Name of Claimant HIROSE, Toku

Case 669

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		
		1100.	110.	110. 12.50	197.							134.28 190.00 232.50

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

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

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
276.00	62.00	18.60	22.46%	275.00	61.76			80.36

TOTAL RECOMMENDATION	637.14

1540

Commission

JAPANESE PROPERTY CLAIMS COMMISSION

Vancouver, B.C.

September 27, 1949.

CASE NO. 669

IN THE MATTER OF THE CLAIM OF

MRS. TAKU HIROSE

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA, 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10 Vancouver, B.C.

September 27, 1949.

CASE NO. 669

IN THE MATTER OF THE CLAIM OF

MRS. TAKU HIROSE

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.T.B. BRAIDWOOD, Esq., appearing for the Dominion Government.

A. G. VIRTUE, Esq., appearing for the Claimant.

A. WATSON, Esq., Secretary.

D. F. CHRISTIAN, Esq., Official Reporter

THE COMMISSIONER: In this claim I will allow an additional $300. It was sold at $1100. This is the place that Mr. Colthard sais was in poor shape--no,

30 the first inspection said it was in poor shape.

MR. VIRTUE: But, on the other hand, that was remodelled in 1941.

THE COMMISSIONER: He may say it was remodelled, but there is nothing to indicate from its appearance it had been touched for years. I will recommend a payment of an additional $300. in his case.

MR. BRAIDWOOD: He is already getting $232.50. Is the $300. on top of that?

THE COMMISSIONER: That is in addition to the previous recommendation.

MR. BRAIDWOOD: He gets $110. and $110. and $12.50?

THE COMMISSIONER: $122.50 he got?

MR. BRAIDWOOD: Plus this (Indicating), the 10% award. Apparently it was a double commission. So he will start out with $232.50.

THE COMMISSIONER: That does not seem right. I cannot understand his having been charged double commission.

MR. BRAIDWOOD: I can't myself.

THE COMMISSIONER: Under the over-all award he would get 10% plus what he had paid for commissions?

MR. BRAIDWOOD: That's right.

THE COMMISSIONER: So that my recommendation now will be he gets $300. in addition.

MR. VIRTUE: In addition to the $122.50?

THE COMMISSIONER: Yes.

MR. BRAIDWOOD: That would make $422.50, do you agree?

MR. VIRTUE: Yes.

I hereby certify the foregoing to be a true and accurate report of the said proceedings.

Deputy Official Stenographer

CASE NO. 669.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

September 15th, 1948.

IN THE MATTER OF THE CLAIM OF

TOKU HIROSE.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 669.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

PROPERTY CLAIMS COMMISSION

JAPANESE

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10 Lethbridge, Alberta,

September 15th, 1948.

IN THE MATTER OF THE CLAIM OF

TOKU HIROSE.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
MRS. LUCIE HANDFORD,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 669, Toku Hirose.

TOKU HIROSE, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Now, Mrs. Hirose, you are the wife of Tanegiro Hirose, the man who just appeared here and gave evidence, are you not?

A Yes.

10 Q And before you were evacuated and ever since you have lived for many years as husband and wife?

A Yes.

Q She seems cheerful about it. That is unusual. Now you lived in the same place in Steveston?

A Yes.

Q In the building that was occupied as a shoemaking establishment with a residence in the rear?

A Yes.

Q And the land was in your name?

20 A Yes.

Q And the furniture and household furnishings, and so on, they were in your name?

A Yes.

Q But the shoemaking equipment as between the two of you was regarded as being your husband's?

A Yes.

Q So your husband has made a claim for property loss from the Government for his shoemaking equipment, and you have made a claim for the

30 land and for the personal equipment?

A Y es.

Q I am showing you a form called a summary of evidence (indicating), and this form shows your land? A: Yes.

Q And the improvements on your land?

A Yes.

Q And the buildings?

A Yes.

Q And it also shows Lot "A" an acre and a half that

10 you owned?

A Yes.

Q And the improvements on that?

A Yes.

Q And the barn on it? A: Yes.

Q And then you had a building on some land owned by the Steveston Farmers Co-Operative Association?

A Yes.

Q It shows that, too? A: Yes.

Q And then it shows your personal property such

20 as your furniture and odds and ends and things of that sort. I don't want you to give a long harangue, but that is the form showing that, is it? A: Yes.

Q And did you sign your name there (indicating)?

A Y-es.

Q That is your signature?

A Yes, that is me.

Q Now this form was prepared by you with the help of an Interpreter in my office?

30 A Yes.

Q Are the statements of land and improvements and buildings and personal property in this claim true statements?

A Yes.

Q Arethe values you have placed on your land and improvements and buildings and your personal property fair values?

A Yes.

MR. VIRTUE: I will offer that as the first exhibit.

10 (SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: Now before you were evacuated, you went to the Registration Office on the 2nd of April, 1942?

A Yes.

Q And did you sign that form?

A Yes.

Q That is your signature inJapanese?

A Yes, that is my signature in Japanese.

Q And in this form you showed that you owned farm

20 implements and then you showed the shoe making equipment and you showed that as your own property at that time?

A Yes.

Q That was because you and your husband were working together, living together, and you filled out the form?

A Yes.

MR. VIRTUE: I will offer that as an Exhibit.

(J.P. FORM MARKED EXHIBIT NO. 2).

30 MR. RICE: What date is that?

THE SECRETARY: The 2nd of April, 1942.

MR. VIRTUE: Then on the 29th of September, 1943?

A Yes.

Q Who signed that (indicating)? Look at the signature? Do you know who signed that?

A It isn't my signature.

Q It isn't your signature? A : Perhaps it is my husband's.

Q Well I think it was signed by one of your sons,
10 wasn't it? That was your boy, Tazo, who signed that for you? A: Yes.

Q And in this form you show some more equipment such as your cooking range, your cooking utensils, your refrigerator, and your showcases and so on?

A Yes.

(J.P. FORM MARKED EXHIBIT NO. 3).

MR. VIRTUE: I would ask my learned friend if he would show me a photograph from the Custodian's file of the property in question.

20 MR. RICE: Yes.

(Photograph to Mr. Virtue).

MR. VIRTUE: Thank you.

Q Now would you look at that picture (indicating). Just look carefully at the picture.

A Yes.

Q The one in the middle is your store?

A Yes, the middle one is my store.

Q The middle one is your store?

A Yes.

30 Q At 84 Moncton Street? A: Yes.

Q Except was it boarded up like that? Was the window boarded up when you left?

A Another one of them there was a candy store.

Q Just listen to the question. I asked you if the window was boarded up when you left there. Tell her that is a very simple question. Was the window boarded up like that when she was evacuated? That is all she has to answer now.

A Yes, it was boarded up.

10 Q When you were evacuated, was it boarded up?

A Yes, when we were evacuated we boarded the place up.

Q Oh, when you were evacuated you boardedthe place up? A: Yes.

Q But before you were evacuated the window was a glass window without any boards over it?

A No, it was not boarded up before we evacuated. We had glass windows.

Q You had glass windows? A: Yes.

20 Q Now just tell her to answer the questions. I will try to cover it all if she will just answer the questions. I understand that half of the front of the store was used for the shoe making establishment and the other half was an ice cream parlour and confectionery?

A Yes, my son had charge of the ice cream parlour.

Q Well was the ice cream business then operated for the family? A: Yes.

MR. VIRTUE: I will offer that as the next exhibit.

30 (PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. VIRTUE: The centre picture is the one that we were talking about, your Honour.

THE SUB-COMMISSIONER: Yes.

MR. VIRTUE: Q: Was that a good business location? Was that a good place for business?

A Yes, nice.

Q Now in addition to the property, the store property at 84 Moncton Street, you had an acre and a half, Lot "A" of Section 4?

10 A Yes.

Q And was it there that you had the farming machinery? A: Yes.

Q And then besides that you had a building that was sitting on some land owned by the Steveston Farmers Co-Operative Association?

A Yes.

Q You had two barns there, is that right?

THE SUB-COMMISSIONER: Now, just a minute. I didn't hear that and I am sure Mr. Howard didn't get

20 that answer. What did she say?

MR. VIRTUE: Q: Did you say two barns or three barns?

A I had one barn on the acre and a half and two barns on the Co-Operative land.

Q It was about the Co-Operative I was speaking of. She had two barns on there and then one barn on the acre and a half.

A Yes.

MR. VIRTUE: Have you the assessment notice?

MR. RICE: Yes.

30 MR. VIRTUE: For the Moncton Street property?

MR. RICE: Yes, that is Lot "A", is it not?

MR. VIRTUE: No, the Moncton Street property is the east half of Lot 10.

MR. RICE: You can put them all in, if you wish.

MR. VIRTUE: All right, I will put them all in.

Q Now I believe you bought the Moncton Street property from Masa Yamashita?

A Yes.

Q In December, 1925? A: Yes.

10 Q And you paid him $1200.00? A: Yes.

Q Is that right? A: Yes.

Q And that is the signature on the agreement when you bought that property?

A Yes.

MR. VIRTUE: I will put that in as the next exhibit.

(DEED MARKED EXHIBIT NO. 5).

MR. RICE: That is 84 Moncton Street, is it?

MR. VIRTUE: Pardon me?

MR. RICE: That is 84 Moncton Street, that agreement

20 covers?

MR. VIRTUE: Yes.

Q Now in 1943 -- well, this comes from my learned friend's file so that I will put it in without questions. I have an assessment notice here for the year 1943 for the Moncton Street property, the east half of 10, and it gives the value of the land at $270.00 and the value of improvements $2370.00, that would be a total of $2600.00. And I put in the assessment notice on Block "A"

30 value of land $603.00.

THE SECRETARY: Put them in together.

THE SUB-COMMISSIONER: Do you want them put in separately?

MR. VIRTUE: Pardon, sir?

THE SUB-COMMISSIONER: Do you want them put in separately?

MR. VIRTUE: Oh, it doesn't matter; they can go in together.

THE SUB-COMMISSIONER: Put them in as one exhibit then.

MR. RICE: As one exhibit, your Honour?

10 THE SUB-COMMISSIONER: Yes, one exhibit; that will be Exhibit 6.

(NOTICES MARKED EXHIBIT NO. 6).

MR. VIRTUE: Thank you. That is all.

MR. RICE: I believe ,your Honour, that I have already stated my grounds of defence in the former case.

THE SUB-COMMISSIONER: Yes.

MR. RICE: I wish to tender as an exhibit the farm appraisal report respecting Lot "A".

(APPRAISAL REPORT MARKED EXHIBIT NO. 7).

20 MR. RICE: I wish to tender as one exhibit, your Honour, an appraisal made by Coulthard, Sutherland & Company, Limited, respecting the east half of Lot 10, Block 2, Section 10, wherein the building was valued at $938.00 and the lot valued at $110.00, a total valuation of $1048.00, with an analysis showing the offers made for the property and its sale to Mrs. Lily Shapiro for $1100.00, and the real property summary respecting the same parcel of land. Perhaps they can all go

30 in as one exhibit.

(DOCUMENTS MARKED EXHIBIT NO. 8).

MR. RICE: I also wish to submit a summary and an analysis respecting Lot "A" showing its assessed value, appraisal and sale. They can go in as one exhibit, perhaps.

(DOCUMENTS MARKED EXHIBIT NO. 9).

CROSS-EXAMINATION BY MR. RICE:

Q Who lived on your farm, Mrs. Hirose?

10 A There was no one living on the farm.

Q You lived in the store property known as 84 Moncton Street?

A Yes.

Q And your family lived there with you; your husband, and your children? A: Yes.

Q How far away was the farm located? About how far?

A About two miles.

Q About two miles away? A: Yes.

Q And you say nobody lived on the farm when you

20 were living on Moncton Street?

A No, there was no one living there.

Q There was no one living there?

A No.

Q And who worked the farm for you previous to your evacuation? A: A Chinaman. When I evacuated I left the place in care of a white person called Thompson and he was to look after the property.

Q You leased your place to Mr. W.H. Thompson before

30 leaving there, is that right?

A Yes, I leased the place.

Q Did the Chinaman that was working for you live on the farm? A: Yes.

Q He lived there? A: Yes.

Q What thingsdid you raise on the farm?

A That was a mistake on my part.

Q Papa has corrected her. All right, tell us what the mistake was.

A I was working the place with the help of some

10 people I used to ask in to help me with the work.

Q How did you travel back and forth from your home to the farm? A: I used to walk.

THE SUB-COMMISSIONER: So that no Chinaman was on the farm at all?

MR. RICE: She worked the place herself with the help of a Chinaman.

THE SUB-COMMISSIONER: With the help of Chinese help?

MR. VIRTUE: That was before the place was purchased by them that the Chinaman was on there.

20 A Help of Japanese people.

THE SUB-COMMISSIONER: Oh.

MR. RICE: Q: Well did the Chinaman work for you?

A No.

Q Did anybody work foryou on the farm?

A Yes.

Q Who? A: Some friends of ours.

Q Some friends? A: Yes.

Q Who were they?

MR. VIRTUE: I trust there is some relevancy to this.

30 I can't follow it.

THE SUB-COMMISSIONER: I think so. Go ahead.

A Mrs. Nakatsu, who returned to Japan, and is now dead; my children also used to help on Sundays and holidays.

MR. RICE: Q: Did Mrs. Nakatsu live on the place when she worked for you?

A No, she used to travel back and forth from the house.

Q Well, did you keep effects, chattels or household effects, in the house on the farm, or was there a house on the farm?

10

A It was just a barn and we had a table where we used to eat and we stored our farm implements in it also.

Q What farm implements did youhave?

A May I have that question again?

BY THE REPORTER: "What farm implements did you have?"

A A scale, and hoes, and a wheelbarrow and such things.

20 MR. RICE: Q: A scale, hoes and a wheelbarrow?

A Yes, and the machinery we used to use for harvesting cabbages, seeding.

Q Did you move any of your property to Mr. McPherson's barn?

A I do not recall the name.

Q You don't recall the name? A: No.

Q Do you recall receiving several letters from the Custodian asking about the machinery, I should say the shoe making machinery?

30 A Yes, I received letters.

Q You received letters? A: Yes.

Q You never answered them?

A No, I am afraid we didn't reply.

Q You are afraid you didn't reply?

A No.

Q You didn't want the Custodian to know where the machinery, that is the shoe making machinery, was located; is that right?

A No, we didn't tell the Custodian.

THE SUB-COMMISSIONER:

10 Q Pardon? A: No, we didn't tell the Custodian.

Q But what Mr. Rice wanted to know is why she didn't answer. In other words, put it this way: You didn't want him to know where the machinery was. What does she say to that?

A We had no intention of not letting him know about the machinery.

MR. RICE: Q: Why didn't you answer before? You answer now that you have been prompted by your

20 husband.

A We were afraid that they might be sold too cheaply so that may have been one of the reasons.

Q In your J.P. form that you filed on April 2nd, 1942, you valued new shoes at $100.00, and in the form that you filed on September 29th, 1943, you valued the same shoes at $350.00?

A Well the value of shoes has gone up in the meantime.

Q I see, all right.

MR. VIRTUE: That is all, thank you.

30 THE SUB-COMMISSIONER: Just a minute. New shoes in

stock you refer to, Mr. Rice?

MR. RICE: Yes, your Honour.

THE SUB-COMMISSIONER: That is all.

MR. VIRTUE: I just want to call attention to a very small matter in the valuation of Coulthard, Sutherland & Company, Limited, Exhibit 8. There they do say that this Moncton Street property is a good business location, notwithstanding the fact that they value the lot at only $110.00.

10

MR. RICE: Notwithstanding the photo, Exhibit 4.

THE SUB-COMMISSIONER: All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing transcript is 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.

20

SUB-COMMISSIONER.

30

ACKNOWLEDGED

1755 — Re Case No. 669

NOV 27 1947

Proof of Claim

Leth

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

---

1. Name of Claimant in full: TOKU HIROSE

   Registration No. 04388

2. Claimant's address at the time of his evacuation from the protected area: Box 273, Steveston, B. C.

3. Claimant's present address: Taber, Alberta

4. Claim relating to real property:

   (a) Street address of real property: 84 Monkton Road, Steveston, B.C.

   (b) Legal description of property:

   1. The East Half of Lot Ten (10), Block Two (2), Section Ten (10), Block Three (3), North Range Seven (7), West Map 249, District of New Westminster, in the Province of British Columbia.

   2. Lot A, Section Four (4), Block Three (3), North Range Seven (7), West Map 3756, District of New Westminster, in the Province of British Columbia.

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

1. Residence and commercial.

2. Farm.

(d) Title or interest held by Claimant in the real property:

Owner

(e) Fair market value of real property at date of sale:

(I) Land— 1.$ 1,666.66 2. $600.00

(II) Buildings— $ 3,000.00 2. $150.00

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$3456.00

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

1. 84 Monkton Road, Steveston, B.C.

2. Property of Frank Featherston, R.R. #4, Steveston, B.C.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

1. Residence of Claimant--all property stored in one room.

2. Residence of Frank Featherston--part of property packed in boxes and crates and deposited in barn on the said property.

(c) In whose care was property left by the Claimant at date of evacuation?

1. Custodian

2. Frank Featherston

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

1. 1 bedroom set--bed, mirror, chairs and dresser--$140.00
1 chest of drawers--$15.00
9 festival dolls (boys') --$55.00
7 festival dolls (girls')--$30.00
1 kitchen stove--$150.00
2 heaters--$50.00
chinaware--75.00
kitchen equipment--$100.00
2 cupboards--$100.00
4 beds--$55.00
16 Overcoats--$250.00
10 wool blankets--$100.00
24 sheets and 9 pillow cases--$45.00
6 suits--$107.00
16 prs. shoes--$35.00
6 prs. rubbers boots--$28.00
2 electric irons--$16.00
1 ice box--$40.00
1 showcase--$7.00
2 counters--$50.00
1 clock--$15.00

2. 1 electric clock--$25.00
1 mirror and dresser--$50.00
1 set of drawers--$15.00
Living room furniture--$100.00
Kitchen utensils--$193.00
Bedroom furniture--$109.00
Wheel Barrow--$5.00

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

One Thousand Nine Hundred and Thirty-Nine ------7/100 Dollars.
($1939.07)

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will ..... be required.

DATED this 19th day of ~~October~~ November, A.D. 1947.

Mary Okamoto
Witness to Signature of Claimant.

TOKU HIROSE
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, TOKU HIROSE
(Full Name of Claimant)

of Taber, Alberta — Housewife
(Present Address) — *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

The sum of $1223.71 from the Custodian.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Taber

in the Province of Alberta,

this 19th day of November

A.D. 1947. by Toku Hirose,
having been first read over
and explained in Japanese to her, who appeared to perfectly understand
the same and made her signature in my presence.

TOKU HIROSE

A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

AFFIDAVIT

I, Mary Okamoto, of the Town of Taber, in the Province of Alberta, Stenographer, make oath and say:-

1. That I understand both the English and Japanese languages.

2. That I have carefully read over the attached Statuatory Declaration to Toku Hirose, the Deponent therein.

3. That the said Toku Hirose advised me that she understood the same and that the facts contained therein are true.

SWORN at the Town of Taber,)
in the Province of Alberta,)
this 19th day of November,)
A.D. 1947, before me)

Mary Okamoto.

A Commissioner for Oaths in and for the Province of Alberta.

15 Victoria Mansions,
Lethbridge, Alberta,
June 18,1948.

Dear Sirs:-

Re:- HIROSE, Tanejiro Reg.No.04399
Re:- HIROSE, Taku Reg.No.04388

With reference to the above claims, I am in receipt of a letter from the Vancouver office as follows:-

"The Custodian's office advises us that the above cases, Nos.36 and 37 on our list, must be heard together, as they are interlocked."

These cases are on the list for hearing on Tuesday,14th September (Nos.27 and 28).

Yours truly,

Secretary
Japanese Property Claims
Sub-Commission (Lethbridge).

G.E.A.Rice, K.C.,
LETHBRIDGE,ALBERTA,
and
Messrs.Virtue & Russell,
Barristers,etc.,
LETHBRIDGE,ALBERTA.

15 Victoria Mansions,
Lethbridge, Alberta,
June 12, 1948.

Dear Sirs:- Re: HIROSE, Tanejiro Reg.No.04399
Re: HIROSE, Taku Reg.No.04388

Your letter of the 5th Instant, has been received and contents noted. I have to-day advised Messrs. Virtue & Russell, and Mr. G.E.A.Rice, K.C., of the fact that these cases are interlocked, and must be heard together.

Yours truly,

Secretary
Japanese Property Claims
Sub-Commission (Lethbridge).

Japanese Property Claims Commission,
The Court Hous ,
VANCOUVER, B.C.

HONOURABLE MR. JUSTICE H. I. BIRD
COMMISSIONER

A. WATSON
SECRETARY

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

June 5th 1948.

Miss Lillie Thomas,
Secretary, Japanese Property Claims
Sub-Commission,
15 Victoria Mansions,
Lethbridge, Alta.

Dear Miss Thomas,

If you will kindly refer to the list of claims, you will find No.337 on our list under the name of TOKUGORO Sato. This man's surname is evidently SATO. 76

Re HIROSE, Tanejiro and Taku

The Custodian's office advises us that the above cases, Nos.36 and 37 on our list, must be heard together, as they are interlocked. 27-28

Yours truly,

A. Jane White

VW.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No.

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: TOKU HIROSE

2. Registration Number: 04388

EXHIBIT No. 669-1
DATE Sept 14/48
FILED BY G.S. Virtue

3. Present Address: Taber, Alberta

4. Address Prior To Evacuation: Box 273, Steveston, British Columbia

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Parcel I-

The East half of lot ten (10), Block two (2), Section ten (10) Block three (3), North range Seven (7), West Map 249, in the District of New Westminster, in the Province of British Columbia.

(a) Nearest Post Office adjacent to land. Steveston, British Columbia

(b) Number of acres: town property

(c) When purchased: December 9, 1925

(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Fairly good condition
This was a combined living and business premises. Located on a very central business location. After the improvements listed below, this property was used for living premises, shoe and grocery store.

(e) Purchase Price ..... $ 1200.00

6. IMPROVEMENTS:

(a)	Clearing.....acres at $.....per acre	$	
(b)	Fencing	$	
(c)	Tillage	$	
(d)	Drainage	$	
(e)	Weed Eradication	$	
(f)	Planting	$	
(g)	(no improvements to the land as this is a town property.)	$	
(h)		$	
	Total	$	$1200.00
	Carried Forward	$	$1200.00

(Parcel I)

Brought forward $ 1200.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
Business and dwelling house division into rooms		1925	2, 500	1,700	4,200.00
new roofing		1936	100	50	150.00
Re-model store new flooring; partitions; painting		1941	900	700	1,600.00

$ 5,950.00 $5,950.00

Total Cost of Buildings (~~Improvements~~) $ 5950.

Total Cost of Land and All Improvements ..... $ 7,150.00

Fair Market Value ..... $ 5,000.00

Sold by Custodian for ..... $ 1,100.00

Loss Claimed on Parcel 1 ..... $ 3,900.00

8. Assessment for 1942:

Land ..... $

Improvements .... $

Total ..... $

9. Appraisal or Valuation (by Custodian):

Lands ..... $

Improvements ..... $

Total $

10. Rental Value per Year: $720.00

11. Fire Insurance on Buildings:

(List amount on each building):

..... $

..... $

..... $

..... $

12. Documents in Support:

(a) Photographs:

(b) Deeds Certificate of Indefeasable Title No. 63694E.
The Deed of the said Property

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence Statement of Sale from Custodian.

(g)

(h)

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.2

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets).

Parcel II-
Lot "A" of Section Four (4) Block Three (3) North
Range Seven (7) West Map Three Thousand Seven Hundred
and Fifty Six (3756), in the District of New Westminster.

(a) Nearest Post Office adjacent to land. Steveston, British Columbia.
(b) Number of acres: one and one-half
(c) When purchased: 1933
(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

cultivated, and ready to work.

(e) Purchase Price ..... $ 400.00

6. IMPROVEMENTS:

(a)	Clearing.....acres at $.....per acre	$	
(b)	Fencing in 1935.	$ 150.00	
(c)	Tillage	$	
(d)	Drainage	$	
(e)	Weed Eradication	$	
(f)	Planting Two apple trees	$ 20.00	
(g)		$	
(h)		$ ~~170.00~~	
	Total	$ 170.00	$ 570.00
	Carried Forward	$	$ 570.00

Brought forward $ 570.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
New Barn	16X12	1934	125.00	25.00	150.00

Total Cost of Buildings $150 $150

Total Cost of Land and All Improvements ..... $ 720.00

Fair Market Value ..... $ 800.00

Sold by Custodian for ..... $ 197.00

Loss Claimed on Parcel 2 ..... $ 603.00

8. Assessment for 1942:

Land ..... $

Improvements .... $

Total ..... $

(Parcel II)

9. Appraisal or Valuation (by Custodian):

Lands .....$

Improvements .....$

Total $

10. Rental Value per Year: $ 40.00

11. Fire Insurance on Buildings:

(List amount on each building):

.....$

.....$

.....$

.....$

12. Documents in Support:

(a) Photographs:

(b) Deeds Certificate of Indefeasible Title NO.104823E

(c) Agreements to Purchase

(d) Leases Lease between Toku Hirose (lessor) and William Henry Thompson (lessee)

(e) Insurance Policies

(f) Correspondence

(g)

(h)

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1. 3

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Building on Land owned by Steveston Farmer's Co-operative Association.

(a) Nearest Post Office adjacent to land. Steveston, British, Columbia

(b) Number of acres:

(c) When purchased:

(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

(e) Purchase Price .....$

6. IMPROVEMENTS:

(a)	Clearing.....acres at $.....per acre	$	
(b)	Fencing	$ 50.00	
(c)	Tillage	$	
(d)	Drainage	$	
(e)	Weed Eradication	$	
(f)	Planting five fruit trees @ $25.00	$125.00	
(g)		$	
(h)		$	
	Total	$125.00	$ 175
	Carried Forward	$125.00	$ 175

Brought forward $ 175.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
barn for storage	8X12	1934	total contract price		150.00
additional barn for storage	24X28	1935	275.00	75.00	350.00
reshingling first barn and adding flooring and tar paper.		1934	75.00	25.00	100.00

Total Cost of Buildings 600.00 600.

Total Cost of Land and All Improvements ..... $ 775.00

Fair Market Value ..... $ 700.00

Sold by Custodian for ..... $ _____

Loss Claimed on Parcel 1 3 ..... $ 700.00

8. Assessment for 1942:

Land ..... $

Improvements .... $

Total ..... $

PARCEL # (three)

9. Appraisal or Valuation (by Custodian):

Lands .....$

Improvements .....$

Total $

10. Rental Value per Year: $ 80.00

11. Fire Insurance on Buildings:

(List amount on each building):

.....$

.....$

.....$

.....$

12. Documents in Support:

(a) Photographs:

(b) Deeds

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	$ 3,900.00
Parcel 2	$ 603.00
Parcel 3	$ 700.00
Parcel 4	$
TOTAL:	$ 5,503.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
bedroom set--bed, mirror, chairs and dresser.....	1937	$160.00	$100.00	
chest of drawers.....			15.00	
festival dolls.....	1938	(gift)	55.00	
festival dolls.....	1940	(gift)	30.00	
kitchen stove.....	1937	$150.00	100.00	
one heater.....	1936	50.00	30.00	
one heater(smaller).....	1938	30.00	20.00	
chinawear.....	1937	100.00	75.00	
kitchen equipment.....		60.00	30.00	
kitchen cupboards.....	1939	(gift)	25.00	
kitchen cupboard.....	1936	(gift)	25.00	
four beds.....		120.00	55.00	
6 overcoats.....		150.00	75.00	
electric clock.....	1942	(gift)	25.00	
mirror and dresser.....	unknown	50.00	25.00	
set of drawers.....	unknown	30.00	15.00	
living room furniture.....	1937	100.00	75.00	
3 tables.....		60.00	35.00	
wheel barrow	1933	10.00	5.00	
16 pr. shoes (for sale in business)	1935	48.00	32.00	
6pr. of rubber boots (for sale in business).....	1941	24.00	18.00	
~~electric~~ 1 ice box (coca cola).....	1941	45.00	35.00	
1 showcase.....	1941	15.00	7.00	
2 Counters (in store)	1928	50.00	20.00	
1 clock (in store).....	1928	30.00	15.00	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON PERSONAL PROPERTY

Item:	Year:	Month:	Amount.

Total: $ NIL

Total Claim for Personal Property ..... $ 942.00

Deduct Payments from Custodian ..... $ nil

Net Loss on Personal Property ..... $ 942.00

I Certify the above to be True and Correct.

S. Aoki
Witness

TOKU. HIROSE
Signature of Claimant.

FORM "JP"

Steveston Bureau

FILE No. 1755

OFFICE OF THE CUSTODIAN

Form I.

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: HIROSE, Toku (Mrs Tanejiro)

HOME ADDRESS: Box 273, Steveston, B. C.

REGISTRATION NUMBER 04388 SEX: Female AGE: 53

OCCUPATION: Farming

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: "Self"

MARRIED? Yes

NAME OF WIFE OR HUSBAND: ~~Tanyiro~~ Tanejiro 12973 ✓ Yes but N/R

ADDRESS OF WIFE OR HUSBAND: Box 273, Steveston, B.C. evacuated to camp.

NAMES OF ANY LIVING CHILDREN: Emiko(F), 6243

EXHIBIT No 669-2
DATE Sept. 14/48
FILLED BY A. G. Virtue

ADDRESS OF CHILDREN: Box 273, Steveston, B.C.

AGE OF CHILDREN: 16 years.

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

1. LOCATION AND DESCRIPTION: (1) Box 273 Steveston, B. C. - The ~~Exact~~ East Half of Lot 10 Block 3 North Range 7 West Map 249, in the District of New Westminster.
(2) end of Chatham Rd., Steveston, B.C. - Lot "A" of Section 4 Block 3, North Range 7 West Map 3756. in the District of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) 1-storey wooden frame building 8 rooms front 2 rooms used as a shoe and candy store.
(2) 1-shack

3. INSURANCE (Give particulars; state where policies are)
None

4. TAXES (Amount and where payable) $45.00 yearly on property (1) paid ~~upto~~ 1941. $30.00 on property (2) paid ~~upto~~ 1941.

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

6. OCCUPANCY AND LEASES (If vacant so state)
(1) occupied by owner and
(2) operated by owner

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN last year strawberries plants are on ¾ acres of this land.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

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

4. STATE WHEREABOUTS OF LEASE: None

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED: (See Form II)

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Farm implements - $231.00; 3-rooms-furnishings - $403.00; 2-sewing machines-$221.00; Shoe store- 2-shoe shine machines($650.00), 2leather cutters($80.00), heavy duty sewing machines($250.00); shoe repair tools($250.00), 1-cash register($350.00), 2-counters($50.00), mixed new rubber heels($60.00), New slab leather ($70.00), new shoes in stock ($100.00). Radio taken over by R.C.M.P.

Farm implements at No. 2 property. Balance (except radio) in No. 1.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

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

See husband's file Re equipment

12973

FORM "JP"

4. INSURANCE CARRIED ON

5. MORTGAGES, LIENS AN

OTHERS:

6. MONEYS OWING TO YOU

None

7. BONDS, DEBENTURES, S

3-$50.00 Shares in The S

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTA

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

REMARKS: 4-room house

Aza Tsuzura Machi, J

Upon evacuate to the custodia

I certify that the above inf every description in any protec and indirect.

Dated this 2nd day

Witness

FOR DEPARTMENTAL USE

possession.

plants are on

ID:

paid) None

Form II-)

URNITURE, FIXTURES,
RSONAL EFFECTS:

2-sewing machines-$221.00

0), heavy duty sewing

ter($350.00),

ab leather ($70.00),

.

(except radio) in No. 1.

PETS

ANY INTEREST IN, OR

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

3-$50.00 Shares in The Steveston Farmers Produce Association B2, B3, B4.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: 4-room house on about $\frac{3}{4}$ A. in Shigaken, Inukamigun, Kawase Murs, Aza Tsuzura Machi, Japan.

Upon evacuation. Keys to store building to be delivered to the custodian.

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

Dated this 2nd day of April 1942.

(Signature) 廣瀬トク

[signature]
Witness

FOR DEPARTMENTAL USE

FORM "JP"

EVACUATION SECTION
Rec'd OCT 8 1943
File No.
Ans. D.M.C.

FILE No. 1755

Form II

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: Mrs. Toku Hirose.

HOME ADDRESS: Box 505, Taber, Alberta.

REGISTRATION NUMBER 04388 SEX: Female AGE: 55

OCCUPATION: House wife and Beet worker

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Mr. Ivan E. Harris

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tamejiro HIROSE

ADDRESS OF WIFE OR HUSBAND: Box 505, Taber, Alberta.

NAMES OF ANY LIVING CHILDREN: Tazo, Hirozo, Emiko, Tashichi

ADDRESS OF CHILDREN: Box 505, Taber, Alberta. Tashichi - %J.W.Fuller Barnwell

AGE OF CHILDREN: 32, 20, 19,18

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

1. LOCATION AND DESCRIPTION: 84 Moncton St. Steveston, B.C. House - E½ of lot 10 of block 2 of Sec. 10 BlockNorth Range 7 west map 249. District of New Westminister, Municipality of Richmond. Also see page 2 -

2. BUILDINGS AND OTHER IMPROVEMENTS: Big house, one storey Candy storein one side, shoe maker in other side.

EXHIBIT No. 669-3
DATE Sept 14/48
FILED BY A. G. Virtue

3. INSURANCE (Give particulars; state where policies are) Nil

4. TAXES (Amount and where payable) $50.00 per year, pay to Municipality of Richmond.

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

6. OCCUPANCY AND LEASES (If vacant so state) Being used but not receiving any rent. Rented by the Custodian

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Taber, Alberta.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: no

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lot A of Sec. 4 Block 3 north Range 7 west map 3756

Message Tenure Lots 6-7 Sec 3+4 B3N R7W Richmond

2. LANDLORD'S NAME AND ADDRESS: Mrs. Toku HIROSE, Box 505, Taber Alberta.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

Rented to Mr. Wm. Henry Thompson, Steveston

4. STATE WHEREABOUTS OF LEASE: Taber

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: Nto known

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Cooking heater range, cooking untensils, refrigator
200 Gramaphone records. Five beds and springs $350.00
worth of new shoes, about 15 chairs, 2 large cuboards
Dolls, large mirror, large clock
84 Moncton St. Steveston, B.C. - Show case, 3 extra doors
and 3 cords of wood. (see Form I)

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

Nil

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY Nil

FORM "JP"

4. INSURANCE

5. MORTGAGE
OTHE

6. MONEYS O

7. BONDS, DE
R

8. BANK ACC

9. LIFE INSU

10. INTEREST

11. SAFETY D

LIABILITIES:

1. PERSONA

2. TRADE D

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Dated this

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FOR DEPART

ta.

north Range

B3N R7W

Richmond

505, Taber

Alberta.

)

TURE, FIXTURES,
NAL EFFECTS:

gator

$350.00

cuboards

extra doors

I)

INTEREST IN, OR

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: Nil

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: Nil

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

Nil

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

Richmond Berry growers Assoc. $150.00

8. BANK ACCOUNTS: Nil

9. LIFE INSURANCE: Nil

10. INTEREST IN ANY ESTATES OR TRUSTS: NIl

11. SAFETY DEPOSIT BOX: No

LIABILITIES:

1. PERSONAL DEBTS: Nil

2. TRADE DEBTS: Nil

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

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

Dated this 29 day of September 1943

(Signature) [signature]

[signature] Per. [signature]

Witness

FOR DEPARTMENTAL USE

RECEIVED
OCT 4 1943
British Columbia
Security Commission

HIROSE, Toku
84 Moncton St. Centre Bld. Steveston, B. C.
Evac. File 1755

? Showed this not be Moncton Street? Hex

EXHIBIT No. 669-4
DATE Sept 14/48
FILED BY A. G. Virtue

Picture Taken April 13, 1943.

Form No. 2—Deed of Land, L. R. Act, 1921 7-23 The Clarke & Stuart Co., Ltd., Law Printers and Stationers, Vancouver, B. C.

This Indenture,

Made the Ninth day of December in the year of our Lord one thousand nine hundred and twenty five

In Pursuance of the "Real Property Conveyance Act"
Between

Masa Yamashita,
Monckton Street, Steveston, British Columbia

Insert full Name, Street Address and Occupation of Grantor and of Grantee.

(hereinafter called the "Grantor")

AND

Toku Hirose,
Monckton Street, Steveston, British Columbia

(hereinafter called the "Grantee")

EXHIBIT No 669-5
DATE Sept. 14/48
FILED BY A. G. Kirke

Witnesseth, that, in consideration of the sum of
ONE THOUSAND AND TWO HUNDRED ($1200)

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, **Doth Grant** unto the said Grantee, his heirs and assigns FOREVER

All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond, in the Province of British Columbia, and more particularly known and described as the East Half of Lot Ten(10) Block numbered Two(2) of Section Ten(10) Block Three(3) North,,Range Seven West, in the District of New Westminster, according to the registered Map of the said Subdivision deposited in the Land Registry Office, at the City of New Westminster in the said Province and numbered Two hundred and forty-nine(249).

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

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; **Subject nevertheless** to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

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

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

And the said Gr

the said lands.

And the said Gr

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In Witness

on the date first

Signed,

IN

Signature of Witness } Yo

Street Address

City or Town

Occupation of Witne

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

And the said Grantor **Releases** to the said Grantee **All His Claims** upon the said lands.

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

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness: Yoshiza Mikai
Street Address: Monckton Street
City or Town: Steveston, B.C.
Occupation of Witness: Grocer

ヤマサ
MASA YAMASHITA,
her Japanese Signature

The Corporation of the Township of Richmond

Richmond Town Hall, Brighouse, B. C.

17 55

ASSESSMENT NOTICE, 1943

TO Toku Iterose

Take notice that the following lands and improvements in the Municipality of Richmond for which you are liable for Municipal Taxes, are respectively assessed as follows:

No. on Roll		Lot	Block		Sec.	Block North	Range West	Map	Value of Land	Value of Improvements
4499		E ½	10·2		10	3	7	249	270	2370

EXHIBIT No. 669-6
DATE Sept 14/48
FILLED BY A G Virtue

No lands are classified as "unimproved."

Any complaint against the assessment must be in writing and must be delivered to the undersigned at least Ten (10) days prior to the First Annual Meeting of the Court of Revision.

The first sitting of the Court of Revision will be held at the Richmond Town Hall on Monday, February 8th, 1943, at 10 a.m.

R. C. PALMER, Assessor.

6

(Over)

MUNICIPAL ACT 1936 R. S. B. C. AND AMENDMENTS

Section 234.

(1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll, or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

The Corporation of the Township of Richmond

Richmond Town Hall, Brighouse, B. C.

1755

ASSESSMENT NOTICE, 1943

TO F Sterose

Take notice that the following lands and improvements in the Municipality of Richmond for which you are liable for Municipal Taxes, are respectively assessed as follows:

No. on Roll		Lot	Block		Sec.	Block North	Range West	Map	Value of Land	Value of Improvements
4454			a		4	3	7	3756	603	

No lands are classified as "unimproved."

Any complaint against the assessment must be in writing and must be delivered to the undersigned at least Ten (10) days prior to the First Annual Meeting of the Court of Revision.

The first sitting of the Court of Revision will be held at the Richmond Town Hall on Monday, February 8th, 1943, at 10 a.m.

R. C. PALMER, Assessor.

⑤ 6

(Over)

MUNICIPAL ACT 1936 R. S. B. C. AND AMENDMENTS

Section 234.

(1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll, or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

BC-690-P

BC/690-P

Page;1 # 2 S.S. Form No. 43 (Sheet 1)

Farm Appraisal Report

File No. J.L.562

Land Description Lot "A" Plan of subdivision of 3.00 ac.ptn.of Sec.4 Blk.3N Rge.7W, Map 3756, N.W.D.

Containing 1.34 Acres

Owner's Name HIROSE, Toku Post Office Address Steveston, B.C.

Nearest Rail Point Steveston, B.C.E.Rly. Distance 1 mile

Market Town Vancouver 12 miles, New Westminster, 12 miles Distance

Church (give denomination) All denominations Distance 1-3 miles.

Nearest School Steveston Public School Distance 1 mile.

State how property was identified: 3 corner posts located and map and road check.

Roads: State whether property has access to main road, the kind of road and its condition.

Property has access by 10' lane to Seventh Avenue.

Is this district a good one? Fair, mostly small holdings.

Employment opportunity Fair at Steveston canneries and at Eburne & Marpole industrial plants.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: 3 barbed wire down north line and bounded by dyke and drainage ditch. Value $

Water supply: City water available at $2.00 per month; minimum $24. per year. Value $

1755

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x	NO	BUILDINGS					
BARN	x							
	x							
BARN	x							
Packing shed	9 x 10	Frame	7'	Shgle	5	Mud sills	Poor	Nil
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $

Total Value Buildings add to farm $

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable?

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

EXHIBIT No. 669-7
DATE Sept 14/48
FILED BY
G. E. A. Rice

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.34	Level	8" to 10" clay loam.	Clay	Oats	$150.	$201.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $201.00

Total added by buildings to value of farm $nil

Total fruit trees add to value of farm (for use in orchard districts only) $

Total value of farm $201.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property leased to Wm.J.Thompson for $1.00 per year for duration of war with Japan and he has planted whole acreage to oats which look good.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruit or truck gardening.

Noxious weeds: Nil.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Corporation of Township of Richmond.
Land assessed at $603.00 — 1942 taxes $14.07
Improvements - nil — includes Dyke & Drainage taxes.
$603.00

Date. 18th July, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 17th day of July 1942

Inspector's Signature "L. B. PLUMBLY"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

S.S. Form No. 43
(*Sheet 2*)

Farm Appraisal Report

HIROSE, T.

Remarks: This small 1.34 acre holding is situated under the dyke and on the west side of Steveston Townsite, and to get to the property there is a 10' lane off Seventh Avenue. Mr.Wm.J.Thompson has it leased for $1.00 a year for the duration of the war with Japan with a clause in the lease that it can be terminated on 30 days notice in the event of the lessor returning to Steveston, and if after 30th April in any one year, compensation for planted crops.

There are no buildings other than a small packing shed, and the land is all cropped to oats this year and a good stand.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

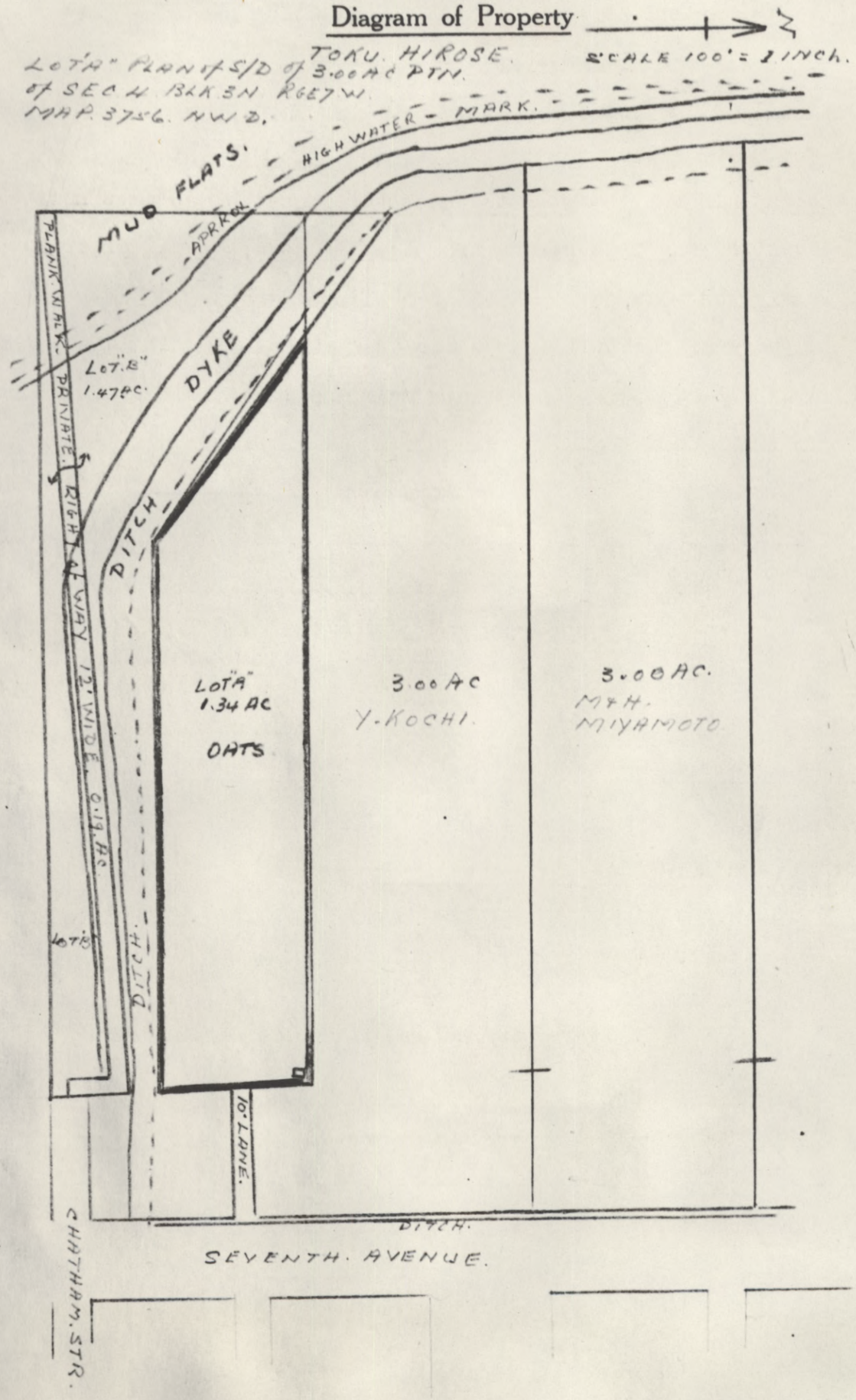
Property subject to dyke and drainage charges.

ORCHARDS, SMALL FRUIITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
1.34 acres in oats.	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 200.00

Date 23rd July 1942

"I. T. BARNET"
District Superintendent.

#38

EXHIBIT No. 669 - 8
DATE Sept. 14/48
FILED BY G. E. A. Rice

COULTHARD SUTHERLAND CO. LTD.
Estate and Insurance Agents

609 Columbia Street,
New Westminster, B. C.

April 26, 1944.

Catalogue #813

File #1755

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

Dear Sir: Re: E. ½ Lot 10, Blk. 2, Sec. 10,
B3N/7W Map 249, Steveston Townsite

This property is located at #84 Moncton Street and rented to Mr. Kocharski for $10. per month and water. Lot 22' x 120'. Building. store front 22 x 72', one storey, frame, roof poor. Exterior-Siding badly in need of paint, Interior-V. joint, unpainted, floors sagged and rough, indicating foundations completely gone. Plumbing-sink and toilet, stove heated, City light and water., poor cheap construction..Used as a bicycle repair shop. Good business location.

VALUATION:

Building	938
Lot	110
	$1048.

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

"F. H. Coulthard"

F. H. Coulthard.

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

Oct. 28, 1948

E. McClughan

Attached to 669 - 8

ANALYSIS OF REAL PROPERTY CLAIM NO. 1

CLAIMANT: Toku HIROSE (Mrs. Tanejiro) Reg. No. 04388 File No. 1755

SUBJECT OF CLAIM: E. half of Lot 10 of Block 2 of Section 10 Block 3 North Range 7 West Map 249 Municipality of Richmond in the District of New Westminster.

ADDRESS: 84 Moncton Street, Steveston, B. C.

ASSESSED VALUE: 1943 - Land $ 270.00
Improvements 2370.00 - $2640.00

Catalogue No. 813 (Tenders closed May 1st, 1944)

Appraisal $1048.00 - April 26/44. Coulthard, Sutherland & Co. Ltd.

Tenders No tenders received.

Offers: $400.00 - July 6, 1944 from John Wightman. Rejected.
$1100.00 - Sept. 26/44 from Mrs. Lily Shapiro through Harry Ablowitz & Co. Accepted.

Approved by Advisory Committee September 26, 1944.

Mrs. Hirose advised of sale October 24, 1944

SOLD $1100.00to Mrs. Lily Shapiro.

Date of Adjustments October 18, 1944
Actual net credit derived from sale - $ 987.28.

CLAIM

Estimated value of land given by claimant as	$1000.00
" " buildings "	3000.00
	$4000.00
Less amount at which property was sold by Custodian	1100.00
	$3100.00

May 20, 1948

"E. Robertson"

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

Oct. 28, 1948

C. McLaughlan
BM

REAL PROPERTY SUMMARY

December 14, 1946.

JAPANESE NAME: Toku (Mrs. Tanejiro) HIROSE - Reg. No. 04388 - File No. 1755

CATALOGUE NO: 813

PROPERTY ADDRESS: 84 Moncton Street, Steveston, B. C.

LEGAL DESCRIPTION: East Half of Lot 10 of Block 2 of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, D. N. W.

CLASSIFICATION: Store with living rooms

ASSESSED VALUE:

Land	$270.00	Annual Taxes	$ 43.74
Improvements	2370.00	Appraisal	1050.00

TITLE: Registered in the name of Toku Hirose.

ENCUMBRANCES: None registered and no indication of any unregistered.

Vesting Order No. 25539 - March 8, 1943.

HISTORY OF ADMINISTRATION: The Custodian's representative reported on June 5, 1942:

> "This is a story, frame, shingle roof building with living quarters at the rear. It is not in good shape and has been left in a very dirty condition."

The premises were rented by the Custodian to L. A. Minosky On January 1, 1942, for $10.00 per month plus $2.00 for water. Mr. Minosky vacated the premises at the end of January, 1944 and it was then rented to a Mike Kocharski, as of April 1, 1944, at the same rental. Mr. Kocharski remained in tenancy up to the time the property was sold.

No fire insurance was carried on this building by Mrs. Toku Hirose, so a policy, in the amount of $1,000.00, was placed by the Custodian.

Disbrusements, in the amount of $10.00, were required for plumbing on November 15, 1943.

Sold to Mrs. Lily Shapiro for the sum of $1,100.00, and adjustments were calculated as of October 18, 1944.

Funds were released to the account of Mrs. Toku Hirose on February 7, 1945.

.....2/

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

Oct. 28, 1948

C. McLaughlan

Certificate of Title No. 181333-E was delivered to the agent of the purchaser, Mr. Harry Albowitz, on February 12, 1945.

A Complete statement of the transaction was forwarded to Mrs. Toku Hirose on February 20, 1945.

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

"Geo. Peters"
George Peters,
Office of the Custodian.

GP/EL

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

Oct. 29, 1948

C. McGlughan

EXHIBIT No. 669 - 9

DATE Sept. 14 48

FILED BY G. E. A. Rice

ANALYSIS OF REAL PROPERTY CLAIM

No. 2

CLAIMANT: TokuHIROSE (Mrs. Tanejiro) Reg. #04388 File No. 1755

SUBJECT OF CLAIM: Lot "A" of Section 4 Block 3 North Range 7 West Map 3756 Municipality of Richmond in the District of New Westminster

ADDRESS: Richmond, B. C.

ASSESSED VALUE: 1943 - Land $603.00
Improvements .00

V. L. A. - First Offer

APPRAISAL - $201.00 - L. B. Plumbly, V. L. A. July 17, 1942.

TENDERS - None other than V. L. A. first offer

SOLD - $197.00 to V. L. A. as at January 1st, 1943.

CLAIM - Estimated value of land given by claimant as	$600.00
" " buildings " " "	150.00
	$750.00
Less amount at which property was sold to V. L. A.	197.00
	$553.00

May 20, 1948.

"E. Robertson"

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

Oct. 29, 1948

C. McClaughan
P.M.

Attached to 669 - 9

REAL PROPERTY SUMMARY December 14, 1946.

JAPANESE NAME: Toku (Mrs. Tanejiro) Hirose - Reg. No. 04388 - File No. 1755

CATALOGUE NO: Part of Director, the Veterans' Land Act first offer

PROPERTY ADDRESS: Richmond, B. C.

LEGAL DESCRIPTION: Lot "A" of Section 4, Block 3 North, Range 7 West, Map 3756, Municipality of Richmond, D. N. W.

CLASSIFICATION: Small farm

ASSESSED VALUE: Land $603.00 Annual Taxes $14.07
Improvements $ --

TITLE: Registered in the name of Toku Hirose.

ENCUMBRANCES: None registered and no indication of any unregistered.

Vesting Order No. 24986 - November 22, 1942.

HISTORY OF ADMINISTRATION: The Custodian's representative reported on June 5, 1942, that this property consists of 3 acres, of which ½ an acre is in strawberry crop.

The file reveals, that before evacuation, Toku Hirose leased this property, for the duration of the war with Japan, to Mr. W. H. Thompson, consideration being the payment of taxes, from the 21st of April, 1942.

Sold to the Director, the Veterans' Land Act for the sum of $197.00, and adjustments were calculated as of January 1, 1943.

Funds were released to the credit of Mrs. Toku Hirose on February 9, 1944.

Certificate of Title No. 166794-E was delivered to the Director on February 29, 1944.

A complete statement of the transaction was forwarded to Mrs. Toku Hirose on April 19, 1944.

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

"Geo. Peters"
George Peters,
Office of the Custodian.

GP/EL

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

Oct. 29, 1948

C. McLaughlan
BM