Name of Claimant URANO, ~~Trus~~ Tsurukichi Case 614

Custodian File

| REAL PROPERTY | | | | | | | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | | V.L.A. Mission Village | | | |
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% there-of | 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 | |
| | | 3200. | | | | | | | | | 1100.00 |

| PERSONAL PROPERTY | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Motor Vehicles | | Boats and Boat Gear | | | | | | |
| Sale Price | 25% thereof | Sale Price | Nelson Bros. 23.5% of Sale Price | Other Sales 28.5% of Sale Price | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing | 45% of amount in next preceding column | |
| 750. | 187.50 | | | | | | | 187.50 |

| NETS | | | | | | |
|---|---|---|---|---|---|---|
| Total award for Nets plus Sale Price | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing | Percentage Total Award to Total Claim | Claim for Nets Sold Declared Not Found, & Recorded Now Missing | Apply % ratio to Claim | Deduct Custodian Sale Price | |
| | | | | | | |

| MISCELLANEOUS CHATTELS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Claim for goods Sold By Auction | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Application of % ratio to amount in next preceding column | Sale Price of goods Sold by Tender | 12% of Sale Price | |
| | | | 46% | 128.37 | 59.05 | | | 59.05 |

| | |
|---|---|
| TOTAL RECOMMENDATION | 1346.55 |

1540

CASE NO: 614.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
August 25th, 1948.

IN THE MATTER OF THE CLAIM OF
TSURUKICHI URANO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 614.

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

(HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

10 Lethbridge, Alberta,

August 25th, 1948.

IN THE MATTER OF THE CLAIM OF

TSURUKICHI URANO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

| | |
|---|---|
| G.E.A. RICE, Esq., K.C., | appearing for the Dominion Government. |
| L.S. TURCOTTE, Esq., | appearing for the Claimant. |

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|---|---|
| MISS LILLIE THOMAS, | Secretary. |
| D.J. HANDFORD, Esq., | Official Interpreter. |
| S.R. HOWARD, Esq., | Official Reporter. |

30

THE SECRETARY: Case No. 614, Tsurukichi Urano.

TSURUKICHI URANO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Urano, will you sign these two documents, please, before we start?

A (Witness complies).

Q Mr. Urano, you are making a claim for loss
10 arising from the sale of your farm?

A Yes.

Q I am showing you a statement signed by you setting out the particulars of the farm, and of the buildings, and of the crops, and so forth.

A Yes.

Q Is the information in that correct to the best of your knowledge and memory?

A Yes.

MR. TURCOTTE: I will file that as an exhibit, your
20 Honour.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Q : Now from whom did you buy this farm?

A A. Steeves.

Q How much did you pay for it?

A Eight acres cost $2000.00, and 11 acres a little over $2200.00, I think.

Q $2300.00, is that right? Mr. Urano? I am showing you two agreements for sale (indicating). Are those the agreements covering the purchase?

30 A Yes.

MR. TURCOTTE: I would like to tender those, your Honour, as exhibits.

MR. RICE: The two of them as one exhibit.

MR. TURCOTTE: I think so. They are two different agreements for sale. One is for $2000.00 and one is for $2300.00.

THE SUB-COMMISSIONER: They might go in as one exhibit.

(AGREEMENTS MARKED EXHIBIT NO. 5).

MR. TURCOTTE: Q: So that the land cost altogether, the two pieces cost you $4300.00?

A Yes.

Q Now after you bought it, what did you do in the way of improving it?

A I put in three rows of six-inch pipe.

Q For what purpose? A: For drainage purposes.

Q For drainage? A: Yes.

Q I see. A: And then I built a ditch on both sides.

Q I see. Well what did you grow there?

A There were five acres of strawberries.

Q Did you plant those? A: Yes.

Q Well, in addition to that land -- apart from that altogether, when were the buildings built or where were the buildings that you were living in?

A I lived in a rented house about three-quarters of a mile north of the farm belonging to Mrs. Steeves.

Q Now did you have some buildings on a piece of property that you rented from Mrs. Steeves, Edith Alice Steeves? A: Yes.

Q Now who built those buildings?

A I did.

Q And who owned the buildings?

A I did; they were mine.

Q Yes. Now I am showing you a document (indicating) covering a lease of the property that you rented from Mrs. Steeves; is that what that is supposed to be? A: Yes, from Alice Steeves.

10 MR. TURCOTTE: I would like to have that marked as an exhibit, your Honour.

(LEASE MARKED EXHIBIT NO. 3).

MR. RICE: I don't think that is referred to anywhere in the claim, is it?

MR. TURCOTTE: Perhaps not.

MR. RICE: Well I must object then, your Honour, that this forms no part of the claimant's claim. It is not declared and it is not claimed by the claimant.

THE SUB-COMMISSIONER: That is the claim for the lease?

20 MR. TURCOTTE: Well the lease, your Honour, has a provision giving Mr. Urano the right to remove these buildings at the expiration of the lease, and there was some settlement made by the Custodian in the amount of $155.00 with Mrs. Steeves for those buildings. Now it would appear that he has not included a claim for that so that possibly I haven't any right to go into the matter.

THE SUB-COMMISSIONER: He hasn't made a claim but the

30 Custodian apparently sold his property, sold his

buildings, did he not?

MR. TURCOTTE: Well, there is quite a mix-up in regard to that. I might read two letters with regard to it. One is dated the 24th of November, 1947, addressed to Messrs. Ritchie & Huckvale, and it reads:

"We beg to acknowledge receipt of your communications of the 20th instant addressed to the Commissioner, and referred to this office for answer.

"For your information please, the property leased by the above-mentioned Japanese from Miss Edith Alice Steeves, was sold by this office as 'catalogue No. 874'.

"His interest in the premises erected thereon by himself was acknowledged by Miss Steeves, and upon sale this building was appraised by Order of this office and the amount of appraisal was deducted from the proceeds of sale and credited to Urano.

"All particulars in regard to the sale and the funds credited to Urano in consequence, were forwarded to Mr. and Mrs. Urano by this office on 19th March, 1946."

"On 5th May, 1947, a cheque in the amount of $273.23, being net proceeds derived from the sale of the aforementioned building, plus balance of account derived from other sources, was forwarded to Urano. This cheque was returned without comment to this office

"and re-deposited to his credit.

"Trusting that the above information will be of service to you."

Then on the 16th of June, 1948, they wrote to Messrs. Ritchie & Huckvale again as follows:

"With reference to your letter of 20th November, 1947, and our answer under date of 24th November, 1947.

"At date of our above mentioned letter the file of T. Urano had not been summarized, and on the basis of correspondence indulged in by a former member of the Custodian staff it was considered by the undersigned that an amount of $200.00 had in fact been credited to Urano in compensation for buildings erected by him on property owned by Miss Edith A. Steeves, the legal description of which being as follows:

East Half, Lot 49, East three-quarters Lot 50, East three-quarters Lot 51, Section 35, B4N/7W, Municipality of Richmond, District New Westminster, B.C.

"Review of the file for purposes of an administrative summary has proven the above contention to be incorrect, and the previous correspondence referred to was an attempt only by the Custodian to force Miss Steeves to recompense Urano for the structures erected by him. How or from where the amount of $200.00 as valuation of the buildings was

"obtained is not clear on file, and presumably was an arbitrary figure decided upon as a basis for settlement.

"On approaching the Veterans Land Act, the undersigned was advised that the V.L.A. in their valuation of the structures had set a figure of $155.00 for same, however, when that body purchased the land from Miss Steeves they did not allow her any compensation for same due to the condition of the buildings. Although Miss Steeves did not derive any financial benefit from Urano's buildings, it was decided by this office that she be approached with a view of obtaining the amount of the V.L.A. valuation. This has now been done.

"And we are pleased to announce that a cheque in the amount of $155.00 was received this morning. This amount has been placed to Urano's credit.

"It is regretted that due to the administrative summary not having been completed at date of your query, incorrect information was provided you, and trust that the facts above presented will suffice for your preparation and presentation of Urano's claim."

Now, it would appear from those two letters, which I would like to file as exhibits, that the Custodian did, to some extent at least, recognize Urano's claim in those buildings. Now, apparently, when

he made his claim out, he did not include them but he had included them in his real property statement.

(LETTERS MARKED EXHIBIT NO. 4).

MR. TURCOTTE: Q: What buildings did you have there, Mr. Urano? A: My house, my own house, my boy's house; there was one barn and a garage and a bathhouse.

Q One what? A: Bathhouse.

10 Q One bathhouse? A: Yes, and stable.

Q And a stable? A: Yes.

Q Now how long had you had this place rented?

A About 1933 or '4.

Q Well did you build the house?

A I built the house the year after I rented.

Q And you built all the other buildings, did you?

A Yes.

Q Now in your mind what did you think those buildings

20 were worth? A: I don't know. The lumber cost me about $1400.00 or $1500.00.

Q That is altogether? That is the house and the barn and the horse barn and the shacks, about $1400.00?

A Yes.

Q That is right? A: Yes.

Q You put it down in your form as $1330.00. Well that is about right, is it?

A Yes, because that does not include the materials for the woodshed and one or two smallthings.

30 Q Well now, did you build these yourself? I mean, did

you do the work? A: I did it with the help of one carpenter.

Q I see. Now you are also claiming for the loss of chattels, a truck, and some of your household goods? A: Yes.

Q I am showing you a statement (indicating), showing some of those articles?

A Yes.

Q Is the information in that correct to the best of your belief and memory?

A Yes.

MR. TURCOTTE: I will put that in as Exhibit 5, your Honour.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. TURCOTTE: Q: Now the main claim that you have, Mr. Urano, is in regard to your truck?

A Yes.

Q In which you claim that you paid $1875.00 for it and you put a $300.00 body on it in 1938, and you estimate that it was worth $1200.00 when the Custodian took it away from you, or the Police?

A Yes.

Q Was it a new truck when you bought it?

A Yes, it was new.

Q Brand new? A: Yes.

Q And a brand new truck body?

A Pardon?

Q A new truck body? A: Yes.

Q And you had it in your possession something over three, between three and four years?

A Yes.

Q What did you use it for?

A Farming business.

Q Around the farm? A: Yes, around the farm.

Q What shape was it in when the police took it away?

A It was in good condition. The pistons were in good working order and everything.

Q Everything in good working order?

10 A Yes.

Q Now you made a claim for a lot of small articles such as potato forks, hoes, shovels, boxes, kitchen stove, sewing machine motor, chairs, and other things. Are you sure you had all those articles? A: Yes.

Q Now the seeding machine; you are claiming $25.00 for it, and I notice that the Custodian claims that you loaned it to somebody.

A I had two, and I loaned the old one to someone

20 else and I am claiming for the other one. The one I am claiming for was brand new and had not been unpacked.

Q Had not been unpacked?

A Yes.

Q Well, they also say that you loaned 40 small one-hand hoes and three shovels; no, six hoes and three shovels?

A Yes.

Q You did that or didn't you?

30 A I am claiming for them.

Q Well did you loan them to anybody?

A I owned about twenty odd hoes and the ones I loaned I am not claiming for.

Q I see. That is all, thanks.

MR. RICE: I am submitting, your Honour, that the real estate was sold at its fair value.

I am submitting that the chattels claimed by the claimant were sold at their fair value.

MR. TURCOTTE: There is just the truck.

10 MR. RICE: Just the truck.

MR. TURCOTTE: The rest, apparently, were not found.

MR. RICE: Not found.

MR. TURCOTTE: No, not found.

MR. RICE: I am also submitting, your Honour, that any claim of the claimant that the Custodian may be responsible for is exorbitant.

I wish to submit as an exhibit, your Honour, a valuation of the property by Coulthard, Sutherland & Company, Limited, valuing the same at

20 $2755.50. That includes Lots 7 to 11 and Lots 49 to 58, both inclusive, in Block "A" of Section 32.

(VALUATION MARKED EXHIBIT NO. 6).

THE SUB-COMMISSIONER: Mr. Rice, I notice in the original claim filed that it says Section 34. Your appraisal refers to Section 32. Is that an error there?

MR. TURCOTTE: Possibly the agreements would give the correct description.

30 THE SUB-COMMISSIONER: The agreements refer to Section

34.

MR. TURCOTTE: 34?

THE SUB-COMMISSIONER: Yes.

MR. RICE: Both agreements do, do they?

THE SUB-COMMISSIONER: Yes.

MR. TURCOTTE: If this is the same firm that valued the two houses in the other case we had a little while ago, they might have the wrong farm in this case.

MR. RICE: There is another reference there in that
10 letter, I believe, giving the street number.

MR. TURCOTTE: Well, this is 18 acres.

MR. RICE: I believe there is another description given on the property in Coulthard, Sutherland & Company, Limited, appraisal.

MR. TURCOTTE: May I see that exhibit, please? (Exhibit 6 to Mr. Turcotte).

MR. RICE: The J.P. form refers to his property as 132 Williams Road, Steveston, B.C.

MR. TURCOTTE: It is pretty hard to say from this
20 exhibit, your Honour. He says in this letter that there are no improvements on the property of any import. He apparently doesn't deal with the strawberries or anything like that.

MR. RICE: Well I am submitting, your Honour, that there is just an error in the description and that it is the same land. The J.P. form and the claim form both set out the land descriptions dealing with Section 34.

I also wish to submit a memorandum respecting
30 the real property claim showing that the same was

sold to the V.L.A. for $3200.00.

(MEMORANDUM MARKED EXHIBIT NO. 7).

MR. RICE: I submit an analysis, your Honour, of personal property claim which shows the sale of the truck only for $750.00 and the other property was not found, although there is record there showing that it had been shipped and loaned by Urano.

(ANALYSIS MARKED EXHIBIT NO. 8).

10 MR. RICE: I also wish to submit a used car appraisal record of the truck in question appraised by McDermott Motors, Limited, to which is attached their account for $3.00, showing that the truck was appraised at $966.00 less the cost of repairs $681.15, making a net appraisal of $284.85, and the account attached for the appraisal is $3.00.

(DOCUMENTS MARKED EXHIBIT NO. 9).

CROSS-EXAMINATION BY MR. RICE:

20 Q I show you a document, Mr. Urano, and ask you if that is your signature to the same?

A Yes.

Q That is your signature? A: Yes.

MR. RICE: This is dated, your Honour, January 20th, 1944, at Lethbridge, Alberta, and I won't bother putting it in. No, I will put it in as an exhibit, your Honour, if I may. In referring to it I might just go over it briefly by saying that this witness declared that he had transferred

30 this truck to the Franciscan Friars of Atonement

on the 15th of January, 1942, requesting them to hold the truck until such time as he could be able to take possession of it again. That understanding was made verbally with the Franciscan Friars and no document exchanged hands. And he further declared that he now needed funds for his personal use and requested the Custodian to sell the truck to the Franciscan Friars of Atonement and to credit the proceeds to his account with the
10 Custodian.

THE SUB-COMMISSIONER: That request was not carried out, was it?

MR. RICE: It was sold at auction.

THE SUB-COMMISSIONER: By the Custodian?

MR. RICE: By the Custodian, yes.

THE SUB-COMMISSIONER: Do you wish it filed as an exhibit?

MR. RICE: I do, your Honour.

THE SUB-COMMISSIONER: Exhibit 10.

20 (DECLARATION MARKED EXHIBIT NO. 10).

MR. RICE: Q: You turned the truck over to the Franciscan Friars before you were evacuated?

A Yes.

Q And they used the truck for two years?

A When I handed it over to them it was my understanding that they were not going to use it. Whether they did or not, I don't know.

Q Didn't you pretend that you had sold the truck to the Franciscan Friars for $150.00?

30 A What was that question again?

BY THE REPORTER: "Didn't you pretend that you had sold the truck to the Franciscan Friars for $150.00"?

A No, but I wanted them to send it to me here in Alberta.

MR. RICE: I wish to tender an auction sheet, your Honour, showing the truck was sold for $750.00 less the auctioneer's fee of $75.00, advertising $9.97, moving $1.35, total expenses of $86.32, with the net proceeds credited to the claimant of $663.68.

10

(AUCTION SHEET MARKED EXHIBIT NO. 11).

MR. RICE: Q: Now you left some chattels with Mr. E.H. Herbert, did you not?

A Yes.

Q A plow, a disc, and two wheelbarrows?

A Yes.

Q Is that right? A: Yes, and 8 hoes.

Q Eight hoes? A: Yes, and two manure forks.

20

Q Yes, anything else? A: Did the Custodian sell those things?

Q Well I am just asking you now if you left them.

A Yes.

MR. TURCOTTE: There is no claim for those that I can see.

MR. RICE: Well you are abandoning the claim then, are you?

MR. TURCOTTE: Well there is no claim for a plow, a disc, and two wheelbarrows.

30

MR. RICE: Q: Well then, you left with Mrs. Steeves a hoe and two shovels?

A One double axe, two shovels, and a rubber hose, 50 feet of rubber hose, and a number of hoes, and I received one shovel in Alberta and one axe. I am not claiming for any of those things, only for the things that were in my own house.

MR. TURCOTTE: You will notice in his J.P. forms he has two double axes worth $5.00, one axe was
10 shipped to him and the other axe at a price of $2.50 he is claiming for. I think this man has been very careful about everything.

MR. RICE: Yes, but he loaned one to Mrs. Steeves.

MR. TURCOTTE: Well, yes, he loaned three shovels, six hoes, 1 water hose, that is what he loaned to her, according to this J.P. form.

MR. RICE: Q: And then you turned over to Mr. Rikas one scale and a seeding machine?

A Yes.

20 Q That is right? A: Yes.

Q And you loaned to Mr. Peter Lysak a potato plow and cultivator?

A Yes.

MR. TURCOTTE: There is no claim for those.

A I am not claiming for those.

MR. RICE: Q: But you are claiming for the seeding machine, aren't you?

A No, I am not claiming for the seeding machine that I loaned.

30 Q Y ou are not claiming for the seeding machine?

MR. TURCOTTE: That he loaned.

THE SUB-COMMISSIONER: That he loaned, he said.

MR. TURCOTTE: He said before that he had one new one that he had not unpacked yet.

MR. RICE: Q: Well you only claim for one seeding machine; you don't claim for two.

A I am only claiming for one seeding machine.

Q But in the claim that you filed, you only referred to one seeding machine.

10 MR. TURCOTTE: Yes, that is all. He isn't claiming for the other one that he loaned. He said he had two.

MR. RICE: Well he didn't declare two.

MR. TURCOTTE: He didn't declare any.

MR. RICE: In the claim that he filed he only claimed for one.

MR. TURCOTTE: Well he didn't claim for a potato plow or a cultivator, loaned to Lysak, or the plow loaned to Herbert, or the water hose loaned to

20 Steeves.

MR. RICE: Q: Well didn't you sell your crates and boxes before you left?

A Yes.

Q And you got a claim in for them. Are those new ones or something else?

A No, I received the money from those.

Q You received the money for those?

A Yes.

Q For the crates, boxes and sacks?

30 A I got the money for the strawberry crates.

MR. TURCOTTE: Q: The strawberry crates, is that right?

A Yes.

MR. RICE: Q: Is that your signature to that document (indicating)? A: Yes.

Q And this document is dated October 16th, 1943, whereby you released the Custodian to any claim you might have to the goods listed on the back of the document. I wish to tender that as an exhibit, your Honour.

10

(RELEASE MARKED EXHIBIT NO. 12).

MR. RICE: There is a shipping way bill attached to that. I think it would be just as well to let them both stay together as one exhibit.

THE SUB-COMMISSIONER: Very well.

MR. RICE: Q: In this list of chattels that you have given that you are releasing the Custodian from any further responsibility, the list of chattels that I have handed to you, you say, "The following are found in the large room on the south-west side between the walls. There is the narrow opening on the left side of the windows. The utensils are at the end of the rope if you pull the rope. Forks, knives and spoons. Three cooking knives, two Japanese stones for sharpening knives, one big Japanese axe like a knife, Japanese scythes, they are small knives with small handles."

20

30

If you pulled the rope they came down from the

partition, is that it?

A Yes.

Q They were all hid? A: Yes.

You know, same style, my house all the time some people, you know, the wife go away and nobody with it, sometimes before, and I lose three saws before that and eight hoes.

THE INTERPRETER: He said that house breaking was very prevalent and people were breaking into the house all the time and they were hidden there in case of burglary.

MR. RICE: Q: What did the tools consist of that amounted to $61.75 for which you are claiming?

MR. TURCOTTE: I put all the garden tools together there.

MR. RICE: Oh, I see, it is all the garden tools added up.

MR. TURCOTTE: Yes, the shovels, the hoes and rakes.

MR. RICE: Q: Then a sewing machine with a motor, or is it just a sewing machine motor that you are claiming?

A Just the machine motor.

Q How old was it? A: About 1927 it was purchased.

Q And you took it off your sewing machine, did you?

A I was working piece work for Spencer's for about a year and a half and when that was finished, I took it off.

Q And you had worked with this motor for a year and a half?

A Yes, piece work.

Q Didyou have the motor appraised by anyone?

A No, I just know that it was $30.00 when I bought it.

Q It was how much when you bought it?

A $30.00 when I bought it.

Q $30.00 when you bought it?

A Yes.

Q And after using it for a year and a half, and it is about 15 years old, and you still say it is worth $30.00?

A I don't know what the value is.

Q Why did you swear that it was worth $30.00?

A It has not been used very much. It is in practically new condition.

Q You admit you had used it a year and a half in some factory?

A I used it a year and a half in my home working on piece work.

Q In your home working on piece work?

A Yes.

Q Well that is the same thing as a factory almost, isn't it?

A I don't know exactly how much it was worth.

Q Are the rest of your values the same way?

A No. I do not understand the values of the sewing machine but the other things I know more about.

THE SUB-COMMISSIONER: That is probably as accurate as this man who appraised the truck.

MR. RICE: I beg your pardon?

THE SUB-COMMISSIONER: He is probably as accurate in his estimate of values as this man who appraised the truck.

MR. RICE: Well the truck was used two years then.

MR. TURCOTTE: And it was sold for $750.00 after it was appraised for $284.00.

MR. RICE: Oh, I know, but there was a big jump in the price of trucks. You could get more for second hand trucks than you could for new. There was a big jump when that truck was sold in the trucks. I have bids here made on the truck and they ran all the way from $250.00 to $750.00.

THE SUB-COMMISSIONER: Well I am just suggesting that. Are there any further questions?

MR. TURCOTTE: That is all, your Honour.

THE SUB-COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD"
Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

SUB-COMMISSIONER.

File 5956

NOV 24 1947

Case No. 614

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.

ACKNOWLEDGED

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

(1) NAME Urano Tsurukichi (RCMP) Reg. No. 05210
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. No. 1, Steveston, 132 William Rd.

(3) Present Address Coaldale, Alberta

(4) REAL ESTATE

(a) Street Address (if any) No. 1 Road, Steveston, Municipality of Richmond
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lots 49-58 inclusive and Lots 7-11 inclusive, Block "A", Section 34, Block 4 North, Range 7 West, Map 710

(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.)
Joint owner with wife Kikue.

(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) - - - - - - - - - - - - - - - - - - - - - - - - $ 5,500.00
(v) Amount at which Custodian sold property and credited your account - - $ 3,200.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2,300.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Truck was left at the Roman Catholic Church Steveston & Sprayers at Mrs. Ida Stevens

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
house. Rest of the goods at house (residence) Boxes Stored in Barn.

(c) How stored or packed at time of evacuation
Just left in the house.

(over)

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

In the Custodians 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. Please see the attached sheet. 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) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - $ 2,997.27

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

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

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 )
Province of Alberta )
TO WIT: )

I, Tsurukichi Urano of the District
of Coaldale in the Province of Alberta

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 Lethbridge )
in the Province of Alberta )
this 21 day of November )
A.D. 1947. )

T Urano

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.

URANO? TSURUKICHI ----Reg. No. 05210

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

| | | |
|---|---|---|
| 1. | Federal Truck--1938 Model (15) | $ 1,200.00 |
| 2. | Seeding Machine | 25.00 |
| 3. | 4 Potato Fork | 4.00 |
| 4. | 4(New-2 Forks) Manure Forks | 7.00 |
| 5. | 23 Garden Hoes | 22.00 |
| 6. | 40 Small "One Hand" Hoes | 10.00 |
| 7. | 10 Small All-Metal Forks | 5.00 |
| 8. | 3 Shovels | 3.50 |
| 9. | 1 New (never used) Double-axe | 2.50 |
| 10. | 5 Hammers (Box,Carpenter,Wedge) | 4.00 |
| 11. | 3 Rakes | 3,75 |
| 12. | 18 Lettuce Crates (New) | 3.42 |
| 13. | 18 Dozen Apple Boxes (Used) | 10.80 |
| 14. | 13 Dozen Grape Boxes (Used) | 5.20 |
| 15. | 4 Dozen Pear Boxes (Used) | 1.20 |
| 16. | 120 Onion Sacks | 2.40 |
| 17. | 100 Jute Sacks | 6.00 |
| 18. | 1 Baby Bed | 5.00 |
| 19. | 4 Chairs | 3.00 |
| 20. | Singer Sewing Machine Motor | 30.00 |
| 21. | 1 Kitchen Stove | 15.00 |
| 22. | 2 Vase | 4.00 |
| 23. | 2 Two and three quarter gallon Sprayers | 8.00 |
| 24. | 150 lbs "Go-West" Insect Killer | 12.00 |
| 25. | 15-50 lb.,Lime | 4.50 |
| | Total | $1,397.27 |
| | Credits from the Office of the Custodian | 700.00 |
| | TOTAL ~~LOSS~~ CLAIM FOR PROPERTY LOSS | $697.27 |

Urano, Tsurukichi
(Claimant's Name)

**REAL ESTATE**
(Farm Land)

05210
Reg. No.

| LAND | | Acres | Date of Purchase | From Whom | Cost Price | Cleared Uncleared or cultivated at date of Purchase | Improvements at date of Purchase | Estimated value at Date of Sale |
|---|---|---|---|---|---|---|---|---|
| Uncleared | 10.00 | 10.00 | March 29-41 | A.E. Steeves | 2000.00 | | | |
| Cultivated not planted | 3.00 | 3.00 | Sept. 27-41 | A.E.Steeves | 2300.00 | | | |
| Cultivated and not in crop List Crops | | | | | | | 130.00 | $4300.00 |
| Strawberries | 5.00 | 5.00 | | | | | | |
| Total | | 18.00 | | | | | | |

EXHIBIT No. 614-1
DATE Aug. 25/48
FILLED BY R. S. Turcotte

**IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS** (e.g. cultivation, plants, trees or special equipment)

| Description | When Made | Cost | |
|---|---|---|---|
| 5 acres strawberries | 1941 | $700.00 | 700.00 |
| Brick drain pipe | 1941 | 477.00 | 477.00 |
| Fence Posts | 1941 | | 6.00 |
| | | | $5483.00 |

**BUILDINGS**

| Type | Size | Finish | Date Built | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | Sold for | 3200.00 |
| | | | | | | | | $2283.00 |

Buildings situated on property leased from Ido Bertha Steeves and which I had the right to remove at the expiration of my lease and which were not removed by the Custodian.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| House | 20x40 | shiplap and joint | 1932 | $400.00 | $110.00 | $200.00 | 310.00 |
| House | 24x24 | Shiplap | 1936 | 400.00 | 110.00 | 100.00 | 410.00 |
| Barn | 30x50 | Shiplap | 1935 | 400.00 | 150.00 | 100.00 | 450.00 |
| Horse barn | 14x16 | Shiplap | 1936 | 120.00 | 60.00 | 50.00 | 130.00 |
| 2 shacks | | | 1936 | 40.00 | 20.00 | 30.00 | 30.00 |
| | | | | | | | $1330.00 |
| | | | | | | Sold by Custodian | 155.00 |
| | | | | | | | $1175.00 |

Comments re Appraiser's report not covered by above information:

T. Urano
Signature

# This Agreement,

made in duplicate this 29th day of March in the year of our Lord one thousand nine hundred and forty-one

BETWEEN

ALLEN EARL STEVES of Steveson in the Province of British Columbia, Farmer

EXHIBIT NO. 614-2.
DATE Aug. 25/48
FILED BY R. Turcotte

Insert full Name, Street Address and Occupation of each Party.

hereinafter called the "Vendor" of the one part

AND

TSURUKICHI URANO of R.R. No. 1 Steveston 132 William Road, in the Province of British Columbia Farmer and KIKUE URANO of the same place wife of the said Tsurukichi Urano

hereinafter called the "Purchaser" of the other part.

**WHEREAS,** the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—**ALL AND SINGULAR** that certain parcel or tract of land and premises situate, lying and being in

in the District of New Westminster and Province of British Columbia and more particularly described as ALL and SINGULAR that certain parcel or tract of land and premises situate, lying and being the South 213.25 feet of Lot Eleven (11) in the Subdivision of a portion of Section Thirty-four (34) Block Four (4) North Range Seven (7) West, according to Plan No. 710 deposited, having a frontage of 213.25 feet on No. 1 Road and extending, with uniform width, for the full depth of said Lot Eleven (11) and adjoining the South Boundary thereof and containing, by estimation 3.07 acres be the same more or less, as shown on the plan hereunto annexed and thereon outlined with red colour. And Lots Seven (7) Eight (8) Nine (9) and Ten (10) in the Subdivision of a portion of Section Thirty-four, Block Four, North Range Seven (7), West, Map 710.

C.E.P. 5 4

**TOGETHER** with all the privileges and appurtenances thereto belonging at or for the price or sum of Two Thousand ($2000.00) of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Five Hundred ($500.00) Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

the sum of $500.00 on the 15th day of August 1941 the sum of $500.00 on the 15th day of January 1942 and the sum of $500.00 on the 15th day of November 1942

**TOGETHER** with interest on the balance from time to time owing under this Agreement at the rate of Six 6% per cent. per annum, payable in like manner and on the days and times as the principal sum hereby secured

**NOW IT IS HEREBY AGREED** by the parties hereto, in the manner following, that is to say:. **THE** Purchaser **DOTH COVENANT, PROMISE AND AGREE** to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; **AND** also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from January 1st, 1941 and after that date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

**THE PURCHASER** shall during the continuance of this Agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

**IN CONSIDERATION WHEREOF,** and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor **DOTH COVENANT, PROMISE AND AGREE** to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, **ALL THAT** the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, **FREED AND DISCHARGED FROM ALL ENCUMBRANCES,** save and except

PROVIDED that in default of payment of any instalment of principal or interest as hereinbefore provided and as often as such default shall happen, at the option of the Vendor the total principal and interest shall immediately become due and payable

**AND ALSO** save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof of evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

**AND ALSO** shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

**AND** it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the time and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

**THE VENDOR** shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

**AND ALSO,** it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the whole or a part of the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

**AND IT IS HEREBY DECLARED** that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

Tsurukichi Urano and Kikue Urano,
132 William Road, Steveston, B.C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

**AND IT IS EXPRESSLY AGREED** between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places;

**AND** wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require.

In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

**AND** the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

**IN WITNESS WHEREOF,** the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Patricia M. Kennie
Barrister Solicitor
New Westminster B.C.

Signature, Address, and Occupation of Witness.

A. E. Steves

T. G. Grass

K Ozawa

## AFFIDAVIT OF WITNESS

Province of British Columbia
To Wit:

I, of the
of , 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 the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part , and that 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
in the Province of British Columbia, this
day of 19 .

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

## FOR MAKER (Including Married Woman)

I HEREBY CERTIFY that, on the 29th day of March 19 41, at New Westminster, in the Province of British Columbia, Allen Earl Steves (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as part , that he know the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and ~~Seal of Office~~, at New Westminster in the Province of British Columbia, this 29th day of March in the year of our Lord one thousand nine hundred and forty-one

Patricia M. Kennie

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

Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

## FOR ATTORNEY

I HEREBY CERTIFY that, on the day of 19 , at in the Province of British Columbia (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of to the annexed instrument as the maker thereof, that the said is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said knows the contents of said instrument, and subscribed the name of the said thereto voluntarily as the free act and deed of the said under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and

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

Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Dated March 29th 19 41

ALLEN
EARL STEVES

AND

TSURUKICHI URANO and
KIKUE URANO

# Agreement

## FOR SALE OF LAND

JACKSON PRINTING CO., NEW WESTMINSTER, B. C.

## ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that, on the day of 19 , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the of who subscribed his name to the annexed instrument as , that he is the person to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia and affixed the seal of the

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and

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

Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

| DATE PAID | | PRINCIPAL | | INTEREST | | PAID TO | |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

# This Agreement,

made in duplicate this Twenty-seventh day of September in the year of Our Lord one thousand nine hundred and forty-one

BETWEEN

ALLEN EARL STEVES of Steveston in the Province of British Columbia, Farmer

Name, Address, and Occupation of Parties

hereinafter called the "Vendor" of the one part

AND

TSURUKICHI URANO of R.R. No. 1 Steveston 132 William Road, in the Province of British Columbia Farmer and KIKUE URANO of the same place wife of the said Tsurukichi Urano

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster and Province of British Columbia and more particularly described as Lots Forty-nine (49) to Fifty-eight (58) both inclusive of Block "A" Section Thirty-four Block Four (4) North Range Seven West Map 710 and Lot Eleven (11) save and except the south 213.25 feet thereof as shown on sketch No. and outlined in red thereon of Section Thirty-four (34) Block Four (4) North Range Seven (7) West Map 710

A.E.S.
T.U.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of Twenty-three Hundred ($2300.00) Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Three Hundred ($300.00) Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:
the sum of $500.00 on the 15th day of August in each and every year until the full principal sum hereby secured shall have been paid in full the first of such payments to become due and payable on the 15th day of August 1942 together with interest on the unpaid balances from time to time at the rate of Six per centum (6%) per annum payable on the days and times and in like manner as the principal sum hereby secured. PROVIDED that the Purchaser shall have the right at any time during the life of this agreement to pay the full amount or a greater yearly payment providing that the interest is paid up to the date of such payment or payments

~~TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of per cent. per annum, payable~~

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is, to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments, including taxes for 1941, wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

PROVIDED that in default of payment of any instalment of principal or interest as hereinbefore provided and as often as such default shall happen then the total principal and interest then owing shall immediately become due and payable at the option of the Vendor

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows

Tsurukichi Urano and Kikue Urano, 132 William Road, Steveston, B.C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness Patricia M. Renning

Street Address 35-6th St.

City New Westminster B.C.

Occupation Barrister Solicitor

Allen E. Steen

K. Urano

T. Urano

## FOR ATTORNEY

**I Hereby Certify** that, on the day of , 194 at , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of ) who is personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of to the annexed instrument as the maker thereof, that the said is the same person mentioned in the said Instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said knows the contents of the said Instrument and subscribed the name of the said thereto voluntarily as the free act and deed of the said under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and forty

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

NOTE.—Where the person making acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

## FOR THE SECRETARY (OR OTHER OFFICER) OF A CORPORATION

**I Hereby Certify** that, on the day of , 194 at , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the of , and that he is the person who subscribed his name to the annexed Instrument as of the said and affixed the seal of the to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to carry on business in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and forty

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

NOTE.—Where the person making acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

# AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA
TO WIT:

I, , of the
of , 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 the part thereto, for the purposes named therein.
2. The said Instrument was executed at
3. I know the said part , and that 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
in the Province of British Columbia, this
day of , 194

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

Dated September 27th 194 1

ALLEN EARL STEVES

AND

TSURUKICHI URANO and KIKUE URANO

# Agreement
## FOR SALE OF LAND

Burr Office Supplies & Blue Printing Co. Ltd.

## FOR MAKER (INCLUDING MARRIED WOMEN)

**I Hereby Certify** that, on the 27th day of September 194 1, at New Westminster, in the Province of British Columbia, ~~(whose identity has been proved by the evidence on oath of~~ Allen Earl Steves ~~, who is)~~ personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as part , that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and ~~Seal of Office~~, at New Westminster in the Province of British Columbia, this 27th day of September in the year of our Lord one thousand nine hundred and forty-one

Patricia M. Rennie

~~A Notary Public in and for the Province of British Columbia.~~
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

| DATE PAID | PRINCIPAL | INTEREST | PAID TO |
|---|---|---|---|
| | | | |

# This Indenture

made the fourth (4th) day of January in the year of our Lord one thousand nine hundred and forty-one

IN PURSUANCE OF THE "LEASEHOLDS ACT"

BETWEEN Edith Alice Steeves (Spinster) of Steveston in the Municipality of Richmond, in the Province of British Columbia.

State Full Name Address and Occupation

EXHIBIT No. 614-3
DATE Aug. 25/48
FILLED BY L. S. Turcotte

hereinafter called the Lessor of the FIRST PART;

AND

Tsurukichi Urano, Farmer, of Steveston in the Municipality and Province aforesaid.

State Full Name Address and Occupation

hereinafter called the Lessee of the SECOND PART;

WITNESSETH, that in consideration of the yearly rents, covenants and conditions hereinafter respectively reserved and contained, the said Lessor doth demise and lease unto the said Lessee , ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond in the District of New Westminster, in the Province of British Columbia. Being portions of section thirty-five (35) Block four (4) North, Range seven (7) West. Lulu Island. The said parcel or tract of land being more particularly described as follows: The East one half (½) of Lot Forty-nine (49), and the East three-fourths (¾) of Lot Fifty (50), and the East three-fourths (¾) of Lot Fifty-one (51). The said East three-fourths (¾) of said Lots 50 and 51, are thirty (30) rods from East to West. Containing in all nine and one half (9½) acres more or less.

From the First (1st) day of January one thousand nine hundred and forty-one.

for the term of Five (5) years next ensuing

YIELDING AND PAYING therefor to the said Lessor , the clear yearly rent or sum of One hundred and fifty ($150.00) Dollars of lawful money of Canada, payable on the following days and times, that is to say: The sum of Seventy dollars ($70.00) on the fifteenth (15th) day of January, 1941, and Eighty dollars ($80.00) on the first (1st) day of October, 1941. Seventy dollars ($70.00) on the fifteenth (15th) day of January, 1942, and Eighty dollars ($80.00) on the first (1st) day of October, 1942

Seventy dollars ($70.00) on the fifteenth (15th) day of January, 1943, and Eighty dollars ($80.00) on the first (1st) day of October, 1943.
Seventy dollars ($70.00) on the fifteenth (15th) day of January, 1944, and Eighty dollars, ($80.00) on the first (1st) day of October, 1944.
Seventy dollars ($70.00) on the fifteenth (15th) day of January, 1945, and Eighty dollars ($80.00) on the first (1st) day of October, 1945

AND the said Lessee COVENANT with the said Lessor to pay rent, a~~nd to pay taxes~~, and to repair (reasonable wear and tear, and damage by ~~fire and~~ tempest excepted). AND that the said Lessor may enter and view state of repair;

AND that the said Lessee will repair according to notice (reasonable wear and tear, and damage by ~~fire and~~ tempest excepted).

AND will not assign or sub-let without leave;

AND will not carry on any business that shall be deemed a nuisance on the said premises;

AND that he will leave the premises in good repair (reasonable wear and tear, and damage by ~~fire and~~ tempest excepted).

And will keep all ditches well cleaned out.

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or if the said Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, THE then current ~~quarter's~~ years rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

~~AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned down, or damaged by fire, so as to render the same unfit for the purpose of the said Lessee , then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof according to the nature and extent of the injury sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been rebuilt or made fit for the purpose of the said Lessee~~

The said Lessee may remove any buildings that he has erected or may erect at his own expense, on said land, provided always, that he has paid his rent in full for the whole of said term of years.

PROVISO for re-entry by the said Lessor on non-payment of rent, whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

THE said LESSOR COVENANT with the said LESSEE for quiet enjoyment.

THIS INDENTURE shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

WHEREVER the singular and 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, the day and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE LESSOR IN THE PRESENCE OF

Edith Alice Steves

State Full Name Address and Occupation of Witness

Mary Alice Steves

SIGNED, SEALED AND DELIVERED
BY THE LESSEE IN THE PRESENCE OF

P. G. Grasco

State Full Name Address and Occupation of Witness

Mary Alice Steves

---

For Maker

I HEREBY CERTIFY that on the day of 19
at in the of
(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared before me and acknowledged
to me that the person mentioned in the annexed instrument as the maker thereof, and whose
name subscribed thereto as part and that he know the contents thereof, and that he executed
the same voluntarily, and of the full age of twenty-one years.

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

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

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

**Declaration of Witness**

I,
of the of 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 the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part , and that 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
in the Province of British Columbia, this
day of 19

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

Dated January 4 1941

Edith Alice Steeves

TO

J. Urano

# 05210

# Lease Form

R.C.L. Form No. 41-A

ROSE, COWAN & LATTA LTD. ◆ LEGAL FORM PRINTERS
VANCOUVER, B. C.

---

**For Attorney**

I HEREBY CERTIFY that on the day of 19
at in the of
(whose identity has been proven by the evidence on oath
of who is) personally known to me, appeared before me
and acknowledged to me that he is the person who subscribed the name of
to the annexed instrument as the maker thereof, that the said
is the same person mentioned in the said Instrument as
the maker thereof, and is still alive to the best of his belief, and that he, the said
knows the contents of the said Instrument and subscribed the name of the said
thereto voluntarily as the free act and deed of the said
under authority of a power of attorney which has not been revoked.

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

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

---

**For the Secretary or other Officer of a Corporation**

I HEREBY CERTIFY that on the day of 19 , at
in the of
(whose identity has been proved by the
evidence on the oath of who is) personally known to me, appeared before
me and acknowledged to me that he is the of
and that he is the person who subscribed his name to the
annexed Instrument, as of the said and affixed the seal
of the to the said Instrument, that he was first duly authorized
to subscribe his name as aforesaid, and to affix the said seal to the said Instrument, and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

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

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

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE No. 5956/5902

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

24th November, 1947.

Messrs. Ritchie & Huckvale,
Acadia Building,
612 Third Ave., S.,
Lethbridge, Alta.

Dear Sirs,

Turcotte

RE: Tsurukichi URANO
Regn. No. 05210

We beg to acknowledge receipt of your communications of the 20th inst. addressed to The Commissioner, and referred to this office for answer.

For your information please, the property leased by the above-mentioned Japanese from Miss Edith Alice STEEVES, was sold by this office as "Catalogue No. 874".

His interest in the premises erected thereon by himself was acknowledged by Miss Steeves, and upon sale this building was appraised by order of this office and the amount of appraisal was deducted from the proceeds of sale and credited to Urano.

All particulars in regard to the sale and the funds credited to Urano in consequence, were forwarded to Mr. and Mrs. Urano by this office on 19th March, 1946.

On 5th May, 1947, a cheque in the amount of $273.23, being net proceeds derived from the sale of the aforementioned building, plus balance of account derived from other sources, was forwarded to Urano. This cheque was returned without comment to this office and re-deposited to his credit.

Trusting that the above information will be of service to you.

Yours truly,

J. Cuming
OFFICE OF THE CUSTODIAN.

JC/..

EXHIBIT No. 614-4
DATE Aug. 25/48
FILED BY R. S. Turcotte

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. 5956

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

16th June, 1948.

Messrs. Ritchie & Huckvale,
Acadia Building,
612 - 3rd Ave., S.,
LETHBRIDGE, ALTA.

Dear Sirs:

RE: Tsurukichi URANO
Regn No 05210

With reference to your letter of 20th Nov., 1947 and our answer under date of 24th Nov., 1947.

At date of our above-mentioned letter the file of T. Urano had not been summarized, and on the basis of correspondence indulged in by a former member of the Custodian staff it was considered by the under-signed that an amount of $200.00 had in fact been credited to Urano in compensation for buildings erected by him on property owned by Miss Edith A. Steeves, the legal description of which being as follows:

E½ Lot 49, E¾ Lot 50, E¾ Lot 51, Sec 35
B4N/7W, Mun. of Richmond, Dist. New West'r., BC.

Review of the file for purposes of an Administrative Summary has proven the above contention to be incorrect, and the previous correspondence referred to was an attempt only by the Custodian to force Miss Steeves to recompense Urano for the structures erected by him. How or from where the amount of $200. as valuation of the buildings was obtained is not clear on file, and presumably was an arbitrary figure decided upon as a basis for settlement.

On approaching the Veterans' Land Act, the undersigned was advised that the VLA in their valuation of the structures had set a figure of $155.00 for same, however, when that body purchased the land from Miss Steeves they did not allow her any compensation for same due to the condition of the buildings. Although Miss Steeves did not derive any financial benefit from Urano's buildings, it was decided by this office that she be approached with a view of obtaining the amount of the VLA valuation. This has now been done, and we are pleased to announce that a cheque in the amount of $155.00 was received this morning. This amount has been placed to Urano's credit.

It is regretted that due to the Administrative Summary not having been completed at date of your query incorrect information was provided you, and trust that the facts above presented will suffice for your preparation and presentation of Urano's claim.

Yours truly,

J. Cuming
OFFICE OF THE CUSTODIAN.

JC/..
c.c. T. Urano
Box 17, Coaldale, Alta.

Urano, Tsurukichi
(Claimant's Name)

**PERSONAL CHATTELS**

05210
Reg. No.

| Description of Major Items (and particularly of goods lost, stolen or destroyed) | Approximate Date Purchase | New or Used When Purchased | Price Paid | Condition when Evacuated | Estimated value at Date of Evacuation |
|---|---|---|---|---|---|
| Federal Truck | June 1938 | New | $1875.00 | good | $1200.00 |
| Truck Body | 1938 | New | 300.00 | good | |
| Seeding Machine | | | | | 25.00 |
| Tools | | | | | 61.75 |
| Crates, boxes, sacks | | | | | 29.02 |
| Bed, chairs, sewing maching motor, stove, vase | | | | | 57.00 |
| Sprayers, Insect killer, lime | | | | | 24.50 |
| | | | | | $1397.27 |
| | | | Sold by Custodian | | 700.00 |
| | | | | | $697.27 |

Description of Storage of Goods:

Truck left at Roman Catholic Church at Steveston. Balance of goods left in house on rented place except boxes which were stored in barn.

EXHIBIT No. 614-5
DATE Aug. 25/48
FILLED BY L. S. Turcotte

General Statement as to Chattels not Described above:

Additional Comments, if any: Accordingto information received my truck was sold on April 18th, 1944. A detailed list of the small chattels was attached to my J. P. Form.

T. Urano
Signature

EXHIBIT No. 614 - 6

DATE Aug. 25/48

FILED BY G. E. A. Rice

COULTHARD, SUTHERLAND & CO. LTD.,
Estate and Insurance Agents
Car Financing

609 Columbia Street,
New Westminster, B. C.

April 26, 1944.

Catalogue #874
File #5956

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

Dear Sir-

Re Lots 7 to 11, 49 to 58, Block A,
Sec. 32, B4N/7W, Map 710, Steveston Townsite

This property consists of 15 lots of various sizes making a total of 18.37 acres. This property is fenced and in pasture and of an irregular shape and ajoins Mr. A. Steves' place on the South side, being on the West side of No. 1 Road North of Steveston. We would suggest that this parcel be put back into acreage. There are no improvements of any value.

VALUATION: $2755.50

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

"F. H. Coulthard"

F. H. Coulthard.

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

Oct. 1, 1948

C. McGlughan

EXHIBIT No. 614 - 7
DATE Aug. 25/48
FILED BY
G. E. A. Rice

REAL PROPERTY CLAIM 19th June 1948.

CLAIMANT Tsurukichi URANO Regn. No. 05210
(Claiming also on his wife's behalf (Kikuye URANO file 5902) she having joint interest in the properties)

PROPERTY SUBJECT OF CLAIM (1) Lots 7 to 11 incl. & Lots 49 to 58 incl., Blk "A" (CAT. #874) Sec. 34, B4N/7W, Map 710, Mun, of Richmond, D. N. W. (No. 1 Rd., north of Steveston Highway, Steveston, BC)

EST. VALUE AS PER CLAIM: Land & bldgs. $5500.
Cstdn cr 3200. (Correct gross)
ALLEGED LOSS $2300.

(2) While no claim has been entered by Urano on buildings erected by him on leased property, the information is provided in case of an amended claim.

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

REFERENCES HISTORY
(1) Lots 7-11, 49-58

JP Urano's JP decl. d/25 Apr. 42 notes Lot 11 as above quoted was not owned in ~~in~~ entirely by him, being only the S.213125 ft. thereof. Richmond Municipality in their letter of 21 Oct 42 notes that no record of approval by that body had been granted to subdivide same. (RP. 4)

RP. 1 Mather's report of 3 June 42 notes this property as being vacant land consisting of approx. 13.107 ac. 3.107 ac in strawberries, the balance unsown at date of report.

RP. 2 The above land was under Agreement for Sale (unregistered) and the balance of principal and interest due at date of sale amounted to $2922.05.

RP. 3 C 6f E d/14 Nov. 44 #55244 notes Vesting in the Custodian, registered Dyking charge and title in the name of Allen Earl STEVES.

RP. 4 While the file does not provide copies of tax assessments in order that the assessed value might be quoted, a letter from the Municipality involved and a Cstdn requisition form note that taxes for 1942 totalled $87.07

RP. 5 Copy of letter to Mather from H. G. Johnston (attorney) d/27 May 42 notes Lot 7-11 purchased by Urano for $2000. Lots 49-58 $2300. Total $4300.

RP. 6 Appraised by Coulthard, Sutherland & Co. 26 Apr. 44 $2755.50

RP. 7 Sold to VLA as at 25 Aug. 44 $3200. (No other offers received)

RP. 8 Approval of Advisory Committee 7 Sep. 44.

xxxxxxxxxxxxxxxxxxxxxxxxxx

RP. 9 Memo to Mr. Shears d/10 June 48 and letter to Messrs. Ritchie & Huckvale d/16 Jun 48 herewith. It is considered that all pertinent information is contained therein.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Oct. 1, 1948 W. E. McGlughan

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5956 EXHIBIT No. _____

NAME Tsurukichi URANO (MRS. URANO DECLARED HERSELF TO BE WITHOUT PROPERTY EITHER REAL OR PERS.) REG. No. 05210

DATE
DECLARATION 25 Apr 42
EVACUATION 13 May 42

INVENTORY
TAKEN BY _____
DATE _____

| DETAILS OF CLAIM | | SALES: AUCTION | SALES: TENDER &c | SOLD WITH REAL PROP. | DECL. NOT FOUND |
|---|---|---|---|---|---|
| Federal Truck 1938 model(15) | 1200 | 750 | | | |
| Seeding machine | 25 | | | | |
| 4 Potato forks | 4 | | | | 4 |
| 4 (2 new) Manure forks | 7 | | | | 7 |
| 23 Garden hoes | 22 | | | | 13. ~~22~~ |
| 40 small "OneHand" hoes | 10 | | | | ~~10~~ 8.5 |
| 10 small All-Metal forks | 5 | | | | |
| 3 Shovels | 3 50 | | | | ~~2x30~~ |
| 1 (New) Double-axe | 2 50 | | | | 2 50 |
| 5 Hammers (Box, Carpenter, Wedge) | 4 | | | | 4 |
| 3 Rakes | 3 75 | | | | 3 75 |
| 18 Lettuce crates (new) | 3 42 | | | | 3 42 |
| 18 doz Apple Boxes (used) | 10 80 | | | | 10 80 |
| 13 doz Grape boxes (used) | 5 20 | | | | 5 20 |
| 4 doz Pear Boxes (used) | 1 20 | | | | 1 20 |
| 120 Onion sacks | 2 40 | | | | |
| 100 Jute sacks | 6 | | | | |
| 1 Baby bed | 5 | | | | 5 |
| 4 Chairs | 3 | | | | 3 |
| Singer Sewing Machine motor | 30 | | | | 30 |
| 1 kitchen stove | 15 | | | | 15 |
| 2 vase | 4 | | | | |
| 2 2 3/4 gal Sprayers | 8 | | | | |
| 150# Go West Insect Killer | 12 | | | | 12 |
| 15-50 lbs Lime | 4 50 | | | | |
| | 1397 27 | 750 | | | 128 37 |

1 plough, disc, 2 wheelbarrows loaned to E.H. Herbert, Steveston, BC

1 potato plough and cultivator loaned to Peter Lysack, Steveston, BC

1 scale & seeding machine loaned to Mr. Rekis, Steveston,BC

3 shovels, 6 hoes, 1 water hose loaned to Miss Edith Steeves, Steveston,BC.

Farm implements and furniture as per att. list in owner's possession at 132 Williams Rd, Steveston, BC

| | |
|---|---|
| 4 Potato hooks | 4. |
| 4 manure forks | 7. |
| 25 Hoes 8# | 25. |
| 40 Hoes 2" | 10. |
| 10 Hoes (small) | 2.50 |
| 3 shovels | 3.50 |
| 2 double axes | 5. |
| 5 Hammers | 4. |
| 3 Rakes | 3.75 |
| 18 doz Lettuce crates | 10.80 |
| 18 doz Apple bxs | 10. |
| 13 doz Grape bxs | 5.20 |
| 4 doz Pear bxs | 1.20 |

The above...left in barn ...132 Williams Rd in the care of Mr. E. Herbert, Steveston, BC

3 beds and springs
1 gramaphone & records
1 baby cot
1 stove
4 chairs
1 motor for Singer Sewing machine

The above...left in... 132 Williams Rd...and house boarded up.

150 lbs Go West (a poison for weevils) to be left at 132 Williams Rd.

Mr. E.H. Herbert, Williams Rd., Steveston, BC will look after all articles that are left in house and barn at 132 Williams Rd., Steveston BC

ANAL

Vehicle est. value as per claim

Chattels est. value as per claim
do
do
do

No. 5956 EXHIBIT No. _____ CASE No. _____

No. 05210 VENUE _____

| SALES | | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANY TIME | ABANDONED | NOT ACCOUNTED FOR THEFT &C | ~~[illegible]~~ Shipped | LOANED BY URANO | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| TION | TENDER &c | | | | | | | | |
| 50 | | | | | | | | | Appraised value $284.85 |
| | | | | | | | * | 25 | |
| | | | 4 | | | | | | |
| | | | 7 | | | | | | |
| | | | 13. 22 | | | | 9 | | |
| | | | 10 8.50 (34) | | | | | 1 50 (6) | |
| | | | | 5 | | | | | |
| | | | 2x30 | | | | 1 20 | 2 30 | |
| | | | 2 50 | | | | | | |
| | | | 4 | | | | | | |
| | | | 3 75 | | | | | | |
| | | | 3 42 | | | | | | |
| | | | 10 80 | | | | | | |
| | | | 5 20 | | | | | | |
| | | | 1 20 | | | | | | |
| | | | | 2 40 | | | | | |
| | | | | 6 | | | | | |
| | | | 5 | | | | | | |
| | | | 3 | | | | | | |
| | | | 30 | | | | | | |
| | | | 15 | | | | | | |
| | | | | 4 | | | | | |
| | | | | 8 | | | | | |
| | | | 12 | | | | | | |
| | | | | 4 50 | | | | | |
| 50 | | | 128 37 | 29 90 | | | 10 20 | 28 80 | |

ANALYSIS

| | | | |
|---|---|---|---|
| Vehicle est. value as per claim | 1200 | Sold auction | 750 |
| Chattels est. value as per claim | 128 37 | Declared, not found | |
| do | 29 90 | No record at anytime | |
| do | 10 20 | Shipped | |
| do | 28 80 | Leaned by Claimant | |
| | 1397 27 | | |

EXHIBIT No. 614-8
DATE Aug 25/48
FILED BY [illegible]

EXHIBIT No. 614 p 9
DATE Aug. 25/48
FILED BY G. E. A. Rice

USED CAR APPRAISAL RECORD

Name Federal-Truck
Address

| | | | |
|---|---|---|---|
| Paint | ✓ | $ | Make |
| Tires | ✓ | $ | "Federal" |
| Body & Fenders | ✓ | $ 50.00 | |
| Glass | | $ | Body Style |
| Top Nicelling | | $ | "open base" |
| Radiator "replace" | | $ 80.85 | |
| Running Boards | ✓ | $ | Year |
| Mats & Kick Pads | ✓ | $ | "1937 |
| Upholstery | ✓ | $ | 2 ton |
| Hardware | ✓ | $ | mod 15F" |
| Motor Expense "New Block" | | $420.00 | License |
| ~~Transmission~~ "Head" | | $ 45.80 | |
| ~~Rear Axle~~ "labor" | | $ 70.00 | |
| Universal Joints | ✓ | $ | Serial |
| Clutch | ✓ | $ | "92955 |
| Steering | ✓ | $ | |
| Brakes | ✓ | $ | Mileage |
| Tighten Up | ✓ | $ | |
| Muffler | ✓ | $ | "32464" |
| ~~Sundries~~ "1 bat." | | $ 14.50 | |
| Wash & Clean Motor | | $ ~~2.50~~ | Remarks |
| Clean Interior | | $ ~~2.00~~ | "Mot. # |
| Oil & Grease, Change) | | | 581764" |
| Oil & Check Over ) | | $ ~~4.50~~ | |
| Total | | $ | |

Mod. interested in

| | | |
|---|---|---|
| | Selling Price | $ 966.00 |
| Salesman | Less Repairs | 681.15 |
| Date | Allowance | $ 284.85 |

Appraised by
For immediate acceptance only.

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

Oct. 1, 1948

C. McLughan

Attached to 614 - 9

Invoice

1200 West Georgia Street

McDERMOTT MOTORS LIMITED

Vancouver, B. C. March 28, 1944.

Invoice No. 59287

Office of the Custodian of Enemy Alien Property,
675 West Hastings St.,
CITY.

Attention Mr. Green

| Quantity | Part No. | Description | List Price | Extension | Total |
|---|---|---|---|---|---|
| | | To appraisal of Federal Truck | | | $ 3.00 |

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

Oct. 1, 1948

M C McLaughlan

EXHIBIT No. 614 - 10

DATE Aug. 25/48

FILED BY

G. E. A. Rice

Lethbridge, Alberta.

I, Tsurukichi URANO, Japanese Registration number 05210, Parole Certificate number 151008, hereby declare that I am the owner of a 1937 Model 15, 1½ Ton Federal truck, which I transferred to the Franciscan Friars of Atonement, on or about the 15th of January, 1942, in the Town of Steveston, B. C. ; requesting them to hold this truck until such time as he should be able to take possession of it again.

AND I further declare that this understanding was made verbally with the Franciscan Friars, and that no documents exchanged hands.

AND I further declare that I am now in need of funds for my personal use, and request the Custodian to sell this truck to the Franciscan Friars, and to credit the proceeds to my account with the Custodian.

This declaration has been read over to me in English and Japansese, and I certify that I understand its contents.

"T. Urano"
TsurukichiURANO, #05210

DATED January 20, 1944.

WITNESS "S. Takoda"

WITNESS _____

I, Sotogiro TAKADA, #05645, of Coaldale, Alberta, Beet Labourer, in the Province of Alberta, make oath and say:

(1) That I was personally present and did see Tsurukichi URANO, #05210, named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.

(2) That the same was executed in Lethbridge, in the Province of Alberta, and that I am the subscribing witness thereto.

(3) That I, Sotogiro TAKADA, #05645, know the said Tsurukichi URANO, #05210, and he is in my belief of the full age of twenty-one years.

SWORN to at Lethbridge,
in the Province of Alberta,
this 20th day of January,
A. D. 1944.

"S. Takada"

Before me
"R. S. Beattie"
My commission expires December 31, 1945
A NOTARY PUBLIC IN AND FOR THE PROVINCE OF ALBERTA.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Oct. 1, 1948

R. C. McCaughan

EXHIBIT No. 614 - 11

DATE Aug. 25/48

FILED BY G. E. A. Rice

NAME: URANO, Tsurukichi

REGISTRATION No. 05210 FILE NO. 5956

The following chattels were sold by public auction at 992 Powell, Vancouver, B. C. on April 18, 1944

| | |
|---|---|
| Federal truck 1½ Ton | $750.00 |

| | | | |
|---|---|---|---|
| Total | | | $ 750.00 |
| Less Expenses: | (Auctioneer's Fee: | $75.00 | |
| | (Advertising: | 9.97 | $ 86.32 |
| | (Moving; | 1.35 | |
| Net Proceeds Credited: | | | $ 663.68 |

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 17

Remarks:

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

Oct. 1, 1948

C. McLaughlan

Attached to 614 0 12

CANADIAN PACIFIC RAILWAY COMPANY

Bill of Lading

RECEIVED, subject to the classifications and tariffs in effect on the date of the receipt by the carrier of the property described in the Original Bill of Lading, of Vancouver, B. C. 5 Feby. 44
from B. C. Security Commission

The Rate of Freight from "Custodian File #5956"

Consigned to "T. Urano #05210 c/o P. Janzen Box 98
Destination "Coaldale" Province of "Alta"

| No. Packages | Description of Articles and Special Marks | Weight | Class or Rate | Check Column |
|---|---|---|---|---|
| 7 | Boxes Effects | | | |
| 2 | Ctsn. " | | | |
| 1 | Basket " | | | |
| 1 | Bdle. Garden Hoes (9) | 1195 | | |
| 1 | " Shovel & Axe | Steveston Trucking | 2.00 | |
| 1 | Hand Seeder | Locating & Packing | 4.10 2.80 | |
| 3 | Bdls. Bed Ends | Richmond Transfer | 30.85 | |
| 3 | Bed Springs | C.P.R. Fgt. | 39.75 | |
| 1 | Bdle. Bedsides (6) | | | 4.10 |
| 1 | Bdle. Quilts (2) | | | 2.00 |
| 2 | Brown Crocks | | | 2.80 |
| 2 | Tin Pails | | | |
| 1 | Crated Gramophone | | | |
| 1 | Ctn. Effects | | | |
| 2 | Tins " | | | |

should the Steveston Truck scale & pack C.P.R. fgt.

If Charges are to be prepaid, write or stamp here, "To be Prepaid."
"Prepaid BCSC"
"MDM"

Received $.....
to apply in prepayment of the charges on the property described thereon.
.....
Agent or Cashier
Per.....

Charges Advanced:
Aug. 1, 1947
$.....

B. C. Security Commission Shipper. "V. E. Smith" Agent

Per "M. D. MacDonald" Per "Brady"

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

Oct. 1, 1948

C. McClughan

EXHIBIT No. 614 - 12
DATE Aug. 25/48
FILED BY G. E. A. Rice

"Custodian"

BRITISH COLUMBIA SECURTIY COMMISSION

CUSTODIAN REALEASE FORM

Address c/o P. Janzen, Date Oct. 16/43

P. O. Box 98, Coaldale

TO: The Secretary of State, acting in his capacity as Custodian, Vancouver, B. C.

I, Turutuchi URANO, Police Registration No. 05210 hereby request you to release to me the under-noted property stored at I. B. Steeves, Steveston, B. C. in possession of I. B. Steeves, Steveston, B. C. and I release you from any claim whatsoever with respect to such property.

Description of Property:

As per back of page

| | |
|---|---|
| Original Address | Williams Rd., Steveston, B. C. |
| Date Evacuated to Vancouver | May 19, 1942. |
| Date Evacuated to Present Address | May 21, 1942 |
| Number in Family - 12 years and over | 4 |
| Number in Family - 5 to 11 years old | 1 |
| Number in Family - under 5 | 1 |
| TOTAL NUMBER IN FAMILY | 6 |

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____ "TSURUKICHI URANO"
Claimant Signs Here

Received $10.00 Nov. 17/43
Deposited to Receiver General Nov. 18/43

Vancouver, B. C. November 26th, 1943.

C. C. Robinson, Esq.,
P. O. Box 635, Steveston, B. C.

Custodian of Alien Property,
506 Royal Bank Bldg., Vancouver, B. C.

O.K. to ship goods in the usual way via Richmond Transfer and C.P.R. Freight, the freight charges prepaid to our account at Vancouver. All charges at Steveston must be received the day after shipment. Truck should not be taken to the house until goods are located.

BRITISH COLUMBIA SECURITY COMMISSION

Per "C. W. Fisher"

C. W. Fisher, Transportation.

CWF:FF

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

Oct. 1, 1948

C. McLaughlin

Two Japanese baskets (one light yellow, one brownish orange containing clothing).
Its around 30" long.
One Big Wooden box containing sheets and pillows
Two Japanese brown jars (vase shaped) containing china
One Cannery Box containing china, tin can, one square, one round both containing china.
One jar (1 gal. cream jar) containing food, 1 box soap in a canery box
One celery box containing cooking utensils
5 doz. fruit jars
One tin square can containing seeds
Two vase like jars of a cream color.
2 brown jars with lines in them, used for grinding things
Two blankets (1 thick, 1 thin)
Color 1 is square, black, and has squares all over patterns, with one side a strip of different cloth (made of silk). The other is white one side and other side in stripes (made of cotton) It is thin
One saw under the beds.
Three beds, one with a flower in the middle of the plate. The other two have the same design, in the middle of the plate. They are all folded. Three springs, one spring with cables and 3 rows of coils is on top of another spring on the bed. Two leaning on the wall. One with cable with 2 rows of coils the other is just cable.
One gramaphone (big) all records.
Two suitcases, one black other blue and 1 paper box.
Two suitcases, one black other blue and 1 paper box.
One celery box containing wooden trays and very large dishes

The following below are found in Williams Rd. Steveston B. C. Possession of I. B. Steeves
On ceiling (attic) on top of stove - 1 double axe.
two small forks (handles yellow and purple)
12 hoes
one new shovel
Seeding machine with handle cultivators inclusive. They are all found in the attic.
One boiler in the East north room.

The following are found in the large room on the Southwest side between the walls. There is the narrow opening on the left side of the windows. the utensils are at the end of the rope if you pull the rope. Forks knives and spoons. Three cooking knives, 2 Japanese stones for sharpening knives, 1 big Japanese axe (like a knife.) Japanese scythes (They are small knives with small handles)
School books, fountains etc., in the North east room.

There are countless other things which I have not mentioned in the list which are in the same box, baskets or can. Please do not leave anything out of the can or box. Please send ~~send~~ the Japanese baskets as it is. (Tie a rope around the basket)