, reject an unsuitable applicant and otherwise choose a suitable tenant.

It is also understood that Mr. John Muirhead is not liable nor takes responsibility for damage or loss of our property, whatsoever.

MAY

1942.

signed.....

*Kane Tanaka*

( Mrs. Kane Tanaka, owner. )

Witness.....

*H. Watson*

Witness.....

*G. B. Morris*



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: \$150.00, Bank of Commerce, East Collingwood Branch.

9. LIFE INSURANCE: \$135.00, 15 yr. Policy, with Purdential Ins. Co.  
Vancouver, B. C. Beneficiary my son, George. Policy in care of Mr.  
Hohn Muirhead, 3472 Monmouth Ave., Vancouver, B.C.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

#### LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 8th day of May 1942.

A. J. McArthur

Witness

(Signature)

None Lenka

FOR DEPARTMENTAL USE \_\_\_\_\_



INFORMATION FROM R.C.M.P.

Date Nov. 26th, 1942.

Full Name TANAKA, Kane (Mrs.) Mrs. Tanasaburo  
(Surname in Block Letters)

Registration No. 11526

Male - Female  
(check) ☒

Age Sept. 518

Former Address 3467 Monmouth St. City

Date Evacuated 5/6/42 Naturalized - Canadian-Born - National  
(check) ☒

Present Address Kaslo, B.C. 84 Gerard St. E.  
Toronto, Ont. (Kempchuk Rec. 19/46)

widow  
Married - Single  
(check)

Name of Wife

Name of Husband Tanasaburo

Name of Father HASEGAWA, Fikio

Name of Mother

Names of Children under 16

Our File No. 8208

Registered with Custodian  
(yes or no)

Requested By E. Burraston

Additional Information

Housewife  
Owner of lot & house at above address



11525

NAME

TAYLOR, Kate (Mrs.)

FILE NO.

2205

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Millers National Ins. Company	81900	\$1250.	Aug.	30	1944	3467 on the north side of Monmouth St. Lot 9 B. 1/2 B.L. 330.1
Millers National Ins. Company	82639	\$500.00	June	10	1943	3467 North side side Monmouth St. Lot 9 B. 1/2 Block 43 B.L. 36 & 51, in the city of Vancouver, B.C.

Millers National Insurance Company Policy No. 81900 covered real property in the amount of \$500.00 and furniture in the amount of \$750.00. That portion of the above policy covering the real property known as 3467 Monmouth Avenue was transferred to the new owner, J. F. Whipple, as of November 3rd, 1943. The portion covering furniture was allowed to expire.

Millers National Insurance Company Policy No. 82639 covering real property known as 3467 Monmouth Avenue in the amount of \$500.00 was transferred to the new owner, J. F. Whipple, as of November 3, 1943.

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

E. Robertson  
E. Robertson,  
December 13, 1946



EXHIBIT NO. 1346-10  
DATE NOV 12 1948  
FILLED BY K. A. Hirst

REAL PROPERTY SUMMARY

JAPANESE NAME: Kane TANAKA (Mrs. Torasaburo) Reg. No. 11526 File No. 8208.  
CATALOGUE NO: 150  
PROPERTY ADDRESS: 3467 Monmouth Street, Vancouver, B. C.  
LEGAL DESCRIPTION: Lot 9, Block 83, District Lots 36 and 51, Group 1, N.W.D., Plan 2906  
TITLE: Registered in the name of Kane TANAKA.  
ENCUMBRANCES: None registered. No indication of any unregistered charges.  
Vesting Order filed No. 35598 dated January 21st, 1943.  
ASSESSED VALUE: Land \$130.00  
Improvements \$600.00 - \$730.00. Taxes - \$26.18  
CLASSIFICATION: This is a 1 storey 4-room house built on a 32' 8" x 131' lot, in very poor condition. Valuator reports "House needs bracing and supporting and other repairs." Value for sale \$600.00.  
HISTORY OF ADMINISTRATION: Mrs. Kane TANAKA granted a Power of Attorney to Mr. John Muirhead, authorizing him to act as rental agent and to take whatever steps he considers necessary in protection and maintenance of the property. John Muirhead rented this property to Mr. J. Whipple on a monthly basis as from June 11th, 1942 at a monthly rental of \$18.00 payable in advance.  
Rents collected - \$270.00 against which were the following charges:  

Interest on Mortgage	\$6.00
Fixing Septic Tank	5.50
Sundries	8.08
Water Rates	11.85
Commission	13.50
	<u>\$44.93</u>

  
SOLD: To John Festus Whipple for \$750.00 as at September 1st, 1943.  
Approval of Advisory Committee - August 25th, 1943.  
Funds released to the credit of Kane TANAKA as at November 26th, 1943, against which were the following charges - Real Estate Commission \$37.50, valuation \$5.00, advertising \$4.00, registration fees \$3.40, Mortgage \$240.00 = \$289.90 leaving a net credit of \$460.10 from said transaction.  
Adjustments as at September 1st, 1943 to the amount of \$2.32 - Purchaser's share of unexpired Fire Insurance Premiums, \$6.38 - Purchaser's share of 1943 Taxes and \$1.97 - Purchaser's share of Water Rates = \$10.67, were placed to the credit of Kane TANAKA'S account.  
The following Fire Insurance Policies:  
Millers National Insurance Co., Policy No. 81900 - \$500.00 and  
Millers National Insurance Co., Policy No. 82639 - \$500.00



\$500.00

Page 2.

File No. 8208.

covering on the dwelling at 3467 Monmouth Street, were transferred to John Festus Whipple on November 3rd, 1943.

OLD CERTIFICATE OF TITLE


No. 67198-K:

Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 94054 in the name of John Festus Whipple is on deposit in the Land Registry Office Vancouver in the interest of M-39002N.

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

December 17th, 1946.

  
D. A. CRAMER.

DAC:JE



TANAKA, Kane (Mrs)  
3467 Monmouth St., Vancouver, B. C.  
Evac. File 8208



Pictuer Taken May 3, 1943.



PERSONAL PROPERTY SUMMARY

File No. 8208

December 13, 1946

Re: Kane TANAKA (Mrs. Torasaburo)  
Reg. No. 11526

Chattels: No chattels were declared by Mrs. Tanaka on her JP registration form in May 1942 but the Canadian Credit Men's Trust Association investigating agent listed a number of chattels found on these premises, together with a few items left in the care of a friend, Mr. J. Muirhead. (See Chattels Summary and Schedule attached).

Specified Articles:

No Specified Articles are revealed on this file as belonging to the above Japanese person.

Bank Account: Mrs. Tanaka declared \$150.00 in The Canadian Bank of Commerce, East Collingwood Branch, Vancouver, B.C.  
No action regarding this account has been taken by the Custodian.

Life Insurance:

Mrs. Tanaka declared a Prudential Insurance Company policy - \$135.15-year policy; beneficiary - son, George. She declared policy was in car of Mr. John Muirhead, 3472 Monmouth Avenue, to whom she gave Power of Attorney. (Signed copy on file dated May 2/42 - attached to JP form).

No action regarding this insurance has been taken by 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.



CHATELAIN MEMO

File No. 8208

December 13, 1946

Re: Kane TANAKA (Mrs. Toraseburo)  
Registration No. 11526

No chattels were declared by Mrs. Kane TANAKA in her JP form dated May 8th, 1942 but on June 12, 1942 the Canadian Credit Men's Trust Association, agent who investigated the property known as 3467 Monmouth Avenue, Vancouver, reported an inventory of chattels on the premises, also several items in the Custody of Mr. J. Muirhead of 3472 Monmouth Avenue, Vancouver.

When the house was in course of sale the Custodian advised Mr. Muirhead, who had Power of Attorney for Mrs. Tanaka, that the chattels would be moved to storage and under date of November 25th, 1943 a number of these chattels were sold at Vancouver Auction No. 6, and others having no value were abandoned. On February 21, 1944 Mr. Spain forwarded to Mrs. Tanaka a list of the chattels auctioned and advised her at that time that apart from the chattels sold we had stored in our warehouse 4 cartons of personal belongings. According to the records on file these cartons contained books which were later sold at Vancouver Auction 55 on November 28, 1945.

Mrs. Tanaka replied to Mr. Spain's above-mentioned letter giving a list of items which she stated were missing from the auction sheets. Accordingly Mr. Green wrote to Mrs. Tanaka on May 12, 1944 advising that as she declared no property of this kind at all in her registration form this office had no record of what, if anything, was left on the premises and that after evacuation an inventory was taken of the main items and these would appear to be mostly accounted for. Mr. Green contacted Mr. Muirhead but he was unable to offer such information and in Mr. Green's memo on file it is recorded that Mrs. Tanaka has herself to blame as she did not list her goods with us. He stated that the Custodian is only responsible for those items listed by the Canadian Credit Men's Trust Association since Mrs. Tanaka did not make a complete declaration to this office.

According to a further memo of Mr. Green's on file dated May 31st, 1944 a few chattels still remained on the premises and these were removed and sold at auction, with the exception of a small desk and cot which could not be found and about which the tenant declared she knew nothing. At this time Mr. Green stated the linoleum was worn out and therefore abandoned, as was a home made bench. However, it was later revealed that the linoleum on the living room floor was new just before the Japanese evacuated and a subsequent memo, dated December 19, 1945, explains that Mr. Smith (Custodian representative) discovered this linoleum was nailed to the floor and therefore regarded as a fixture and sold with the house. Mrs. Tanaka was so advised on December 29, 1945.

Apart from the chattels which were abandoned as having no value, all goods found on the premises occupied by the Japanese and the few items held by Mr. Muirhead were sold at Vancouver auctions 6, 24, 43, 55 and 59. Copies of auction sheets 6, 24 and 43 were sent to Mrs. Tanaka.

With the exception of the cot and small desk (above-mentioned) all chattels shown on the Canadian Credit Men's Trust Association inventory have been accounted for and in Mr. Green's letter to Mrs. Tanaka of September 8,



1966 he again advised her that as she had failed to take the elementary precautions in registering her goods we had no alternative but to list and sell what we could find, and as this had been done he felt that further correspondence would not serve any useful purpose. In Mrs. Tanaka's letter to us of October 2, 1966, she requested that the proceeds from the sale of chattels be forwarded to her. Accordingly Custodian cheque in the sum of \$126.92, covering auctions 6 and 24 (all that had at that time been credited to her account) was mailed to her on October 16, 1966.

A number of additional items not shown on the agent's inventory were sold in auction 6 and 24, proceeds from which were forwarded to Mrs. Tanaka on October 16, 1966. As there is nothing on file to indicate that any other Japanese had goods stored on the premises formerly occupied by the Tanakas and as Mrs. Tanaka was of the opinion there were more chattels on the premises than accounted for by the Custodian, it is presumed that all the goods removed from 3467 Monmouth Street belonged to the Tanaka family. It is noted that a number of boxes of radio parts were sold at auction 6, but as one of Mrs. Tanaka's sons is registered as a "Radio Technician" it is assumed that these formed part of the Tanaka chattels.

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

*E. Robertson*

E. Robertson.



CHATTELS SCHEDULE

File No. 8208

Kane TANAKA (Mrs. Torasaburo)

Reg. No. 11526

NOTE: Mrs. Tanaka declared in her JP form dated May 8, 1942 "NONE" under heading provided for personal property. However, a list of goods left on the premises and with Mr. J. Muirhead was given to us by Canadian Credit Men's Trust Association, who investigated this property.

INVENTORY provided  
by Can. Cr. Men's Tr.  
Assoc., attached to  
their report of  
June 12, 1942:

Living Room:

- 1 couch
- 1 side table
- 1 table lamp
- 1 small table
- 1 grass chair
- 1 grass chair, rocker
- 1 bridge lamp

Misc. small rugs

Linoleum

Bedroom:

- 1 large wall mirror

1 cot

Linoleum

Kitchen:

- 1 table
- 1 kitchen stove
- 2 chairs
- 1 bench

Bedroom (back):

- 1 large dresser with mirror
- 1 bedstead
- 1 chair
- 1 heater

Linoleum

Store room:

- 1 Singer sewing machine
- 1 bookcase, full of books
- 1 small desk
- 1 electric plate-2 burner
- Numerous Household Goods (small) 2

Goods to be left  
with J. Muirhead, 3472  
Munmouth Ave., City

1 armchair

1 trunk full of  
dishes

1 spring felt mattress

Declared by Mrs. Tanaka  
in letter of May 3/44.  
These additional to those  
listed by Can. Cr. Tr. Assoc.

Kitchen table  
canvas deck chair

AUCTIONED

25/11/43

25/11/44

25/11/43

14/6/44

14/6/44

25/11/43

14/6/44

25/11/43

25/11/43

25/11/43

14/6/44

25/11/43

25/11/43

25/11/43

25/11/43

25/11/43

28/11/45 (books)

25/11/43

14/6/44

Mar. 29/46 (trunk)

14/6/44 (dishes)

4/4/45

14/6/44

OTHER  
Disposition

Abandoned

Abandoned

Nailed down - fir-  
ture. Sold with  
premises.

Not found.

Abandoned

Abandoned - no value

Abandoned (h.n. chest)  
Not found

Not found



File No. 8208

Declared May 3/44  
- continued

Chattels Schedule

Page 2.

Other Disposition

Several doz. pint  
6 quart sealers  
\$30.00 worth lumber,  
shingles, paint  
15" lawnmower & catcher  
Dutch basket garden rakes  
Digging Fork  
Garden Rake  
Garden Hoe  
Axe  
Ladies Spade  
Lawn edger  
Grass shears  
Long handled shovel  
2 or 3 pruning shears  
Mattock  
Copper Hand Sprayer  
2 brass plunger Sprayers  
Hatchet  
Trowel  
Other small garden implements

Auctioned

Not found

11/6/44 (Lawnmower parts 25-11-43)

Not found

11/6/44

Not found

11/6/44

Not found

Following also sold at Vancouver Auction No. 6, Nov. 25/43 which we presume would come under the heading of "Numerous small household goods":

Plated Tray & Jug  
Rod Sticks & Ruler  
Crock & dishes  
Tray & contents  
Tray & contents  
Knee Lights, etc.  
Food Chopper  
Fry Pan & Contents

Kettle  
Saucepans (2)  
11 Wine Glasses  
Jug & 6 glasses  
Sauce pan & Kettle  
Gramophone parts  
Pack & Cushions  
Iron Board, etc.

Heater  
Tub & contents  
Heater (and suit of Japanese Armour)  
Vancouver Auction 24 June 14/44  
Saucepans  
Cake pans  
Glass Percolator  
Saucepans & sundries  
Van. Auction 59 Mar. 29/46: Shoes

Goods not listed in inventory but abandoned but ABANDONED as having no value:

2 home made stools  
2 home made flower stands  
1 box flower pots (Broken)  
Mattress

1 box junk  
1 record case  
1 dismantled gramophone case

NOTE:

The following were sold at Vancouver Auction No. 6 on November 25th, 1943 and although not listed on the agent's inventory it is presumed these belong to the Tanakas as on checking the family files it is found that one of the sons gave his occupation as a Radio Technician: Box new radio parts  
Radio Case & Parts  
3 boxes Used Radio parts

This son, namely Kinzie - file 14199, did not declare any chattels on his Form J card but as he lived with his mother at 3467 Monmouth Avenue, it would seem that these radio parts would be used by him.

u.R.







June 30th, 1949.

Mrs. Kane TANAKA,  
Reg. No. 11526,  
84 Gerrard St., E.,  
Toronto, Ontario.

Dear Madam:

We wish to advise that on June 30th, 1949, we shipped to you prepaid, via Canadian Pacific Express, one parcel containing goods which was in our storage.

When said parcel is received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in Vancouver. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify further shipping charges.

Yours truly,

W. J. Johnston,  
Office of the Custodian.

WJ/ja



8208

20th December, 1948.

Mrs. Torasaburo TANAKA,  
Regn. No. 11526,  
84 Gerrard Street East,  
Toronto, Ontario.

Dear Madam:

We enclose herewith Custodian cheque in the amount of \$554.48, which sum represents your full credit balance at this office as shown on the attached statement of your account.

Please be assured that acceptance of this cheque will in no way prejudice your claim now before the Commission, as the Honourable Mr. Justice H.I. Bird, Commissioner, has so ruled.

Kindly acknowledge receipt.

Yours truly,

W.J. Johnston,  
Office of the Custodian.

HA  
Encl. (cheque)



File No. 8208  
Reg. No. 11526

Mrs. Kane TANAKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 June 20	B. C. Electric Railway - payment light bill	\$ 1.70		
October 8	Cheque to you	38.00		
October 26	Interest on Mortgage	12.00		
December 10	Rents collected - 6 months @ \$18.00		108.00	
	Agent's commission	5.40		
	Water	3.95		
	Repairs	5.50		
1943 February 8	Land Registry Office - Certificate of Encumbrance	1.00		
July 3	Taxes	25.28		
August 15	Rents collected		144.00	
	Water	7.90		
	Agent's commission	7.20		
	Repairs	6.38		
	Payment on Mortgage \$60.00, Interest \$16.80	76.80		
	Balance rents to date, net		11.70	
	Credit re Sale of Property		470.77	
	Proceeds Auction Sale		86.58	
1944 July 29	Proceeds Auction Sale		40.34	
October 14	Cheque to you	126.92		
1945 May 16	Proceeds Auction Sale		3.68	
1946 February 20	Proceeds Auction Sale		.70	
April 20	"		6.74	
December 20	Cheque to you	552.98		
December 28	"	1.50		
1947 July 26	Cheque returned & recredited to account		552.98	
	"		1.50	
		<u>\$ 872.51</u>	<u>\$1,426.99</u>	

OR \$ 554.48

Accounting Department  
July 3rd, 1948



EXHIBIT NO. 1246-7

DATE NOV 12 1948

Vancouver, B.C. FILLED BY

February 24, 1948.

RA 610111  
3467 Monmouth Ave.

To Whom it May Concern:

*WE*  
Upon the request of the Tanaka family, I wish to reiterate a statement made to Mr. George Tanaka in September of 1945 when he came to visit me at 3467 Monmouth Ave., while he was in the Canadian Armed Forces. *QMK*

*WE*  
I attest to the following statement:

*WE*  
On August 15, 1944, I purchased the property situated at 3467 Monmouth Ave., Vancouver, B.C., formerly owned by Mrs. Kane Tanaka, from Mr. Whipple for the sum of Two thousand dollars (\$2,000.00) cash.

*WE WERE*  
I was greatly attracted to this property at 3467 Monmouth Ave. and purchased it for the sum of Two thousand dollars, owing to the nature of the landscaped grounds which are of unusual beauty and readily indicate a considerable financial expenditure and planning in its creation.

signed,

*James Isaac Kearney*  
3315 - Kingsway  
Vancouver B.C.

*Notary Public*  
*as to both signatures*

*Herbert J. Middleton*  
Herbert J. Middleton.

*Leah Middleton*  
*Leah Middleton*



EXHIBIT NO. 2-1-1  
DATE NOV 1 2 1947  
FILED BY *K A b hirst*

Mrs. Kane Tanaka,  
84 Gerrard St., East,  
Toronto 2, Ontario.

Friday, July 18, 1947.

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

Re: File No. 8208.

EVACUATION SECTION	
Rec'd	JUL 25 1947
File No.	8208
Ans.	
Referred	

Dear Sir:

Your cheque issued for the sum of \$ 552.98 in payment for my property at 3467 Monmouth Ave., Vancouver, B.C., is absolutely unacceptable to me for the following reasons:

The property was sold without my consent at a price greatly below the fair market value at time of evacuation.

It is an obvious case of misfeasance attributable to unsympathetic and very careless handling. Doubtless the sale price based on assessed valuation reflects this careless attitude. No Canadian property owner in his right mind would willingly consent to the sale of his property based on such a valuation standard. It is highly doubtful whether those responsible in the office of the Custodian would willingly sacrifice their own home and property by selling it at assessed valuation.

My son, who is a veteran of the Canadian Armed Forces, while stationed in Vancouver, met with the present purchasers of my property. They told my son that the people who originally bought the property at assessed price from you, sold my property to them at a price of \$ 2,000.00. This is a clear case of profit making carried out at the expense of others.

These present occupants also told my son that the beautiful and valuable landscaped garden influenced them in purchasing the property and paying the price asked. Which indicated that your valuator was a person callous to the true valuation of the property or a person inclined to lean on the city assessment sheet as an easy way to do his work.

To reiterate, my claim for a just and reasonable valuation for the property is in the neighbourhood of \$ 2,000.00.

As the mother of a Canadian veteran who volunteered for active service in the Canadian Armed Forces, I request fair and just treatment from your department and the Canadian government.

Therefore I return the enclosed cheque for \$ 552.98 as entirely unacceptable to me.

Yours truly,

Mrs. Kane Tanaka.

*Mrs. Kane Tanaka*



11th July, 1947.

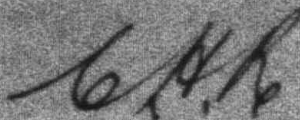
Mrs. Kane Tanaka,  
Registration #11526,  
84 Gerrard Street East,  
Toronto, Ont.

Dear Madam

The cheque we sent you on December 20th, 1946, for \$552.98 has not yet been cashed.

This item is now seven months old, and in order to save you any inconvenience when presenting it at a Bank for payment, we would suggest that you turn it into cash immediately. If you do not wish to cash the cheque please return it to us to have the date changed.

Yours truly,



C. H. Reed,  
Accountant.

CHR/PMR



8208

REGISTERED MAIL

December 23, 1946

Mrs. Kane YABAKA,  
Registration No. 11526,  
84 Gerrard Street East,  
Toronto, Ontario.

Dear Madam:

There is standing to your credit in our books the sum of \$554.48 and we now enclose Custodian cheques for \$552.98 and \$1.50, representing your entire credit with this office.

A statement of your account, together with a statement relative to the sale of Lot 9, situate at 3467 Monmouth Avenue, was forwarded to you on September 15, 1945 and showed a credit balance in your account at that time of \$547.04. Since then an amount of \$7.44 has been credited to your account, representing net proceeds derived from sale of chattels at auction, thus making a total credit of \$554.48 in your account with this office, the total amount of the cheques enclosed.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of 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 \$552.98  
Custodian cheque 1.50  
Return envelope



NAME SAVANA, Kate (Mrs. Dorothea)

REGISTRATION NO. 11524

FILE NO. 2002

The following chattels were sold by public

auction at 221 Hastings St. E. Vancouver B.C. on March 20th, 1944

Chair  
Trunk

1.50  
3.00

Total

Less Expenses: (Auctioneer's fee \$ 1.20  
(Advertising .25  
(Moving 2.31

Net Proceeds Credited:

\$ 9.50

\$ 2.76

\$ 6.74

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 79

Remarks.



December 29th, 1945.

Mrs. Kane TANAKA,  
Reg. No. 11526,  
84 Gerrard Street East,  
Toronto 2, Ontario.

Dear Madam:

A short while back your son called at this office and made an inquiry about the linoleum left in the living room of 3467 Monmouth Street, Vancouver, B. C.

Our Protection Department succeeded in contacting Mrs. Whipple, wife of the purchaser of the above property, and was informed that when the Custodian representative called and removed the chattels from the house the linoleum came up for consideration at that time. Our representative discovered that the linoleum was nailed to the floor, could not be removed and according to the regulations thus became a fixture belonging to the house.

We regret, therefore, that there is nothing further that we can do in this matter.

Yours truly,

P. Douet,  
Administration Department

PD/ER



MEMORANDUM

File # 6214

December 1963, 1945.

TO: Mr. Board

FROM: Mr. Spain

RE: Mrs. Irene TANAKA, 3457 Monmouth St.

I have succeeded in contacting Mrs. Whipple, wife of the buyer of the above noted property, and I enquired about the linoleum left in the living room, said to be worth \$45.00.

Mr. Whipple explained that when the Custodian Representative called and removed the chattels, the linoleum came up for consideration at that time.

Mr. Smith discovered that the linoleum was nailed to the floor, could not be removed, and according to the regulation became a fixture belonging to the house.

CBS:LM

*W. S. Spain*



NAME THOMAS, John (Mrs. Thompson)

REGISTRATION NO. 11524

FILE NO. 8282

The following chattels were sold by public

auction at Vancouver, B. C. on December 28th, 1915

Box locks

\$ .50

Box

.50

Total

\$2.00

Less Expenses:

(Auctioneer's Fee \$ .10

(Advertising .30

(Moving .60

\$ .90

Net Proceeds Credited:

\$ .70

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 55

Remarks.



19th October, 1945.

Pte. George Tanaka, B-106921,  
S 20 J.L.S.,  
Station F,  
Vancouver, B.C.

Dear Sir:

Re: 3467 Main Street.

Your letter of September 12th which appears to be unanswered has been brought to my attention and I have noted the points to which you refer.

Your dissatisfaction is largely based on the resale price which you state was paid by Mr. Midland in excess of the amount obtained by the Custodian.

In reviewing this matter I think it is quite correct to say that in many cases properties in Vancouver changed hands during 1944/1945 considerably in excess of the actual value and while Mr. Midland may have been prepared to pay \$2,000.00 this would not of necessity be an indication of its fair value.

Even from the remarks which you make it is evident that Mr. Midland was not well informed before he purchased, as apparently he believed the house to be in good condition but discovered later that this was not so. It is also apparent that Mr. Whipple at least made some improvements after purchasing from the Custodian.

I can appreciate that a considerable amount of labour and money can be put into a garden and while this may make a more attractive proposition and increase the value to some extent, it rarely does so to anything like the full amount of the financial outlay.

In regard to this as to all other properties under our control, an independent valuation was obtained and your property was valued by an acknowledged and competent appraiser. This appraiser while not overlooking the fact of the garden and rockery reports among other things that the district in which this house is located is poor and sparsely settled. The house apparently was built at various times and of very flimsy construction and very limited plumbing and that the general condition of the house was poor and needed bracing, supporting and other repairs, as well as the roof re-shingling.

It may also be said that while there has been quite a demand for properties all over Vancouver, that in response to public advertisement calling for tenders only one tender was received on your property which would be an indication that it did not create any great amount of interest among prospective purchasers.



Previous correspondence from Mrs. Anne Tanka indicates that she was not favourably disposed to the policy of liquidation, but in regard to this and your reference to adjustments, I can only inform you that this office has endeavoured to carry out the policy of the Government of Canada in as beneficial a manner as possible.

Your correspondence will of course remain on our files, indicating your views in regard to the disposition of your property.

Yours truly,

F. G. Shearer,  
Director.



File No. 4208

September 19th, 1943.

To: Mr. J. A. Shaw

From: Mr. Shaw

Re: Catalogue No. 150  
1407 Hammond Street, Vancouver, B. C.  
Euse YAMAKA (Mrs. Yamasaka)

Respecting the attached letter of the 12th instant which has been handed on to me by Mr. Peters, I attach for ready reference Johnson, Howe & Wilson's valuation of August 10th, 1943 wherein the market value of this property was given as \$600.00.

Mr. Spain visited these premises at the time and in talking to him recently he ventured the opinion that when he saw the house it was in very poor condition and of poor construction. I went over the other day to look at these premises and obviously considerable work has been done on the house since Mr. Howe's valuation. The garden is certainly a picture and there is little doubt that a great deal of money and time was expended in creating it. However, this must have been taken into account when Mr. Howe made his appraisal.

The property was sold for \$750.00 which was \$150.00 more than the actual valuation. The sale was made in August 1943 and it will be recalled that subsequent to that date there was an increased demand for houses and values appreciated greatly.

I do not see how we are concerned in the fact that the property was recently sold for \$2000.00 or that we can do anything in making some adjustment as is suggested by Pte. George Yabaka, son of the previous owner.

I have marked on this file previous letters complaining about the price for which this property was sold. It does not appear that any of these letters were answered but there may of course have been reasons for this.

I have not replied to the attached letter as I feel that it may be that you will wish to discuss this with the writer and that a carefully worded letter be sent to the previous owner.

RS/RS

*[Handwritten signature and initials]*



2206

September 15th, 1945.

Mrs. Kane YABAKA,  
Reg. No. 11526,  
84 Gerrard Street East,  
Toronto 2, Ontario.

Dear Madam:

Re: Catalogue No. 150  
1457 Monmouth St., Vancouver, B.C.  
9/23/36. 51/1/2906.

In our letter of January 13th, 1944 you were advised of the sale of the above property for \$750.00, which figure was in excess of an independent appraisal made at that time.

On reviewing your file we find you were not forwarded a detailed statement showing the net proceeds of this sale and we now enclose such statement which shows the selling price, expenses involved and net proceeds credited to your account after the balance of the mortgage due was paid, namely \$240.00.

We also enclose a statement of your account up to date showing you have a credit balance of \$547.04. In this statement will be seen the credit from the sale of your property shown on the net proceeds sales statement, namely \$470.77. We are also taking this opportunity of enclosing a copy of Vancouver Auction Sheet No. 6 giving full details of the sale together with the net proceeds of such sale and which amount is clearly shown in the statement of your general account. It will be recalled that a cheque for \$126.92 was sent to you on October 16th, 1944 representing the net proceeds of Vancouver auctions Nos 6 and 24.

The funds standing to your credit are available to you in the usual way.

Yours truly,

P. Doust,  
Administration Department

PD/ER  
Encs.  
cc to Department of Labour, Japanese Division.



STATEMENT RE SALE OF:

Name: TANAKA, Kane #11526

Catalogue No: 150

File No: 8208

Street Address: 3487 Kenmouth St., Vancouver, B. C.

Legal Description: 9/83/36, 51/1/2906

Date of Sale and Adjustments ..... September 1, 1943, .....

Sale Price

\$750.00

Real Estate Agents Commission

\$37.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.40

Encumbrances:

~~Unpaid Vendor~~

240.00

Mortgage

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

2.32

Taxes

6.36

Water

1.97

\$ 289.90

\$760.67

Net Proceeds credited to your account as of Sept. 1/43 \$470.77

Date:..... September 13, 1943, .....

Compiled by:..... George Peters .....



Mr. George Tanaka, B-106921  
520 J.L.S.,  
Station F,  
Vancouver, B.C.,

FILE 8208

RE: 3467 Monmouth

The Custodian,  
Vancouver, B.C.

Wednesday

SEP 11 1945
REC'D SEP 11 1945
FILE NO. 8208
Ans.
Referred <u>Cities</u>

Sir:

Enclosed, information regarding sale  
of property at 3467 Monmouth Ave. registered  
in my Mother's name, Mr. Kane Tanaka.

Party by name of Whipple purchased property  
from the Custodian paying approx. \$700.00

Present owners, Mr. Midland, first saw  
property on Aug. 14, 1944. Was referred by  
Whipple to his agent, Blaine, Fullerton & White,  
from whom he purchased property paying  
\$2000.00 cash. At time of sale, Whipple  
assured Mr. Midland that house was  
in good condition but this was not  
the case according to statement made



Construction of the garden. I am a Landscape Architect and I have spent much time and labour in the creation of the garden. It has cost me a great deal of money in the purchase of every plant, shrub, tree and other building material such as cement, rocks, etc. I value the garden at \$1000.00

The assessed value of the property is \$700.00. This valuation of course takes in the lot as only a piece of land. I may state that my Mother paid \$1100.00 for the property, at which time the land, of course, was not landscaped.

I am a member of the Canadian Armed Forces. Having volunteered immediately after the Canadian Government signified a need for our services in specialized work. It is a pity that someone should gain by our loss.

I do hope that some adjustment will be made in this matter.

Sincerely,

Mr. George Tanaka.



to me by Mr. Midland. Also I was told by the present owner that Whipple installed a toilet and septic tank and a small gasoline drum furnace which he found to be in poor condition.

The following is a statement to me by the present owner, Mr. Midland.

He found the house in a filthy condition and in poor repair. It was necessary for him to re-decorate the rooms with new wallpaper, put in a new roof, paint the exterior walls of the house. He also installed a bathtub a wash basin. He states that the above cost him between \$300.00 and \$400.00.

Mr. Midland stated to me that the greatest point which influenced him to purchase the property was because of the value and beauty of the garden.

May I state that I invested many hundreds of dollars in the design and



SAME 20051, Lane (Mrs. Thompson)

REGISTRATION NO. 11535

FILE NO. 2005

The following chattels were sold by public  
auction at 522 Powell St., Vancouver, B. C. on April 4, 1945.

Spring filled mattress

\$ 17.50

Total

Less Expenses: (Auctioneer's Fee \$ 0.75  
(Advertising 0.19  
(Savings 2.68

Net Proceeds Credited:

7.50

3.82

3.68

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 43.

Remarks.

*Original sent  
Sept 14/45*



6208

October 16th, 1944.

Mrs. Kane TANAKA,  
Reg. No. 11926,  
24 Gerrard St., East,  
Toronto 2, Ont.

Dear Madam:-

We are in receipt of your letter of October 2nd from which we note your request that we send you the proceeds of sale of your effects sold at auction on November 25th, 1943, and June 14th, 1944. We are, therefore, enclosing herewith our cheque for \$126.92, receipt of which kindly acknowledge.

Yours truly,

H. P. Green  
Protection Department

Enc.  
IF/



84 Gerrard St., East,  
Toronto 2, Ont.,  
Oct. 2nd, 1944.

Mr. W. J. Johnston,  
Administration Dept.,  
Office of the Custodian,  
Japanese Evacuation Dept.,  
506 Royal Bank Building,  
Vancouver, B.C..

EVACUATION SECTION	
Rec'd	OCT 5 1944
File No.	8208
Ans.	✓ HFC
Referred	<i>[Signature]</i>

Dear Sir:

Re: 3467 Monmouth Ave.,  
Vancouver, B.C.  
Your file 8208

Kindly send me forthwith the  
proceeds of chattels sold at public auction on  
November 25 th, 1943 and June 14th, 1944.

According to a statement sent to  
me by Mr. H. F. Green from his department, the  
following, I believe is correct.

Nov. 25th, 1943.....net proceeds.....	\$ 86.58
June 14th, 1944....."....."	40.34
Total	<u>\$126.92</u>

I remain,

Expecting to hear from you shortly,

Yours very truly,

*Mrs. Kane Tanaka*  
(Mrs.) Kane Tanaka.  
Registration No. 11526,

123  
15.47  
12.56  
28.03  
12.56  
40.59



8208

September 8th, 1944

Mrs. Kane TANAKA,  
Registration No. 11526,  
84 Gerrard St. East,  
Toronto 2, Ontario.

Dear Madam:

Since ours of June 19th, we have removed and sold items as per our enclosure. In addition to the four cartons of personal effects held for you, as previously advised, we have received from Mr. Muirhead, a trunk held by him. We also removed the mattress you left in his care, but as this cannot, under the city by-law, be sold unless it is first fumigated, and as its sale value would not cover this cost, it will be destroyed.

We note your dissatisfaction but the fact remains that when you registered with the Custodian you did not declare any list of furniture or effects. Surely the least prudent man or woman would have listed at least the main articles of value, either with this office or with some friend such as Mr. Muirhead appears to have been in your case. As you failed to take these elementary precautions, we had no alternative but to list and sell what we could find. This we have now done and we do not feel that further correspondence will serve any useful purpose.

Yours truly,

H. F. Green,  
Protection Department.

HFG/MHC  
encl.



Your File, 8208,

54 Gerrard St., East,  
Toronto 2, Ont.,  
Sept. 4th, 1944.

Mr. H. F. Green,  
Protection Department,  
Office of the Custodian,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 6 1944
File No.	8208
Ans.	8/9/44
Referred	Green

Dear Sir:

re 3467 Monmouth Ave.,  
Vancouver, B.C.

Since receiving your letter of June 19th, I have not heard further word from you regarding missing chattels which I brought to your attention in my last letter to you of May 3rd. Over two months has elapsed and I believe that should be sufficient time for some further information be sent to me from your office.

The partial inventory that you included in your letter of the 19th of June has several of the missing items listed of which I wrote. But to date you have not informed me of what has happened to these items, whether they have been disposed of or not. I would like you to let me know itemized form the value received for these articles and if they were not sold, what has happened to them.

When I wrote your department in the early part of this year, I asked you to send me a complete and accurate accounting of all the household effects that were left at the above property. However it has taken several letters and even now I am still in the dark as to what has happened to many items. You say in your letter that you are fully satisfied that proper care has been taken of my interests. The long delay in answering my letters, the incomplete inventory and accounting of items, certainly doesn't uphold your statement. You say that the present tenant may be to blame for some of the missing items, but then you turn the responsibility over to me because I had selected Mr. Muirhead as Power of Attorney. May I say that while the tenant was renting the property, Mr. Muirhead would be responsible to me, but when the property was sold over his head and my head, then you cannot deny that your "protection department" would be responsible for all items left. You list the linoleum as worthless. I would like to tell you that just prior to my evacuation, I had a new inlaid linoleum placed in the living room at a cost of \$45.00. Your statements certainly don't hold water, and in my eyes proper care has not been taken of my interests.



File. 8208

I am sure by this time you have been in touch with Mr. Fairhead and a complete accounting of all items has been made. If this is so, I would like very much to have this information sent to me. One year has passed since you have disposed of my property and I am anxious to have the proceeds of the sale of these goods sent to me. However I cannot do this until I am more satisfied that proper care has been taken of my interests.

I trust you will send me this information by return mail.

Yours truly,

*Mrs. Kane Tanaka*

Kane Tanaka (Mrs.)



MEMORANDUM

File 8208

June 20, 1944.

To: the file

From: Mr. Spain

Re: Mrs. Kane TANAKA

3467 Monmouth Street

The remaining chattels as listed were removed from the above address and included in our auction Number 22, 5/14

The same opportunity was taken to recover from Mr. Muirhead across the street

1 Arm chair / old  
1 Spring Felt mattress

(a trunk, not mentioned as being personal but listed 10-5-44)

GBS/pls

W. H. Spain







June 19th, 1944.

Mrs. Kane TANAKA,  
Reg. No. 11526,  
84 Gerrard St. East,  
Toronto 2, Ont.

Dear Madam:-

Thank you for yours of May 19th, which we have not answered more promptly as we have been investigating this case.

We feel that the attitude you have adopted in your letter under reply is not altogether reasonable. You say that at the time you filled up the registration form you were "not asked to make any such declaration of chattels and effects." However, the registration form includes a very clear request for a brief description and location of furniture etc. and concludes with the words that the information is true and complete and fully discloses all property of every description. Yet you gave us no details of personal effects when you completed the form with the help of one of the members of our staff who is a fully qualified solicitor and most careful and accurate.

Our investigating agents, a well known Trust Company, made an inventory when they reported on your case. It did not claim to be complete because there was a ~~bed~~ store-room with which the tenant was not to interfere. *C. H. A.*

Further investigation has enabled us to account for everything shown on this inventory, together with a number of other items with the following exceptions.

- 1 Small desk
- 1 Cot

For our own records, we should state that the couch is scarcely worth moving. The linoleum has been abandoned, as worn out and the same applies to the bench in the kitchen and two or three other items of homemade furniture.

It may be that the tenant is to blame for some of the missing articles, but he was selected by Mr. Muirhead



Mrs. Kane TANAKA

-2-

June 19th, 1944.

who had your Power of Attorney. We are trying to get in touch with Mr. Nuthead and will advise you further if we have any news. We are, however, fully satisfied that proper care has been taken of your interests.

Yours truly,

H. F. Green  
Protection Department

HFG:IF



Name: Mrs. Kane TANAKA

File: 8208

Reg. No.: 11526

INVENTORY OF HOUSEHOLD EFFECTS AT  
3467 MONMOUTH ST., VANCOUVER, B.C.

Living Room.

- 1 Couch
- 1 Small table
- 1 Grass chair
- 1 Grass chair, rocker
- Misc. small rugs, lino.,

Bedroom - 1.

- 1 Large wall mirror
- 1 Cot
- Linoleum on floor

Store Room.

- 1 Bookcase, full of books
- 1 Small desk
- (Goods in store room to be locked and not for use of prospective tenant.)

Kitchen.

- 1 Bench

Bedroom - 2. - back.

Linoleum on floor

Goods to be left in custody of  
Mr. J. Muirhead, 3472 Monmouth Ave.

- 1 Armchair
- 1 Spring felt mattress.



*Beggs*  
Warehouse...992 Powell St.

Date... *June 14-1944*

FILE NO. .... *8208* .....  
NAME..... *TANAKA K.* .....  
ADDRESS..... *3467 Mammoth* .....

I have examined the undermentioned articles and  
consider that they have no value.

*Ends of Tables (damaged)*

*End of Couch ( " )*

Auctioneer... *W. R. Thompson* .....

The above mentioned articles have been abandoned

..... *Wm. Wells* .....



NAME TAKAKI, Kama (Mrs. Torasaburo)

REGISTRATION NO. 11576

FILE NO. 6208

The following chattels were sold by public  
 auction at 332 Powell, Vancouver, B. C. on June 14, 1944.

Sausages	\$ 2.50
Cake pans	0.60
Glass percolator	2.25
3 Plates	1.50
Plated dish	1.40
7 Plates	0.80
Platter and dishes	1.50
Dish and 5 tumblers	1.50
Syrup set	1.25
Sausages & sundries	0.25
Sausages & sundries	1.75
Shirts	1.25
Shirts	10.80
Large mirror	1.00
Wicker chair	3.00
Arm chair and wicker chair	10.50
Lawn mower	7.00
Boat	0.50
Table and bench	

Total

Less Expenses: (Auctioneer's Fee: \$5.28  
 (Advertising: 1.24  
 (Moving: 1.50)

Net Proceeds Credited:

\$ 52.75

\$ 12.41

\$ 40.34

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks.

Mr. Wills

Vancouver 24



MEMORANDUM

File: 8208

May 31, 1944.

To: Mr. Green

From: Mr. Spain

Re: Mrs. Kane YANAKA

3467 Monmouth Street.

In reply to your memorandum of May 17th, the following articles are still at the above address and will be moved to auction in about one week:

1 Couch  
1 Small Table  
1 Grass Chair ✓  
1 Grass Rocker ✓  
1 Large Wall Mirror.

The following items were missing and the tenant knew nothing about them:

1 Small Desk  
1 Cot.

The following articles have no value and will be abandoned :

Linoleum (All rooms - worn out)  
Bench (Homemade - broken, useless)

I called on Mr. Muirhead with the intention of arranging the removal of the two articles left in his care but he was absent. I have arranged with Mr. Barrett to try to salvage these two items when he moves the rest, as this spot is quite distant.

} Further call  
will be made  
on Mr. Muirhead

*W. Spain*

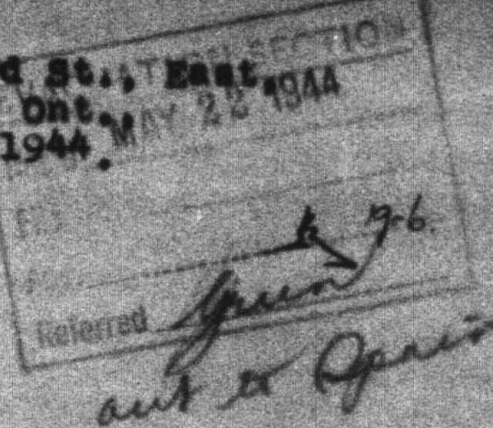
GBS/pls



Your File., No 5208

84 Gerrard St., East  
Toronto 2, Ont.  
May 19th, 1944

H. F. Green,  
Protection Department,  
Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Vancouver, B.C.



Dear Sir:

Re: 3467 Monmouth Ave.  
Vancouver, B.C.

In your letter of May 12th you state that I did not declare any of the property of which I wrote in my previous letter when a registration form was filled on May 8th, 1942. Let me inform you that at that time I was not asked to make any such declaration of chattels and affects which were in the property at 3467 Monmouth Ave. The information asked of me at that time was of a general nature regarding the property such as insurance, mortgage, etc. If you will check your files, you will find that the only inventory of household goods taken on the above premises, was on May 26, 1942. At this time a man from your department came to the house and took a partial list of the chattels, etc. Let me repeat that this was the only list taken to my knowledge and I have never been asked to make a declaration of property as you so state.

After evacuation you say an inventory was taken of the main items. How is it that an inventory of all these other items was not also taken? You even admit in your letter that every item has not been accounted for. Since it is quite evident that I was unable to be responsible for the checking of these items, it seems only logical that your "protection department" should be responsible for this work. Even of this partial list that was taken, there are about 12 items that are not accounted for and this does not include all the garden tools, etc.

I trust you will investigate these discrepancies and forward me a more complete accounting.

Yours truly,

*Mrs. Kane Tanaka*  
(Mrs.) Kane Tanaka.



MEMORANDUM

File No.: 8208

May 17th, 1944.

To: Mr. Spain  
From: Mr. Green

Re: 3467 Wombouth Street

You will note that Mrs. Kane Tanaka is complaining, page 2 of hers of May 3rd, about a number of missing items. She has herself to blame in that she did not declare anything to the Custodian. I see, however, from inventory taken by the Canadian Credit Men's Trust Assn. on September 23rd, 1942, that the following items then listed, do not appear on our auction sheet.

Living Room

- 1 Couch
- 1 Small table
- 1 Grass chair
- 1 Grass chair, rocker
- Miscellaneous small  
rugs, linoleum.

Store room

- 1 Bookcase, full of books
- 1 Small desk

Left in Custody of Mr.  
Hairhead.

- 1 Armchair
- 1 Spring felt mattress

Bedroom - 1

- 1 Large wall mirror
- 1 Cot
- Linoleum on floor

Kitchen

- 1 Bench

Bedroom - 2

Linoleum on floor.

You will see that shortages claimed by Mrs. Tanaka include some of these items besides a

(OVER)



3472 Monmouth Co

EVACUATION SECTION	
Rec'd	MAY 16 1944
File No.	8208
Adm.	411
Referred	Gregory

May 15 - 1944

Dear

Mr

Referred

Mr. Hane Tanaka

I sent Mr. Tanaka the Inventory that  
 he signed last week also and  
 the sent receipts that I got  
 from the custodian the basement  
 stuff was not included as  
 there were not in the inventory  
 I do not know what was taken  
 away as you sent a truck out  
 for the goods & I was not there  
 you should have a copy of the  
 Inventory taken by the Credit  
 association perhaps you better  
 get in touch with the owner



When I was told to charge  
no more rent the care of the  
property was taken out of  
my hands so that is all  
I know

Yours sincerely

J. M. M. M. M.



84 Gerrard St., East,  
Toronto 2, Ont.,  
May 3rd, 1944.

Your file No. 8208

W.J. Johnston,  
Administration Dept.,  
506 Royal Bank Build.,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAY 6 1944
File No.	8208
Ans.	<i>W. Johnston</i> 12/5/44
Referred	<i>Johnston</i>

Sir:

Re: 3467 Monmouth Ave.  
Vancouver, B.C.

I am in receipt of your letter of April 13th. I have not replied at an earlier date because I have felt quite ashamed at the unfair actions carried on by the Department of the Secretary of State through your office. At the beginning of the evacuation of the Japanese from their homes, we were told that their property would be cared for until the cessation of hostilities. Just in what manner the property would be cared for has now been clearly and decisively shown.

It matters not one iota to your office that the property at 3467 Monmouth Ave. was the result of many years of hard work. It was purchased for \$1200 and improved constantly. An amount of \$500 was spent on additions and repairs. Yet you allow my home to be sold for a mere \$750. When I first purchased the property, there was no garden at all, since then I have created a lovely garden with a rockery, pool, outdoor fireplace and I planted about \$250 worth of shrubs, trees, plants and flowers. This does not even take in all the labour that was necessary to achieve this work. A letter from your office of January 13, '44 states -- "sum of \$750 which is equal to or in excess of the value attached to these premises by an independent appraiser." I challenge that statement as being very inaccurate.

I say these statements because I have lived as a Canadian for forty years and will continue as long as I live, but I certainly will protest any actions that I deem unjust and undemocratic. I had a home there in Vancouver, a home that I was very proud of, now I have none and no immediate hopes of getting one. The proceeds from the sale of my home would never purchase another of like character here in Toronto.



With regard to the statement of chattels received here, I find that many items are missing and others, I am sure, not taken into consideration. Following are some of the items that were in the property at the time of my departure, these were not listed.

large plate glass mirror approx. 4' X 5'  
yellow cedar study desk  
wicker rocking chair  
wicker (perhaps called "reed") chair  
davenport couch  
breakfast nook table  
" " bench  
Kitchen table  
canvas deck chair  
several dozen pint and quart glass sealers  
\$30.00 worth of new lumber, shingles and paint  
16" lawn mower and catcher  
one dozen bamboo garden rakes  
long handled shovel  
2 - 50' lengths of rubber garden hose  
digging fork  
garden rake  
" hoe  
ladies spade  
lawn edger  
grass shears  
2 or 3 pruning shears  
mattock /n  
copper container had sprayer  
2 - brass plunger sprayers  
axe  
natenet  
trowel and other small garden implements

This list is not complete but it does show that your list is very far from complete. I trust that you will look into this matter promptly and forward a more complete statement to me. *1/1/41*

With regard to the house and property, I am entirely in discord with sale and the amount. However if it is forced upon me, I have no means of protection and therefore will comply with your department under protest.

I trust you will send me a revised statement in the near future.

Yours very truly,

*Mrs. Kane Tanaka*

(Mrs.) Kane Tanaka.

84 Gerrard St.E.,  
Toronto 2, Ont.



8208

April 13th, 1944.

Mrs. Kane TANAKA,  
Registration No. 11526,  
84 Gerrard Street, East,  
Toronto, 2, Ontario.

Dear Madam:

Re: 3467 Monmouth Street  
Vancouver, B. C.

We wrote you on March 7th, 1944, and enclosed with our letter a statement of your account with the Custodian. Please advise us whether or not you wish the balance at credit in your account forwarded to you, and oblige

Yours truly,

W. J. Johnston,  
Administration Department.

WJJ/HMS



8208

March 7th, 1944.

Mrs. Kane TANAKA,  
Registration No. 11526,  
84 Gerrard Street, East,  
Toronto 2, Ontario.

Dear Madam:

Re: 3467 Monmouth Street  
Vancouver, B. C.

We are enclosing herewith a statement of your account with the Custodian from October 7th 1942 to January 12th 1944, which includes receipts and disbursements in connection with the sale of your property and chattels at the above mentioned address.

These funds are available to you by making application to this office.

Yours truly,

W. J. Johnston,  
Administration Department.

WJJ/HMS  
Enc.



8208

February 21, 1944.

Mrs. Torasaburo (Kane) TANAKA,  
Registration No. 11526,  
84 Gerrard Street, East,  
TORONTO, Ontario.

Dear Madam:

In reply to your letter of the 15th instant, we enclose list of your chattels which were sold at public auction on November 26th, 1943.

Apart from chattels sold, we have stored in our warehouse four cartons of purely personal belongings which are available to you if you wish to receive them, and care to apply to the B. C. Security Commission for shipment to you.

Yours truly,

G. B. Spain,  
Protection Department

GBS:JS

Encl.



84 Gerrard St., East,  
Toronto 2, Ont.,  
February, 15th, 1944.

EVACUATION SECTION	
Rec'd	FEB 17 1944
File No.	8208
Ans.	
Referred	Peter

Your file 8208.

Mr. George Peters,  
Administration Dept.,  
Office of the Custodian,  
Japanese Evacuation Branch,  
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 150  
3467 Monmouth Ave.,  
9/83/36 & 51.

I am very sorry that you found it necessary to sell my house and property. I am very sorry too in the manner that you conducted the transaction. I cannot reconcile myself to believe that it was in the best of interest to not to let me know of the proceedings before and after the sale. It does not seem at all fair to keep me in ignorance of your actions for five months after you had concluded the sale. I have lived in Canada for nearly forty years and have always worked for the best interests of this country. It pains me to see the finer principles of Canada brushed aside in the exigency of conflict and to see unfair advantage taken on those that are entirely defenceless.

In your letter of January 13, you inform me that my property was sold for the sum of \$ 750.00. It apparently means nothing to your office that I paid over \$ 1200 for it originally and since that time expended considerable money and endeavour in improvements to both house and garden. To find such a house here in Toronto, I would have to pay at the very least \$ 1700, not to even mention my garden which was my pride. Therefore you must surely see how disconcerted I was to receive your letter.

Your actions are finished and apparently I have no say. However would you be good enough to send me the following information. Please let me know how the net credit of \$ 472.50 can be made available to me as I wish to establish a domicile here in this city as I am without funds. Also please let me know what rents and other credits are due me and make these available to me also. Please be explicit and complete to save unnecessary correspondence, that is, make it so that it will be entirely understandable to me.

*Johnston*

*Johnston*



Sheet 2.

Your file 8208.

Your letter also states that regards my chattels that were situated at 3467 Monmouth Ave., I would hear from that department in due course. It has been one month now and I have not as yet recieved any communication from them, so would you please refer the following to them.

I want to know completely what has become of all the chattels that I necessarily had to leave behind during the evacuation. Some things were very personal that I would not care to part with or lose. Would you be good enough to send me a complete list of everything that your department removed from the house at 3467 Monmouth Ave. Also just how you have cared or disposed of them. Also let me know what chattels were left in the house for the use of the present owners and what payments were made for them. Again, please be complete and explicit. I am sure you can understand my concern and will oblige me with this request at your very earliest convenience. Would you kindly make all funds credited to me from the sale of any or all of the above chattels available to me immediatley.

I will appreciate you prompt attention and trust you will send me an early reply.

Yours very truly,

*Mrs. Kane Tanaka*  
(Mrs.) Kane Tanaka.

84 Gerrard St., East,  
Toronto 2, Ont.

*Mr Green*  
*[Signature]*



6208

January 14, 1944.

Mrs. Kane TANAKA,  
Registration No. 11526,  
84 Gerrard Street, East,  
Toronto, Ontario.

Dear Madam:

With reference to chattels at your house  
situated at 3467 Monmouth Street, Vancouver, this matter  
is handled by another department and you shall be hearing  
from them in due course.

Yours truly,

George Peters,  
Administration Department.

GP:EB



8208

January 13, 1944.

Mrs. Kane TANAKA,  
Registration No. 11526,  
84 Gerrard Street, East,  
Toronto, Ontario.

Dear Madam:

Re: Catalogue No. 150  
3467 Monmouth Street  
9/83/36 & 51

Please be informed that 3467 Monmouth Street has been sold as of September 1, 1943 for the sum of \$750.00 which is equal to or 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	\$ 750.00	
Less Mortgage		\$ 240.00
Commission @ 5%		<u>37.50</u>
	<u>277.50</u>	\$ 277.50
Net credit to your account	<u>\$ 472.50</u>	

These funds are available to you in the usual way.

Yours truly,

George Peters,  
Administration Department.

GP:EB

c.c. to B. C. Security Commission  
(for your information)



File No. 8228  
Catalogue No. 150

December 2nd, 1943.

MEMORANDUM

TO: Mr. P. A. Russell

FROM: Mr. W. A. Cramer

Re: YAMATA  
Lot 7, Blk. 83, D.L. 36  
and 51, Op. 1, N.W.B.  
Plan 2506.

With reference to the above property which was recorded  
in the Vancouver Land Registry Office, November 25th, 1943, we  
enclose herewith the following documents in connection therewith.

1. Copy of application number 94053-1 dated November  
25th, 1943, registering the property in the name of  
the Canadian (Transmission).
2. Copy of application number 94054-1 dated November  
25th, 1943, registering the property in the name of  
John Festus Whipple (Deed).
3. Duplicate of Transmission dated November 3rd, 1943.
4. Duplicate of Deed dated November 3rd, 1943 - Secretary  
of State to John Festus Whipple.
5. Post card acknowledgment dated December 1st, 1943,  
from Vancouver Land Registry Office No. 94054-1.  
Certificate of Title is being held in the Land Registry  
Office. There is a Mortgage registered under number  
99002 B.

*W. A. Cramer*

WAC:JB  
Encs.



W  
Catalogue No. 150  
File No. 8208

Control of 3467 Monmouth Street is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled. I also acknowledge receipt of Millers National Insurance Company policies No. 82639 and No. 81900 with assignments thereof in quadruplicate.

Dated at Vancouver, B. C., this 23 day of 11 1943.

MW

J. F. de Luppé.



George Tanaka, Reg. #12748,  
84 Gerrard Street, East,  
TORONTO, Ont.

December 1st, 1943.

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

EVACUATION SECTION	
Rec'd	DEC 6 1943
File No.	219
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:

*W. Johnston* 8208

Will you please inform us as to what has become of our home and property. We have had not one word from your office concerning it except in previous matters concerning rental, care of it in looking after the collecting of rent, paying of the taxes, and generally the watching over it by Mr. John Muirhead on behalf in our interest as a very good and trusted friend. As you must know, we have given to Mr. John Muirhead (Mr. John Muirhead, 3472 Monmouth Ave., Van., B.C.) a Power of Attorney in the care and full responsibility of our home and property, to which end we drew up a document stating this and duly signed by my Mother, Mrs. Kane Tanaka, in whose name the property is registered, and which was witnessed by Mr. H.G. Watson of Collingwood Realty, 5070 Joyce Road, Van., B.C., and his employee. As according the registration of our property to the Custodian before our evacuation from Vancouver, your office received a copy of this Power of Attorney document which you also approved at the time. Mr. John Muirhead also has a copy which belongs to him.

There are several points which we would like you to clear up for us. Our family love and trust Mr. and Mrs. Muirhead to the full. As far as we are concerned he is still looking after our home. Once upon a time this Canadian family had thought there would be that happy day when we would return to our beloved home. So we left some of the furniture and furnishings in their place, and stored household goods in a room in the house as well as other things in the corner of the basement.

Now we have received word from Mr. Muirhead that the tenant told him that he had purchased our property and so said it was not necessary for him to continue payment of rental. WHAT? may I ask is going on concerning our home. We have had no word from your office concerning this. If our property is sold over our head, what assurance can be given to us that we shall receive a fair price for it.



I am a Landscape Architect and I wish to say this of our property. The ground in front of the house has been beautifully landscaped. It is an artistic work, a great deal of time and money has been invested in it's development. This garden is the outcome of specialized research in designing on my part and is not to be considered just an ordinary well developed garden. Regardless of the necessary valuation of the lot as a whole, the landscaped garden must be considered to be of a value for sale of not less than an absolute minimum of one-thousand dollars (\$1,000)

Therefore we consider our home, lot and garden to be worth a minimum sales value of not less than two-thousand five-hundred dollars (\$2,500)

We do not wish to sell the house and property. If it is sold, it is because we must again accept something that is beyond our control. Our property and our interests are being well looked after by our friend Mr. John Muirhead, and so there is no excuse that can be used to force a sale of it by taking that reason of it's possible depreciation through lack of proper attention. It must be remembered that prior to our evacuation from Vancouver, we drew out a document duly signed and witnessed, giving Mr. Muirhead with our fullest wish a Power of Attorney over our property to do as he thought best for it's care.

As you know from previous correspondence concerning matters that deal with our property, Mother wishes me to take the responsibility. Will you please let me know what in the world is going on over there in this matter. Being helpless, it is not pleasant to think that opportunism may creep-in in these matters.

As I said, not hearing from your office about the sale of the property, our feelings are not at all easy when we know from Mr. Muirhead that the tenant considers our property sold to him and the payment of rent not necessary. I would also like to be assured on one point that troubles me. Does the tenant value the property to whatever he considers it to be worth, taking the landscaped garden for granted. This is a point that I must stress. Are there competent authority who take the time and trouble to view the property, and so not overlook matters of value such as in this case. Could it not be easily overlooked in the busy routine of the office.

I do not wish to be obvious, but we are too far away to protect our interests. Thanking you for your kind consideration and awaiting your reply.

Sincerely yours,

*André Panaka*



File No. 8208

November 29th, 1943.

MEMORANDUM

TO: File

FROM: Mr. Spain

Re: 3467 Monmouth Street

The following articles were abandoned, having  
no sale value:-

- 1 Home Made Chest of Drawers
- 2 Home Made Stools
- 2 Home Made Flower Stands
- 1 Box Flower Pots (broken)
- 1 Box Junk
- 1 Record Case
- 1 Dismantled Gramophone Case.

GBS/RMS

*Mr. N. Spain*

*W.H.*

*Confirmed* *W.H.*



TAMURA, Sana (Mrs.)

NAME

11546

REGISTRATION NO.

5208

FILE NO.

The following chattels were sold by public  
auction at \_\_\_\_\_ on \_\_\_\_\_

Plated Tray & Jug	\$ 1.00
Red Sticks & Balers	1.50
Box of New Radio Parts	7.50
Radio Case & Part	1.00
Electric Heater	6.00
Crock & Dishes	.50
Tray & Contents	.75
Four Lights, etc.	2.00
Food Chopper	1.60
Table Lamp	.50
Frying Pan & Contents	2.15
Kettle	.50
2 Saucepans	.10
Tray & Contents	.25
Electric Plate	10.00
Table Lamp	1.75
11 Wine Glasses	1.25
Jug & 6 Glasses	1.00
Saucepan & Kettle	1.15
Lawm Mower Parts	1.00
Box Used Radio Parts	2.50
Box Used Radio Parts	2.00
Box Used Radio Parts	.50
Box Radio Parts	1.50
Box Radio Parts	.75
Box Radio Parts	1.00
Box Radio Parts	5.50

Carried Forward

55.25

Total:

Less Expenses:

Net Proceeds Credited:

Members of Custodian Staff Present.

Extracted From Auctioneering list No.

Remarks.



NAME TARA KA. Mrs. Lane

REGISTRATION NO. 11526

FILE NO. 8208

The following chattels were sold by public  
 auction at 934 Powell, Vancouver on November 25, 1943.

	Total Brought Forward	\$ 59.25
Box Radio Parts		1.00
Box Radio Parts		1.00
Suit Jap. Armor		.25
Gramophone Part		.25
Pack & Cushions		.50
Sewing Machine		19.00
Bed Table		3.00
Standard Lamp		2.50
Dresser		7.00
Table		1.50
Bed & Spring		12.50
3 Kitchen Chairs		2.00
Iron Board, etc.		.25
Range		11.00
Refrigerator		4.00
Tub & Contents		5.00
Heater		.50

*Original  
 2/24/54*

Total:		\$ 122.00
Less Expenses:	(Auctioneer's Fee \$12.20)	
	(Advertising: 5.52)	\$ 35.42
	(Moving: 17.70)	
Net Proceeds Credited:		\$ 86.58

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 6.

Remarks.



8208

November 3rd. 1943.

Mrs. Kane TANAKA,  
Registration No. 11526,  
64 Gerrard St.,  
Toronto, Ont.

Dear Madam:

The tenant in your house offers \$6.00 for  
the following articles:

1 Bridge Lamp

1 Small Round Table

1 Table Lamp.

Please advise us if you wish us to accept.

Your prompt reply is requested.

Yours truly,

Geo. B. Spain,  
Protection Department.

GHS/CG



October 27th, 1943

Mr. John Muirhead,  
3472 Monmouth St.,  
Vancouver, B. C.

Dear Sir:-

Re: Mrs. Kane TANAKA

Our Administration Department will doubtless be writing you shortly in connection with the sale of the premises previously owned by the above Japanese and this letter has particularly to do with the effects left thereon and in your care. Our usual procedure when the sale of a property is completed, is to remove the contents to storage which in practice is synonymous with auction since our storage space is limited. We do not auction personal effects, clothing, or articles of sentimental value.

We believe all evacuated Japanese are aware that they may have shipped to them at their own expense anything they require. Meanwhile, there is nothing to be done until the sale is completed when we will be getting in touch with the new purchaser about the removal of the contents.

Yours truly,

H. F. Green  
Protection Department

HFG:IP







8235

1st September, 1943.

J. Whipple Esq.,  
3467 Hornmouth Street,  
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 150  
3467 Hornmouth Street

This will acknowledge receipt of your letter of the 30th instant in which you enclosed a Bank Money Order for \$50.00 and two certified cheques for \$100.00 and \$300.00 respectively, totalling \$450.00. We have now received \$301.00 in connection with the purchase of the above property.

We note that you wish this property to be registered in the name of John Festus Whipple, 3467 Hornmouth Street, Vancouver, B.C., Truck Driver and that you are a British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance and final adjustments can be made in regard to the exact amount due under the mortgage when the documents have been returned.

Yours truly,

F. G. Shears,  
Director.

FGB/TCH

*John Festus Whipple*



your file. 8505

EVACUATION SECTION	
Rec'd	AUG 30 1943
File No.	
Ans.	
Referred	

August 30<sup>2</sup> 1943  
3467 Monmouth  
Vancouver  
B.C.

Office of The Custodian  
Mr. Shears.

Re opp. side.

Dear Sir

This is to advise you the property  
in mention, to be registered in the name  
of "John Festus Whipple"  
address: 3467 Monmouth St  
Vancouver, B.C.  
occupation: Residence.

~~also~~  
The transferee is a British Subject  
Canadian Born. Knappen, Alberta. 1914.

You will please find Enclosed a Cheque  
for (\$450.00) four hundred fifty dollars to  
total (\$500.00)  
Yours truly  
John F. Whipple.



5206

23rd August, 1943.

J. Whipple Esq.,  
1407 Bonmouth Street,  
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 150  
1407 Bonmouth Street

Further to our letter of the 13th instant we will be obliged if you will supply us with the full name, address and occupation in which the property is to be registered and also state whether or not the Transferee is a British Subject.

As previously acknowledged, we have your cheque for \$51.00. Will you kindly send us a further cheque so as to bring the account up to \$500.00 and final adjustments can be made in regard to the exact amount due under the mortgage when the documents have been returned from Ottawa.

Yours truly,

F. G. Shears,  
Director.

FUS/PM



DOUGLAS W. REEVE, F.S.I.  
CHARTERED SURVEYOR AND VALUER  
GEORGE A. WATSON

EXHIBIT NO. 1446-4

DATE NOV 12 1943

FILLED BY

TELEPHONE MARINE 8264  
CABLE ADDRESS "JOHREE" VANCOUVER

**JOHNSON, REEVE AND WATSON**  
ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING  
802 WEST HASTINGS STREET  
VANCOUVER, B.C.

10th August, 1943.

The Custodian's Office,  
Vancouver, B.C.

File No. 8208

Dear Sir:

Catalogue No. 150 (51)  
Lot 9 Block 83 D.L. 36 and 31  
3467 Monmouth Street

We have inspected this property and beg to report as follows:-

<u>Location</u>	Poor district in South Vancouver, sparsely settled.
<u>Land</u>	52.8 ft. by 131.7 ft. no lane, fenced and in garden with concrete steps and stepping stones, rockeries and fish pond.
<u>Building</u>	1 storey house apparently built at various times. Flimsy construction and some settlement. Shingled walls and roof. 4 rooms. Plumbing comprises 1 sink, 1 hot water tank, no w.c. low basement space, 2 outside chimneys (one on wood bracket).
<u>Condition</u>	Poor. House needs bracing and supporting and other repairs. Roof needs re-shingling.
<u>Rent</u>	\$18. (high)
<u>City</u>	
<u>Assessment</u>	\$730 (Land \$130 Building \$600)
<u>Taxes</u>	\$25.29
<u>Appraisal</u>	The rent will not remain at the present level and will be hard to rent until some improvements are made. We are of the opinion that the market value is not more than \$600.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

*D. W. Watson*



Tender for Property July 19<sup>th</sup>, 1943  
K. TANAKA  
3467-MONMOUTH  
VAN. B.C. 3467-Monmouth  
Nanaimo, B.C.

No. 150

Custodian of Enemy Property 8208

Royal Bank Bldg.

675 - West. Hastings St.

Nanaimo, B.C.

\$750  
57  
424  
✓

Dear Sirs.

Re: TENDER of \$500.00

Enclosed please find (\$51.00)  
one tenth of my tender required  
by you on the above mentioned  
property. In making this  
tender I am assuming  
the mortgage on this  
property of (\$240.00) two  
hundred, forty dollars.

M. S. S.

Yours truly  
J. Whipple  
(Tenant.)



8208

June 25, 1943.

Attention Mr. H. G. Watson

The Collingwood Realty,  
5103 Joyce Street,  
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Kame TANAKA  
3467 Monmouth Street

With reference to the Mortgage on the property at 3467 Monmouth Street, Vancouver, we shall be glad if you will kindly let us have an account each quarter, commencing July 25th, for the interest due on the balance outstanding which we understand is \$240.00. When sending in the account will you please show on each occasion the rate of interest and the balance of Principal.

We require the above in order that we may see that this interest is paid when due, and if possible, we will of course pay what we can against Principal from funds on hand.

Yours truly,

P. Douet,  
Administration Department.

PD:BT



2204

May 7, 1943.

Attention Mr. R. G. Watson

The Collingwood Realty,  
5103 Joyce Street,  
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Kane TANAKA  
3467 Monmouth Street

With reference to your letter of the 29th ultimo and our 'phone conversation of this morning, enclosed please find cheque in the amount of \$72.00, representing interest at 8% due for the half year ending April 25th, 1943, and \$60.00 to go against Principal outstanding.

Kindly confirm, when sending us your receipt for the above, that the balance on this Mortgage is now \$240.00.

Yours truly,

P. Douet,  
Administration Department.

PD:BT

Encl. 1



RENTS COLLECTED  
ESTATES MANAGED  
CONVEYANCING

# Collingwood Realty

REAL ESTATE AND GENERAL INSURANCE

OFFICE--DEXTER 0253  
RESIDENCE--FAIR, 4057L

PHONE: CARLETON-253

5103 ~~3220~~ JOYCE STREET  
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd APR 30 1943	
File No.	
Ans.	
Referred	<i>Tolson</i>

April 29th, 1943.

Mr. G. D. Milson,  
Administration Dept.,  
Custodian's Office,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sir:-

Re Mrs. Kane Tanaka, File No. 8208.

Please note that the interest on this Mortgage is now overdue. The amount due on January 25th was \$6.00, and on April 25th was \$6.00.

If you will look up your correspondence you will find that you promised to pay one-half the net proceeds from this property, which should be sufficient to pay some of the principal as well as the interest.

Your attention to this matter will oblige.

Yours very truly,

COLLINGWOOD REALTY,

per

*H. G. Watson*

HGW/GM

*Back of  
\$300. mortgage  
c 80%*



RENTS COLLECTED  
ESTATES MANAGED  
CONVEYANCING

# Collingwood Realty

REAL ESTATE AND GENERAL INSURANCE

H. G. WATSON  
5103 JOYCE STREET  
VANCOUVER, B. C.

PHONE: GRANVILLE 283  
OFFICE—DEXter 0253  
RESIDENCE—FAir. 4057L

5103 JOYCE STREET  
VANCOUVER, B. C.

EVACUATION SECTION	
FILE	8 1943
FILE NO.	8208
Ans.	
Refer.	Milson

Jan. 7th, 1943.

Mr. G. D. Milson,  
Administration Dept.,  
Custodian's Office,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sir:-

Re Mrs. Kane Tanaka, File No. 8208.

Replying to your letter of the 6th instant, in which you agree to pay one-half of the net proceeds towards paying off the Mortgage, I am willing to accept payments on this basis for the duration of the war. The Interest is now paid up to the 25th of October, and a payment is due of \$6.00 Interest on January 25th. I would propose that you make your payments quarterly on the same dates as the Interest falls due.

Yours truly,

*H. G. Watson*

HGW/GM



"COPY"

919 & 8208

January 6, 1943

Mr. George TANAKA,  
Reg. No. 11526,  
84 Gerrard St., East,  
Toronto, Ontario.

Dear Sir:

We are in receipt of your letter of January 3rd and have proposed to the Collingwood Realty Co. and Mr. John Muirhead that 50% of the net revenues of your mother's property be applied against the Mortgage and if this is satisfactory to them, we will do so.

We note that you recommend that we pay Mr. Muirhead a Commission of 10% instead of the usual 5%. The Custodian will not make any objection to this in view of the amount of work that Mr. Muirhead has to do.

Yours truly,

G. D. Wilson  
Administration Department

GDYCH



8208

January 6, 1943

The Collingwood Realty,  
5103 Joyce Street,  
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Kane TANAKA

Referring to your letter of October 28 in connection with Mrs. Tanaka's property at 3467 Monmouth Street, we have received a letter from Mrs. Tanaka and also one from her son, George Tanaka. They suggest that they pay to you on account of the Mortgage 50% of the net revenues of the property after paying taxes, etc. Would you be kind enough to advise us if this is satisfactory to you.

Yours truly,

G. D. Wilson  
Administration Department

GDM/GH



George Tanaka, Reg. # 12748.  
84 Gerrard St., East,  
Toronto, Ont.

January 3rd, 1943.

Re: File No. 919 & 8208.

Mr. G. D. Milson,  
Office of the Custodian,  
Japanese Evacuation Section,  
Vancouver, B.C.

Dear Mr. Milson:

EVACUATION SECTION	
Date	JAN 5 1943
File No.	
Ans.	
Referred	

Please accept my apologies for not replying to your letter at a reasonable earlier date.

I have enclosed your letter to me on the question of our family property at 3467 Monmouth Avenue and to which Mother has agreed to proposals put forth by Mr. Watson on behalf of his client. Mother has written to me of your communications to her in regards to this matter.

Prior to the evacuation, the responsibility of all matters regarding our home were in my hands; and, to our very good friend and neighbour, Mr. John Muirhead, was entrusted the full responsibility of looking after our home. Under this arrangement a friendly entrustment of the Power of Attorney was drawn up and witnessed with the approval of your department. You see, when our family broke-up, leaving one by one and knowing in confidence that our home, yes, our one and only home, would be in the good hands of Mr. John Muirhead, we felt at ease. We have put too much into the creation of the home and the garden to see it wither and too, as her son I say this, it is the only bit of earth in this world for Mother to stand on.

Now may I bring up a point or two which I must make clear. Because Mr. John Muirhead is such a good friend of ours, he would not accept any payment of money for all his time, trouble and work he gives for the care of our home. Knowing as he does that whatever money comes from the revenues of our property will be deposited in our joint family savings account. A fund which any one of our family may draw from in any case of emergency.

Now that a third party comes into the picture, namely the Executors of the McBride estate, I should like to put the money end of this matter on some business arrangement, if, only for the sake of Mr. Muirhead. We appreciate too much, Mr. Muirhead's help, to let this new arrangement of the use of our property revenues be permitted, without some recompense to Mr. Muirhead.

Can it be arranged to pay Mr. John Muirhead a commission of 10% of the revenue whilst 50% of the balance of revenue be applied against the past due mortgage and the remaining 50% be deposited to our credit in our joint family savings account.

I could very easily put my request in a very few terse lines but I do think your knowing of how we feel in the matter as a family and our friendship to Mr. John Muirhead would give you a better idea of the situation.

Very sincerely yours,

George Tanaka.



*Milson*  
Kaslo, B.C.,  
November 17, 1942.

G.D. Milson, Esq.,  
Office of the Custodian,  
506 Royal Bank Bldg,  
Vancouver, B.C.

OFFICE OF THE CUSTODIAN  
J. H. MILSON  
**RECEIVED**  
NOV 21 1942

Dear Sir:

Your letter of November 10th, in connection with my property on 5467 Mannouth Street, is in my hand, for which I wish to thank you.

There is no change in my acceptance to your suggestion to pay the revenues from the above-mentioned property, after subtracting taxes and other expenses, toward the mortgage. I did not take it to be compulsory. But if you can get the assent from my son George, I shall appreciate very much, not because I think he will think otherwise, but because of two reasons: First, that he has been paying the expenses connected with the property himself, and secondly, that before we left Vancouver, he and Mr. Muirhead had made certain understanding, among other things, not to bother me about the said property, because I cannot understand English very well. I believe George will be like-minded with me in this matter, but if you could write him and get his answer, I shall be very glad.

We asked Mr. J Muirhead to take full responsibility of the property, and left a letter of attorney with him.

Yours sincerely,

Kane Tanaka.



8208

November 10, 1942

Mrs. Kane Tanaka,  
Reg. No. 11526,  
Kaslo, B. C.

Dear Madam:

Please accept our thanks for your letter of November 4th in regard to your Monmouth Street property. We note that the outstanding mortgage is now \$300.00.

We had a call today from Mr. Muirhead with a letter from you in regard to the mortgage in which you apparently took our letter of October 30 as a demand that the revenues from this property be applied on the mortgage. Please note that this is not the case, but that we merely passed on to you a suggestion from the holders of the mortgage that you do this.

We have received your letter of the 4th in which you have agreed to this proposition, but in view of your letter to Mr. Muirhead, we would like you to write us again pointing out that you are willing, of your own free will, to apply this money to the mortgage.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH



8248

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
NOV 9 1942

*Milson*  
Kaslo, B.C.,  
November 4, 1942

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

Dear Sir:

I have your letter of October 30th, in connection with the mortgage on my property on Monmouth Street. In reply, I wish to state:

1. The the mortgage outstanding is \$300.00 instead of \$400.00 as your letter states. One Hundred Dollars was paid on November 6th, 1930, which receipt I have with me.
2. The interest has been paid four times a year, the last must have been paid on October 25th, of this year.
3. I am perfectly agreeable to your proposition, that the mortgage be reduced by paying in whatever revenues left over after paying taxes and other incidentals. Please act accordingly.

Sincerely Yours, *me*

Kane Tanaka.



5203

October 30, 1942

Mrs. Kane Tanaka,  
Reg. No. 11526,  
Kaslo, B. C.

Dear Madam:

304  
In connection with your property at 3467  
Monmouth Street on which there is a mortgage to  
Miss Elizabeth McBride for \$400.00, we are today  
in receipt of a letter from Mr. H. G. Watson of  
the Collingwood Realty, asking if the revenues  
from your property cannot be applied to the re-  
duction of the mortgage.

They state that Miss McBride, who  
originally held the mortgage, died several years  
ago and the Executor of the Estate is anxious to  
have the matter closed. Will you please authorize  
us to pay all revenues after taxes, etc., to the  
reduction of the mortgage, if this is satisfactory  
to you.

Yours truly,

G. D. Wilson  
Administration Department

GDM/GH



8203

October 30, 1942

The Collingwood Realty,  
5103 Joyce Street,  
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Kane TANAKA

We are in receipt of your letter of October 28 in regard to the mortgage given by Mrs. Tanaka to Miss Elizabeth McBride, and as per our telephone conversation, we have amended your letter to state that the interest is 8% and we have asked Mrs. Tanaka if she is willing to apply the revenues of this property on the mortgage.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH



RENTS COLLECTED  
ESTATES MANAGED  
CONVEYANCING

# Collingwood Realty

REAL ESTATE AND GENERAL INSURANCE

PHONE: ORLETON 220  
OFFICE - DEXTER 0253  
RESIDENCE - FAIR 4057L

5103 ~~DEIX~~ JOYCE STREET  
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
OCT 29 1942

October 28th, 1942.

The Custodian's Office,  
Dept. of the Secretary of State,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sir:-

Re: Mrs. Kane Tanaka. 8208

We have your letter of the 24th instant, with enclosure of \$6.00, payment of Mortgage Interest to October 25th.

As our copy of this Mortgage is in our Vault Down Town, it is not very convenient to make a copy for you. However, we can give you all the particulars you require. The Mortgage was drawn up on January 25th, 1930, in favor of Miss Elizabeth McBride, for \$400.00 with interest at 10%. \$100.00 has been paid on account of principal, and the interest has been reduced to 7.8%.

I am wondering if it would not be possible to have the proceeds of this house to apply to reducing this Mortgage. Miss McBride died several years ago, and the executor of the Estate is very anxious to have the matter closed up as soon as possible.

Yours very truly,

COLLINGWOOD REALTY.

per

*H. G. Watson*

HGW/GM



Re: Kane TANAKA  
Regd. No. 11526

Inventory of household goods left on  
the premises known as 3467 Monmouth  
St., Vancouver, B.C., by Mrs. K. Tanaka  
in the custody of Mr. J. Muirhead.

Living Room

1 couch  
~~1 side table~~  
~~1 table lamp~~  
~~1 small table~~  
~~1 grass chair~~  
~~1 grass chair, rocker~~  
~~1 bridge lamp~~

Miscellaneous small rugs. Linoleum

Bedroom - 1

~~1 large wall mirror~~  
1 cot  
Linoleum on floor

Kitchen

~~1 table~~  
~~1 kitchen stove (Perfection)~~  
~~2 chairs~~  
~~1 bench~~

Bedroom - back - 2

~~1 large dresser with mirror~~  
~~1 bedstead~~  
~~1 chair~~  
~~1 heater~~  
Linoleum on floor

Store room

~~1 Singer sewing machine (Tailor's model)~~  
1 bookcase, full of books  
1 small desk  
~~1 electric plate 2 burner~~  
~~1 electric plate 2 burner~~  
(goods in store room to be locked and  
not for use of prospective tenant.)

Goods to be left in custody of Mr. J. Muirhead,  
3472 Monmouth Avenue, Vancouver, B.C.:

~~1 armchair~~ S.A.

~~1 trunk full of dishes~~  
~~1 spring felt mattress~~

*Sold by auction 14/4/43*  
Many other small items among them 9 boxes of Radio parts.  
also sold at Vancouver Auction No. 6 - 25/11/43.

For itemized list see Extract 25/11/43

S. sold by Auction 14/4/44 - Vancouver 24. - See extract for  
complete list.





BRITISH COLUMBIA DIVISION  
*The Canadian Credit Men's Trust  
Association, Limited*

OFFICE OF THE MANAGER  
JOHN EDMAN, M.B.I.

EXHIBIT No. 1246-5  
DATE NOV 1 1942  
FILLED BY K. D. Phisic

8208

June 12th, 1942.

Attention: Mr. C. L. Drewry

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

Dear Sirs:

Regd. No. 11526  
re: Kane TANAKA, 3467 Monmouth St., Vancouver, B.C.

Pursuant to your instructions of the 15th ult., our representative proceeded to the above address, interviewed Mrs. Tanaka and prepared a statement of affairs. Resultant details are shown below in the order suggested in your instructions relative to filing of agents' reports.

REAL ESTATE AND PERSONAL PROPERTY

1. Nature and location of property:

Nature of realty:  
One-storey dwelling and lot.

Location of realty:  
3467 Monmouth Street, Vancouver, B.C.

Nature of personal property:  
Household furniture and personal effects as indicated in the attached list.

Location of personal property:  
3467 Monmouth Street, Vancouver, B.C.

The declarant has intimated that after her evacuation, the items listed hereunder will be left in the custody of Mr. J. Muirhead, 3472 Monmouth Avenue, Vancouver, B.C.:

- 1 Armchair
- 1 trunk full of dishes
- 1 Spring felt mattress

2. Particulars of ownership:

Ownership of the lot and house is claimed by Mrs Kane Tanaka. Title documents are in possession of Mr. John Muirhead of 3472 Monmouth St. and have been examined by our representative.



3. Description of land and building:

Land:

Legal: Lot 9, Blk. 83, D.L. 36, and 51, known as 3467 Monmouth St., Vancouver, B.C.

General: Assessed value \$130.00. Size 32'x131'. Located on the north side of the street.

Building:

Assessed value: \$600.00. It is a one-storey frame structure with four rooms and a basement. There are wood shingles on the sides and roof and in general the house has been kept in very good condition. The lot is fenced, enclosing an attractive landscape garden. There are no buildings in the immediate vicinity on the same side of the street.

4. Inventory of contents of building:

Although Mrs. Tanaka still occupies the premises, she had no objection to preparation of an inventory, particularly in view of her impending departure under evacuation orders. As already mentioned, the list is attached to this report.

*2nd  
on corner  
produce  
section*

5. Particulars of insurance in force:

Life:

Prudential Life Insurance Co., Policy No. 103480428, issued August 26, 1935. Amount of coverage \$135.00. Premium at the rate of 25¢ per week paid to June 22nd, 1942. Period 15 years. Beneficiary is shown as George Tanaka (son).

Fire:

Millers National Insurance Co. of Chicago, Ill. Policy No. 81900, for \$500.00 on buildings, and \$750.00 on furniture, expires August 30th, 1944. Premium \$7.00 per annum.

Merchants Fire Assurance Co. of New York: Policy No. 36070 for \$500.00 on building, expires June 10th, 1942. Premium \$3.50. Loss payable to mortgagee. (see liabilities).

6. Particulars of liabilities:

Outstanding taxes 1942: \$261.18. Land Mortgage at 8% payable quarterly, \$300.00 (interest has been paid to April 25th, 1942). The mortgagee is Mr. H.G. Watson of Gillingwood Realty, 5070 Joyce Rd., Vancouver, B.C. Although the principal is all past due, Mr. Watson stated no steps to collect are contemplated at the present time.

7. General remarks:

Mrs. Kane Tanaka has granted a Power of Attorney to Mr. John Muirhead



Re: Kane TANAKA  
Regd. No. 11526

- 3 -

of 3472 Monmouth St., Vancouver, B.C., authorizing him to act as rental agent and to take whatever steps he considers necessary in protection and maintenance of the property. It might be pointed out that he had also been instructed to apply proceeds from rentals against taxes, insurance, business charges, interest on mortgage, and to deposit any surplus arising from time to time to the credit of the Tanaka joint family savings account, No. T292, in the Canadian Bank of Commerce, Collingwood East Branch, Vancouver, B.C.

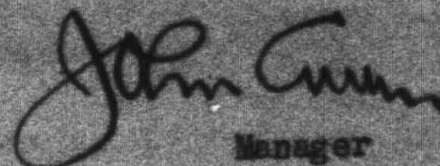
RECOMMENDATIONS

In view of the fact that the declarant has expressed her view with regard to control of her assets, we suggest that Mr. Muirhead be allowed to continue in the capacity noted with the possible stipulation that he provide the Custodian with progress reports from time to time. The provision of a security bond by Mr. Muirhead might also be given consideration.

Trusting we may be favored with your acknowledgement in due course,  
we remain

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

  
Manager

N:D  
Enc



3208

October 1, 1942

Mr. John Muirhead,  
3472 Monmouth St.,  
Vancouver, B. C.

Dear Sir:

Re: TANAKA, Mrs. Kane

We understand that Mrs. Tanaka has appointed you her agent to attend to the rental management of her property at 3467 Monmouth Street. The Custodian will not object to this arrangement for the present.

Would you be kind enough to report and remit monthly to this office all rentals received, using the forms which we are forwarding you for this purpose, and no money is to be deposited in the Canadian Bank of Commerce from these rentals as called for under your Agreement with Mrs. Tanaka.

We would ask you also to be kind enough to forward to this office the fire insurance policies in connection with these premises.

We have received a tax notice from the City of Vancouver for \$26.18 for 1942 taxes.

Will you kindly forward to us receipts for all expenditures made.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH

Enc.

14



# This Indenture

made in duplicate the twenty-fifth day of January  
one thousand nine hundred and thirty

In pursuance of the Act Respecting Short Forms of Mortgages:

Between

*Monmouth*  
KANE TANAKA, Widow, of 2569 ~~Tanner~~ Street, in the City of  
Vancouver, in the Province of British Columbia.

(hereinafter called "the Mortgagor") of the FIRST PART

AND

ELIZABETH McBRIDE, Spinster, of 1270 Nelson Street, in the  
City and Province aforesaid

(hereinafter called "the Mortgagee") of the SECOND PART

AND

(hereinafter called " ") of the THIRD PART

WHEREAS the Mortgagor is seized of both the legal and equitable estate in the lands hereinafter described, and has applied to the Mortgagee for a loan upon mortgage thereof.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of

Four Hundred (\$400.00) ----- Dollars

of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor DOTH GRANT AND MORTGAGE unto the said Mortgagee, his heirs and assigns forever, ALL that certain parcel or tract of land situate in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lot NINE (9), of Block numbered EIGHTY/THREE (83), of the sub-division of District Lots THIRTY-SIX (36) and FIFTY-ONE (51), Group ONE (1), New Westminster District, According to the registered map or plan of said sub-division deposited in the Land Registry Office at the City of Vancouver, in the Province of British Columbia, and numbered 2906.

Description  
of Property



PROVIDED this Mortgage to be void on payment of the sum of Four Hundred (\$400.00) of lawful money of Canada, with interest at Ten (10%) per cent. per annum, as well after as before maturity, as follows: The said principal sum of \$ Four Hundred (\$400.00) to be paid on the twenty-fifth day of July, 1930, interest for the same at the rate aforesaid, payable by equal instalments of \$10.00 on the twenty-fifth day of April and every year until the whole of the said principal is paid, without any deduction whatsoever,

Terms and Interest

the first payment of interest to be made on the twenty-fifth day of April, 1930 next (1930), arrears of both principal and interest to bear interest at the rate above mentioned, and such interest on arrears to be a charge on the land and in the same manner as all other money hereby secured. And taxes and performance of Statute Labor. THE said Mortgagee covenants with the said Mortgagee that the Mortgagee will pay the mortgage money and interest and observe the above proviso, and that the Mortgagee has a good title in fee simple to the said lands. And that he has the right to convey the said lands to the said Mortgagee. And that on default the Mortgagee shall have quiet possession of the said lands free from encumbrances. And that the said Mortgagee will execute such further assurances of the said lands as may be requisite.

And that the said Mortgagee has done no act to encumber the said lands. AND that the Mortgagee will insure and keep insured the buildings on the said lands to the amount of not less than the full insurable value thereof in dollars currency; AND it is agreed that the Mortgagee may require any such insurance to be cancelled, and may cancel the same, and may require that new insurance be effected, and may effect the same in the office of any company named by the Mortgagee, and generally of his own accord may effect and maintain any insurance herein provided for; AND any amount or amounts paid by the Mortgagee in respect thereof shall be payable by the Mortgagee to the Mortgagee forthwith on demand, and if not so paid such amount or amounts shall bear interest at the rate aforesaid (such interest to run from the date of the making of such demand) and shall be added to the mortgage debts and be a charge upon the said lands. AND the said Mortgagee doth release to the said Mortgagee all his claims upon the said lands. Subject to the said proviso. The said Mortgagee covenants with the said Mortgagee that he will keep the said lands and the buildings and improvements thereon in good condition and repair according to the nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagee or those claiming under him commit any act of waste on the said lands or make default as to any of the covenants or provisos herein contained, the principal hereby secured shall, at the option of the Mortgagee, forthwith become due and payable, and in default of payment the powers of sale hereby given may be exercised.

Insurance

PROVIDED that the said Mortgagee on default of payment for month may on notice enter on and lease or sell the said lands. And provided also that in case default be made in payment of either principal or interest for three months after any payment of either falls due, the said powers of entering and leasing or selling or any of them may be acted upon without any notice by the said Mortgagee. And also that any contract or sale made under the said power may be varied or rescinded. And also that the said Mortgagee may buy in and resell the said lands or any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred. Provided that such sale may be either by public auction or private contract, and either for cash or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the said lands may be sold. PROVIDED that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee may distrain for arrears of principal in the same manner as if the same were arrears of interest. PROVIDED that in default of the payment of the interest hereby secured, or taxes as hereinafore provided, the principal secured shall become payable.

Default

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee may pay any taxes, rates, levies, assessments, charges, moneys, liens, cost of suit or matters relating to liens or encumbrances on said lands, or pay property, mortgage or income tax imposed, or that may be imposed on the Mortgagee or the Mortgagee in respect of this property or Mortgage, and valuers' fees, together with all costs and charges, including all solicitors' charges and commission for the collection of any overdue interest, instalment of principal, insurance premiums, and all other monies whatsoever payable by the Mortgagee hereunder, which may be incurred by taking proceedings of any nature in case of default by the Mortgagee, and the amount so paid or incurred shall be a charge on the said lands in favor of the Mortgagee, and shall be payable at the time of payment of next quarter's interest, with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all other powers thereunto enabling, shall be forthwith exercisable.



PROVIDED that the hereinbefore mentioned notice of exercise of power of sale or lease, or either, may be effectually given either by leaving the same with a grown up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published in the county or district in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or destination, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale, time for payment may be given and special conditions may be made, and the cost of any abortive sale shall become a charge upon the lands, and the Mortgagee may tack them to the mortgage debt.

PROVIDED that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damages only, and the sale under the said powers shall not be affected.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

AND the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payment of interest as hereinbefore agreed to be paid, and such rent when so paid to be in satisfaction of such payment of interest. Provided the Mortgagee may in default of payment or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy hereby created without notice.

IT IS AGREED that the Mortgagee may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate and shall be forthwith payable by the Mortgagor to the Mortgagee and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. And in the event of the Mortgagee satisfying any such charge or claim, either out of the money advanced on this security or otherwise, he shall be entitled to all the equities and securities of the person or persons so paid off.

AND IT IS AGREED AND DECLARED that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the mortgage money to be apportioned upon or in respect of any such parts or lots, and the Mortgagee may discharge any part or parts from time to time of the mortgaged lands for such consideration as he shall think proper, or without consideration if he sees fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or as against any person whomsoever.

AND ALSO IT IS AGREED that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except upon payment of interest thereon at the rate aforesaid in full to date of payment, and a further sum equal to three months' interest thereon as aforesaid by way of bonus.

AND IT IS FURTHER AGREED that in case default be made and the mortgage moneys be recovered or payment be obtained before maturity by action or by any other remedy or means, or in case of sale, the Mortgagee may collect and retain, whether out of the proceeds of sale or otherwise, an

THE ATTACHED MORTGAGE IS A COPY OF THE ONE BETWEEN KANE TANAKA AND ELIZABETH McBRIDE DATED JANUARY 25th, 1930. I HEREBY CERTIFY THAT THE ACTUAL PARTICULARS AS TYPED IN ARE CORRECT. I ALSO CERTIFY THAT THE PRESENT CLAUSES ALTHOUGH NOT WORDED EXACTLY AS IN THE ORIGINAL GIVE THE SAME REMEDIES.



A Notary Public in and for the  
Province of British Columbia

FEBRUARY 19, 1943.

WHEREVER the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body politic or corporate where the context or the parties hereto so require.

In Witness Whereof the said parties have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

"Harvey Gale Watson"  
5070 Joyce Street.  
Vancouver, B.C.  
Broker

"Kane Tanaka"

(SEAL)

State Full Name  
Address and  
Occupation of  
Witness



Declaration  
of Witness

I, Harvey Gale Watson  
City of Vancouver  
in the Province of British Columbia,  
make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by

Kane Tanaka

the party  
therein, for the

2. The said instrument was executed at Vancouver, B.C.

3. I know the said party, and that she is of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

SWORN before me at Vancouver

in the Province of British Columbia, this 28th

day of January 1930

"J.B. Allen" J.P.

"H.G. Watson"

A Notary Public for the Province of British Columbia  
A Commissioner for taking affidavits within British Columbia

MOORE, COWAN & LATTY LTD. 9 LEGAL FORM PRINTERS  
749 SEYMOUR STREET, VANCOUVER, B. C.

Res. Phone Carl. 441  
VANCOUVER B.C.

COLLINGWOOD REALTY  
418 Joyce Street  
Phone Carl. 253

REAL ESTATE  
GENERAL INSURANCE

On 9 / 83 / 36 & 51.

Mortgage

B.C.L. FORM NO. 22

ELIZABETH MORRIDE

TO

KANE TANAKA

Dated Jan. 25th, 1930

For Maker

I HEREBY CERTIFY that on the

at

day of

19

(whose identity has been proved by the evidence on oath of  
who is) personally known to me, appeared before me and acknowledged  
the person mentioned in the annexed instrument as the maker thereof,  
and that he know the contents thereof, and that  
he executed the same voluntarily, and  
IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at  
British Columbia, this  
day  
of  
in the year of our Lord one thousand  
nine hundred and

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.  
A Notary Public for the Province of British Columbia  
A Commissioner for taking affidavits within British Columbia



EXHIBIT No. 1246 - 3  
DATE Nov 12 1948  
FILED BY C.P. Offer

THIS INDENTURE made in the Twenty-fifth day of January  
in the year of our Lord One thousand nine hundred and thirty.

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT BETWEEN:

JENNIE SHANKSTER, (In trust, filing No. 15998), of 1718  
Commercial Drive, in the City of Vancouver,  
in the Province of British Columbia, Widow,  
(hereinafter called the Grantor),

AND:

KANE TANAKA, Widow of 2569 Monmouth Street, in the City and  
Province aforesaid,  
(hereinafter called the Grantee).

WITNESSETH that in consideration of and for the sum of \_\_\_\_\_  
ELEVEN HUNDRED and EIGHTY (\$1180.00) \_\_\_\_\_ Dollars of lawful money of Canada  
now paid by the said Grantee to the said Grantor (the receipt whereof is hereby  
by him acknowledged), the said Grantor DOTH GRANT unto the said Grantee,  
his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises,  
situate, lying and being in the City of Vancouver, in the Province of British  
Columbia, and more particularly known and described as:

Lot NINE (9), of Block numbered EIGHTY-THREE (83), of the sub-  
division of District Lots THIRTY-SIX (36) and FIFTY-ONE (51),  
Group ONE (1), New Westminster District, according to the  
registered map or plan of said sub-division deposited in the  
Land Registry Office at the City of Vancouver, in the Province of  
British Columbia, and numbered 2906.

TOGETHER with all buildings, fixtures, commons, ways, profits,  
privileges, rights, easements, and appurtenances to the said hereditaments  
belonging, or with the same or any part thereof, held or enjoyed, or appurtenant  
thereto; and the estate, rights, title, interest, property, claim and demand  
of the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns to  
and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the  
reservations, limitations, provisos, and conditions expressed in the original  
grant thereof from the Crown; and subject to all taxes, rates, and local  
improvement assessments whether already or hereafter assessed.



THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

WHEREVER the singular and masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

"Harvey G.B. Watson"  
5070 Joyce St. Vancouver, B. C.)

"Jennie Shankster"

State Full Name

Address and Broker

Occupation of

Witness

FOR MAKER

(NOT COMPLETED)

FOR ATTORNEY

(NOT COMPLETED)

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

Date: March 15, 1949.

E. L. Buss



JAN 14 1948

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.

8208

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

(1) NAME Mrs. TANAKA, Kame (RCMP) Reg. No. 11526  
(Print) Surname Given Name

(2) Pre-Evacuation Address 3467 Monmouth Ave., Vancouver, B.C.

(3) Present Address 84 Gerrard St., East, Toronto 2, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 3467 Monmouth Ave., Vancouver, British Columbia.  
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)  
9/ 83 / 36, 51/ 1 / 2906.

(c) Type of Real Property (cross out words which do not apply):

~~(i) Farm~~  
(ii) ~~Residence~~ Investment property  
~~Industrial or commercial property~~

(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) - - - - - \$ 2,000.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 750.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,250.00

(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")

(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)) - - - - - \$ 1,250.00

(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

County of York

TO WIT:

I, *Kane Janina*  
of *County of York*  
in the *City of York*

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the *City of York*

in the *County of York*  
this *9th* day of *January*

A.D. 194*7*

A Commissioner etc.

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.



IN THE MATTER OF THE "INDUSTRIAL ACT"  
AND A PETITION FOR THE REPEAL OF THE ACT, CHAPTER 11.

INDUSTRIAL PROPERTY CLAIMS COMMISSION

REPORT

THE COMMISSION, JOHN H. A. MILLER, CHAIRMAN.

Toronto, Ontario,  
November 11, 1940.

IN THE MATTER OF THE CLAIM OF  
(NAME) (NAME)

PROCEEDINGS AT HEARING.

APPEARANCES:

H. A. GIBBES, Esq., B.C.	appearing for the Canadian Government.
G. D. GIBBES, Esq.,	appearing for the claimant.
A. GIBBES, Esq.	Secretary.
D. J. GIBBES, Esq.,	Official Interpreter.
J. B. GIBBES, Esq.,	Official Reporter.



E. Hanks,  
In att.

WILLIAM J. HANKS, having been first duly sworn,  
testified as follows:

Q. DIRECT EXAMINATION BY MR. OFFER:

Q. I am showing you a form entitled Real Estate  
Sold and Your Testimony; is that your signature?

A. Yes.

Q. Was this form prepared under your  
instructions? A. Yes.

Q. Do you swear that in this form is  
true? A. Yes.

[REAL ESTATE OTHER THAN FARMLAND CLAIM  
FORM NUMBER EXHIBIT NO. 1]

MR. OFFER: I file as Exhibit 2 the  
appraisal of Johnson, Reave & Watson, dated the 10th  
of August, 1942, and the appraised value is \$500.

[EXHIBIT ABOVE REFERRED TO MARKED EXHIBIT 2]

MR. OFFER: You were the owner of the property  
at 8407 Belmont Avenue, Vancouver?

A. Yes.

Q. And you bought that property in 1938 for  
\$1100? A. Yes.

Q. I am showing you a deed from Jennie  
Shawyer to yourself in which the consideration is  
stated as \$1100, is that the deed to your property?

A. Yes.

Q. Is that the deed to your property?

A. Yes.

[EXHIBIT ABOVE REFERRED TO MARKED EXHIBIT 3]

Q. Now, I am showing you a series of pictures  
and there are three pictures on this sheet here and











































12.  
Q. Thanks,  
In 1945.

1. In what shape was the house?

A. Substantially the same as I left it except they had put on a new coat of paint.

2. Was there anything done to brace the house

A. No, it wasn't required.

3. Did you see the house after your mother left and before this spring?

A. Yes, I was back there in 1945 and at that time the present owner showed me throughout the house and down the basement and it looked about the same as I left it.

4. Was there any complaint about the house sinking at that time?

A. No, none at all.

5. Did you find out how much was paid for the house by the present owner?

MR. CHRISTIAN: Mr. Opper, you know better than that.

My friend is asking for a letter dated September 1942, 1943. I don't know what purpose he is asking that letter for. If it is only for the purpose of identification, all right, but I suggest this, if it is for the purpose of admitting evidence from the letter, the son is here in the box and I think the best evidence rule should apply, and he should not try to put in evidence through the letter he might not otherwise be able to put in. We have the son here and he will be examined.



14.  
Q. Now, in 1967,  
in 1967.

THE PROSECUTOR: You can call this  
person and then. He certainly should be called  
and then you'll know why he's not to be  
called and the prosecution is knowing the evidence  
and then. You know it's on the record and they  
have been given plenty of warning to call him out  
there.

MR. WOOD: I would like to identify the letter  
and we have the same letter.

THE PROSECUTOR: What do you want to  
identify it for?

MR. WOOD: These people may be killed in the  
process.

MR. WOOD: That might happen in an ordinary  
case.

THE PROSECUTOR: No, he cannot get in  
contacted by his witness himself. He is here to  
tell us about it and he has told us very well, I think.

MR. WOOD: Then there is a rather substantial  
claim filed by your mother for \$1000 for garden  
landscaping and a fish pond. Do you know anything  
about that?

A. I designed it and my brother and I built it.

Q. What was your job out there?

A. Landscaping designing.

Q. That was your business. A. Yes.

Q. When your mother gives an estimate of

\$1000, on that, what would you say, would you say that  
estimate was pretty close?

A. Yes, I think so because the garden was a







Q. Now, in 1943,  
is that right?

A. I took this picture when I was out in  
the morning.

Q. These pictures in 1943, do they represent  
the condition of the property when you left it in  
1942, or when your mother left it?

A. Yes, it is substantially the same. The  
housekeeping and so on that appears in 1943, that is  
about the same.

Q. The witness has pointed to the picture in  
the lower right hand corner, marked 1944, and says  
there has been an error, that should be 1943.

What about the one above it?

A. Yes.

Q. They are both marked 1943 and should be  
1943? A. Yes.

Q. Now, to repeat my question, are there  
pictures taken in 1942 -- were the improvements there  
at the property when your mother left it in 1942?

A. No, it is the same except the shrubs have  
grown a little larger, that is all.

EXAMINATION BY MR. CHAMBERLAIN:

Q. When were you arrested?

A. In 1942.

Q. And where were you arrested?

A. Hamilton, Ontario.

Q. When was the last time you saw this  
property? A. The end of May, 1942.

Q. When was the next time you saw this  
property? A. In 1943, September.



A. Smith,  
SV, 12.

17.

Q. When you saw this property the last time  
about A. In the spring.

Q. And Mr. Middleton was the owner at that

time? A. Yes.

Q. And you went through this house?

A. Yes.

Q. And you saw the outside of the house too?

A. Yes.

Q. Do you know whether or not there was ever  
road on this house?

A. No, I didn't speak to Mr. Middleton about  
that at all.

Q. From your observation did you notice whether  
or not there was a new roof?

A. Not from my position in the garden when  
I looked up because we had demolished the front part  
of the roof and the kitchen we built recently and the  
new shingles were there and from the exterior  
appearance it looked about the same as I left it in  
1926.

Q. Do you know whether or not the new toilet  
and water tank was installed by Mr. Whigley?

A. Yes, it was.

Q. What about the furnace? A. What I want  
to say I was told by Mr. Middleton that it had been  
replaced but it wasn't in good working order  
and it wasn't sufficient to heat the house and he had  
to throw it out.

Q. Did you notice if the interior of the house











FORM E.

DEFENSE BRIEF

Toronto, Ontario.  
November 12, 1948

(Mrs.) Kane TANAKA

File No. 8208

Case No. 1246

REAL PROPERTY CLAIM

(All Claims shown are Gross)

1. REAL PROPERTY CLAIM

Legal Description: Lot 9, Blk. 83, District Lots 36 & 51, Group 1, N. W. D., Plan 2906.  
3467 Monmouth Street, Vancouver, B. C.

Appraisal

Sale Price

\$2000.00

\$600.00

\$ 750.00.

Witness: D. W. Reeve, of Johnson, Reeve & Watson -  
appraiser.

Ref. (1) In his report of Aug. 10/43 Mr. Reeve stated:

"Location - poor district in South Vancouver, sparsely settled.  
Building - 1 storey house apparently built at various times. Flimsy construction and some settlement -  
Condition - poor. House needs bracing and supporting and other repairs. Roof needs re-shingling".

In Trans. 3, Lines 15 - 26, the Claimant denies that the house required supporting and bracing and stated that her boys put in new supports and new posts shortly before evacuation. (See also Trans. 11, Line 27 to Trans. 13, Line 6).

NOTE: See Letter from George Tanaka to Custodian dated Sept. 12/45; also letter from Custodian to Geo. Tanaka dated Oct. 19/45.

(2) The Canadian Credit Men's Trust Association Ltd., in their report of June 12/42, stated in part - "There are wood shingles on the sides and roof and in general the house has been left in very good condition" (See Trans. 4, Line 17 to Trans. 5, Line 9).

(3) Re EXHIBIT E, Sub-Commissioner states the following in Trans. 7, Lines 25 - 27:  
"Make a note in the record that it becomes evidence when the declarants are produced for cross-examination". (See also Trans. 5, Line 10 to Trans. 8, Line 5; also Trans. 13, Line 17 to Trans. 14, Line 18 relative to Exhibit 7).

(4) The son, George Tanaka, stated relative to Exhibit 4 that he took the picture marked "1930" in 1943 when he was in Vancouver. (See also Trans. 15, Line 28 to Trans. 16, Line 2, and Trans. 16, Lines 9 to 15).

(5) In Trans. 17, Lines 22 - 29, George Tanaka, son, states a new toilet and septic tank were installed by Mr. Whipple (person to whom Custodian sold the property). Mr. Tanaka also said that Mr. Middleton (who purchased the property from Mr. Whipple) had stated the furnace which was installed was not in good working order and had to be thrown out.

*revised Aug/44  
for \$2000*



2.

(6) One tender only, of \$750.00, was received and accepted. (See "Real Property Claim Analysis").

SUBMISSION: Trans. 19, Lines 14 & 15 -

"It is submitted, your honour, that the real property was sold at its fair market value".

Summary of Defense  
Witnesses

Where Required

Documents to  
be filed

Witness Proving  
Same

D. W. Reeve - appraiser      1

/ER  
Feb. 28/49.



Name of Claimant **TANAKA, Kane**Case **1246**Custodian File **8208**

<u>REAL PROPERTY</u>										Total
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		
730.00	37.50 12.50								SPECIAL	300.00 50.00
<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										350.00



November 21st, 1950.

Mrs. Kane TANAKA,  
332 Deloraine Ave.,  
Toronto, Ontario.

Dear ~~Sir~~ Madam:

Re: Japanese Property Claims Commission

Case No. 1246

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 ... \$350.00.

Cheque in your favour is enclosed for \$342.95 and we have paid the Co-Operative Committee .. \$ 7.05 for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FCS/js  
1 encl.