

Name of Claimant HIRANO, Yoshitaro

Case 1024

Custodian File 9936

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
2000.00	100.00 12.50									112.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION									112.50	

HIRANO, YOSHITARO
(Claimant's Name)

REAL ESTATE
(Other than farm)

02898
Reg. No.

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

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

House

8 Rooms

Frame
Shingle

Dwelling

33 x 100'

1926

April
1926

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

\$3000.00

1935 Remodeled downstairs and put in
French doors & No.1 Oak Floor on ground
floor

1935 New shingle roof and cement wall

\$4500.00

1940 Remodeled kitchen - new sink and cupboard

1940 Inlaid Linoleum in kitchen, 3 bedrooms and hall

1940 Built double garage & new glass house

1942 Put in new bath tub and laid new basement floor

Comments re upkeep of premises:

House kept in excellent condition - Cost \$173.00 to paint house and I painted it entirely myself a few years before evacuation. Took a pride in the house and deliberately kept it up well, including garden.

Comments re Appraiser's report not covered above:

Appraisal quite accurate, except that price is completely out of line. There are three houses in a row all the same and I know that one of them, no better than mine, sold for \$4700.00 in 1918.

EXHIBIT No. 1024-1
DATE 10 May 1948
FILED BY R-a. Best.

G. Hirano
Signature

HIRANO, Yoshitaro
1149 Semlin Dr. Vancouver, B. C.
Evac. File 9936



EXHIBIT No. 1024-3
DATE 10 May 1948
FILED BY J. W. G. Hunter

Picture Taken April 29, 1943

1149 Semlin Drive, Vancouver, B. C.

from Semlin Drive.



from William Street.





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CASE NO: 1024

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
May 10, 1948.

IN THE MATTER OF THE CLAIM OF
YOSHITARO HIRANO

PROCEEDINGS AT HEARING.

Original.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Toronto, Ontario,

May 10, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHITARO HIRANO

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

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

A. WATSON, Esq., Secretary,

D.J. HANDFORD, Esq., Official Interpreter.

A.G. VEITCH, Esq., C.S.R., Official Reporter.



Y. Hirano
In-Chief.

1 Y OSHITARO HIRANO, the Claimant herein, being
2 first duly sworn, testified as
 follows:

3 DIRECT EXAMINATION BY MR. BEST:

4 Q. Is that your signature? A. Yes.

5 Q. And was that form prepared upon your instructions?

6 A. Yes.

7 MR. BEST: Exhibit No. 1.

8 (PARTICULARS OF REAL ESTATE, OTHER THAN FARM
 LAND, MARKED EXHIBIT NO. 1)

9 Q. I understand the property on which you are
10 claiming is situate at 1149 Semlin Drive, in
11 Vancouver. Is that correct?

12 A. Yes.

13 Q. And you bought that property in 1926 for \$3,000?

14 A. Yes, sir.

15 MR. BEST: If my friend would care to put in the
16 appraisal, my lord, I could go on from there.

17 MR. HUNTER: I file the appraisal of Loewen & Harvey,
18 Limited, dated June 15, 1944. Their appraised
19 value is \$1,900.

20 (APPRAISAL, LOEWEN & HARVEY, LIMITED, JUNE 15,
 1944, MARKED EXHIBIT NO. 2)

21 THE COMMISSIONER: What is that date?

22 MR. HUNTER: June 15, 1944, my lord.

23 MR. BEST: If it matters, and I am not sure that it
24 does, they say that their valuation is made^{as} of
25 Februzry 28, although the letter is dated
26 June, 1944, my lord.

27 THE COMMISSIONER: Yes.

28 MR. BEST: Q. On your claim I notice you make this
29 remark, "The appraisal is quite accurate except
30 for the price, which is completely out of line."



Y. Hirano
In-Chief.

1 You make this further remark, "There are three
2 houses in a row all the same and I know that one
3 of them, no better than mine, sold for \$4,700
4 in 1928." I take it to your knowledge that
5 was the last transaction so far as any of these
6 houses in a row are concerned? Was it?

7 A. No. This man sold that house to - I do not know
8 for sure but he sold it back to the person he
9 bought it from and this happened to be the
10 contractor, I think, and he sold the house to
11 another man, Mr. Aranson, my neighbour. He
12 went to Winnipeg. There was some cash he had
13 to pay on top of it.

14 Q. There is just one remark here, in the appraisal:
15 "The exterior walls are all shingle and good
16 condition but the trim needs painting." When
17 was the last time you painted the trim on that
18 house?

19 A. Well, I just cannot tell you just now but away
20 upon the top it is so high I could not reach it,
21 myself. Around the windows and the first storeys
22 I painted myself.

23 Q. When did you do that, do you remember?

24 A. In 1939, I think. I cannot tell you exactly;
25 or, 1940, maybe. I built a garage at the time.

26 Q. According to your claim you built the garage in
27 1940. You did the painting at that time?

28 A. Yes.

29 MR. BEST: All right, thank you.
30



1 MR. HUNTER: It is submitted, my lord, that this
2 property was sold for its fair market value.

3
4 CROSS-EXAMINATION BY MR. HUNTER:

5 Q. I show you a photograph. Is that a photograph
6 of your house, Mr. Hirano?

7 A. Yes. That is mine. I have two photographs,
8 too. It is the same thing.

9 MR. HUNTER: I suggest these three photographs go
10 in as one exhibit.

11 THE COMMISSIONER: Very well.

12 MR. HUNTER: I file these three photographs as
13 Exhibit No. 3.

14 (THREE PHOTOGRAPHS, PREMISES, MARKED EXHIBIT NO. 3)

15 MR. HUNTER: This property was advertised in Catalogue
16 No. 263, in February of 1944.

17 On February 8 from McCauley, Nicols &
18 Maitland & Company, Limited, an offer of \$1,500
19 was received, which was to include the venetian
20 blinds, garbage burner and electric fixtures.
21 That was eventually refused. At that time they
22 did not have an appraisal so that they waited
23 until the appraisal came in before it was
24 refused.

25 On February 11 they received from the same
26 people an offer for \$1,850. Later on this
27 offer was withdrawn due to the delay in getting
28 an appraisal.

29 On March 3, 1944, they received from
30 McCauley, Nicols, Maitland & Company, Limited,



Y. Hirano
Cross-Exam.
Discussion.

1 an offer for \$1,900 cash. On March 4 that offer
2 was increased to \$1,950. On March 16 an offer
3 was received for \$2,000, which offer was
4 accepted, my lord. Accordingly ---

5 THE COMMISSIONER: Was there any re-appraisal
6 immediately prior to sale in June? In June it
7 was sold?

8 MR. HUNTER: I do not think it was that late, my lord.
9 It was sold as of March 13, 1944, my lord.

10 THE COMMISSIONER: Very well.

11 MR. HUNTER: The appraisal was made at the end of
12 February, so that it is approximately the same
13 time; February 28.

14 THE COMMISSIONER: Yes.

15 MR. HUNTER: It was sold for \$2,000 at that time.

16 THE COMMISSIONER: Yes.

17 MR. HUNTER: The assessed value was \$1,835 - land
18 \$385 and improvements \$1,450.

19 I think it is entirely a question of value.
20 There does not seem to be anything else in dis-
21 pute, my lord.

22 THE COMMISSIONER: Yes; very well.

23 MR. HUNTER: I have no further questions.

24 THE COMMISSIONER: Very well.

25 _____
26 (PROCEEDINGS ADJOURNED SINE DIE)

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

29 *A.G. Veitch*

30 "A.G. VEITCH"
Official Reporter.

Case 1024 DEC - 2 1947

THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner, Office of the Custodian, Royal Bank Bldg., Vancouver, B.C.

ACKNOWLEDGED [Signature]

9936 Toronto

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

(1) NAME HIRANO YOSHITARO (RCMP) Reg. No. 02898. (Print) Surname Given Name

(2) Pre-Evacuation Address 1149 Semlin Drive, Vancouver, B. C.

(3) Present Address 180 Woodmount Avenue, East York, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 1149 Semlin Drive, Vancouver, B.C. City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Parcel A, Lots 14 to 17, Block 2, Subdivision A & B, Block 136, District Lot 264A, Group 1. New Westminster District.

(c) Type of Real Property (cross out words which do not apply): (i) Farm (ii) Residence Type of business (iii) Business (iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Owner.

(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) \$ 4500.00 (v) Amount at which Custodian sold property and credited your account \$ 2000.00 (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 2500.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) (c) How stored or packed at time of evacuation

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 2500.00

- (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.

Toronto.

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, Yoshitaro Hirano of Toronto in the City of Toronto in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City of Toronto in the County of York this 25th day of November, A.D. 1947. RA Best.

Yoshitaro Hirano,

A Commissioner &c.

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C. BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.