

<u>REAL PROPERTY</u>										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% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					55.00					100.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										100.00

CASE NO. 945

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba,  
24th September, 1948.

IN THE MATTER OF THE CLAIMS OF

AKIRA HIROSE

PROCEEDINGS AT HEARING

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

JAPANESE PROPERTY CLAIMS COMMISSION

SUB-COMMISSION

B E F O R E

10 (THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba,  
24th September, 1948.

IN THE MATTER OF THE CLAIMS OF

AKIRA HIROSE

20

PROCEEDINGS AT HEARING

APPEARANCES:

F.M. FERG, Esq.,            Appearing for the  
                                  Dominion Government.

S.M. CHERNIACK, Esq.,    Appearing for the  
                                  Claimant.

---

G.N.R. Upton, Esq., Official Interpreter.

30 Mark H. Pearce, Esq., Sr., Official Reporter.

A. Hirose,  
In Chief.

AKIRA HIROSE, the claimant herein, being first  
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: When this claim was made, your honour,  
we showed the value, or estimated value, of \$375.00  
and the Custodian's sale price is shown as \$16.00.  
This is the net amount received, the gross sale price  
was \$35.00 and in accordance with the Commissioner's  
ruling we must credit the full \$35.00 so that our net  
claim is therefore \$340.00.

10

Q Mr. Hirose, I show you this typewritten statement,  
was this prepared in accordance with your instructions?

A Yes.

Q Is that (indicating) your signature? A Yes.

Q You swear the contents to be true to the best of your  
knowledge and recollection? A Yes.

MR. CHERNIACK: I tender this as Exhibit 1, your honour,  
and on behalf of my learned friend I will tender as  
Exhibit 2 the S.S.B. Appraisal.

20

(Real Estate Statement, EXHIBIT 1.)

(S.S.B. Appraisal, EXHIBIT 2.)

MR. CHERNIACK: Your honour will note from Exhibit 1 that  
the claimant sets out in 1935 this property was pur-  
chased for \$135.00. At that time it was uncleared.  
The property consists of something over 3-1/2 acres  
of land and the claimant states that he stumped the  
whole area except for the borders.

Q That means to say, all the stumps were taken out?

A Yes.

30

Q Except for a few stumps in the borders of the land?

A. Hirose,  
In Chief.

A Yes.

Q A case is shown here that it was partially his own labour, which is not estimated, and you hired labour and the stump machine, that was rented, was it?

A It is the same person, the machine and the operator of that.

Q That was rented? A Yes.

Q You didn't actually buy it? A No.

THE COMMISSIONER: You have there the cost of machine.

10 MR. CHERNIACK: That is why I want to bring it out.

Q You are showing that for hired labour and stump machine, the cost was about \$150.00? A Yes.

Q That means you rented the use of the machine with a worker to operate it? A Yes.

Q And that the cost was about \$150.00? A Yes.

Q The other indication is that powder and other supplies cost you about \$50.00? A That is true.

Q These figures, \$150.00 and \$50.00, that total \$200.00, why was this, when you had your own labour and that  
20 of your father? A That is only the money

expended for the powder, stump puller machine and the operator. My own labour and my parent's labour and my brother's are not in that at all.

Q So \$200.00 represents only your out-of-pocket expenses?

A Yes.

Q And in addition to that was your own labour, your father's and your brother's? A Yes.

Q And you have not estimated that? A No.

Q Have you any idea what length of time that was spent  
30 on the clearing of that land, or the partial clearing

A. Hirose,  
In Chief.

of it? A It took over a month anyway.

Q You set out further you constructed about 1,000 feet of cedar covered ditching? A Yes.

Q Was that done by yourself or your father?

A My father and my brothers that was done by.

Q And this estimate of 1,000 feet, is it your own or your father's? A My father's estimate.

Q Can you say whether you yourself know it was a pretty accurate estimate, or have you any idea?

10 A I believe it is fairly accurate, I was on the property at the time they were making the ditchings and I know exactly where they put the thing.

Q And you are satisfied there is about 1,000 feet of ditching in? A Yes.

Q I don't know if you can answer this question, maybe your father knows more about it; you mentioned cedar covered ditching three feet deep, is that different to the usual type of cedar ditching?

20 A Well, in order to explain that, I believe when we took over that property and when my parents, my father and mother, have their property adjacent to the property I bought, they took quite a lot of trouble to dig deep ditches thinking they would have better results in the growing of better berries. It all depends on the soil conditions, but in some places you have to dig away deeper ditches than in the other places. In the district of Pitt Meadows or Mission they do not require any ditches at all, but in the Municipality of Surrey it is another story.

30 Q Therefore, you feel these three-foot deep ditches were

A. Hirose,  
In Chief.

of importance to the land? A Yes.

Q That is deeper than the ditches most people dig?

A That is a thing I am not sure of.

Q You indicate there that the cost of material alone was \$22.00; do you mean by that the cedar?

10 A When this ditch was made at the time of evacuation, when the order came through, the night after Japan burned Pearl Harbour, we were not certain whether we would be evacuated or not, but we had to plant strawberries before a certain period. Although we didn't know whether we were going to be evacuated, all the farmers in that district thought it would be the best thing to get the work done quick. Because of the evacuation and the confusion a lot of time has been taken and usually we used our own cedar ditchings, but at that time, because of this confusion and loss of time, I thought we had to buy lumber from the sawmill, only to use it in the ditches.

20 Q So that the cedar you used for covering these ditches was purchased lumber? A \$20.00 worth of it.

Q \$22.00 worth? A Yes.

Q But normally you would have got your own lumber?

A Right.

Q And did you actually get lumber for use in these ditches in addition to what you bought? A Yes.

Q So the \$22.00 you show is only for the portion you found you had to buy in order to do it in a hurry?

A Yes.

30 Q Did you get around to planting any crop at all on this section? A No.

A. Hirose,  
In Chief.

Q Can you give us an estimate of the area of land which was covered by these ditches, I mean by that, was it the whole parcel, or what area?

A I believe I submitted a plan.

Q I have a diagram of ditching in connection with your father's property, was yours also included in that?

A Yes.

Q Who actually prepared this plan? A My father.

Q Were you present when he prepared it?

10 A No, I wasn't present, but father he drew the thing up and we went through it.

Q You went over it with him? A Yes, actually it covers the whole of that cleared and uncleared portion, because the uncleared portion the ditching runs through.

MR. CHERNIACK: I don't just know whether to file this plan in this case or the next, of the father.

THE COMMISSIONER: You are calling him next?

MR. CHERNIACK: Yes.

THE COMMISSIONER: Well, you can indicate it will be used  
20 on his case too.

(Plan, EXHIBIT 3.)

BY MR. CHERNIACK:

Q Let's try and distinguish yours and your father's?

A This portion here covers my portion (indicating).

Q Take a pen and just draw a line which will include your own parcel, I think I have a green pencil.

A Yes, that will show.

Q I think you can use this green pencil and that will show up. You are now indicating with green in a wavy line that area which is yours?  
30

A Yes.



A. Hirose,  
In Chief.

Q And from this it would appear your ditching extended throughout the whole area of your land?

A Yes.

MR. CHERNIACK: I have gone into this with a little greater detail than usual because the Appraisal Report makes no indication of any kind of work done on the property whatsoever except a small patch, which is set out on page 3 of Exhibit 2, where mention is made that all that has been done there at that time is a small patch of clearing along the south line. I think the evidence of the witness is very substantial, that is to the amount of ditching that went into it, which improved the value of the land and the stumped area.

10

Q I notice also in this connection that you show as yours - there is a pencilled dotted line - what does that represent? A That is the portion cleared and these are the borders.

Q What you call the borders is this space between the dotted pencil line and the green line?

20

A Yes, I would like to explain here that anyone who actually don't know what took place at the time of evacuation, when we cleared this land, when after visiting there about four years later they would think nothing had been done. In 1946 when I came back from overseas, I went to see my property and I, myself, was surprised, because the land was just as bad at the time when I left except the stumps, but there was a lot of willows growing higher than at the time we started to clear it.

30

Q Did you clear any brush at that time? A Oh, yes.

A. Hirose,  
In Chief.

Q When was that? A 1942.

THE COMMISSIONER:

Q When did you put in your ditching?

A In 1941, in December the clearing started, from 1941 to the time of the evacuation, the fall of 1941 covering up to the time we left some time in May of 1942.

BY MR. CHERNIACK:

Q And your ditching was put in during that time?

A Yes.

10 Q And your stumps were cleared during that period?

A Yes.

Q It would appear that at the time of the appraisal---

THE COMMISSIONER: The appraisal was made in July 1942.

BY MR. CHERNIACK:

Q In all, several months had transpired since you had done work on the land? A Maybe this would

20 explain it better; after digging these stumps, I believe after hearing about that small patch, you have to take the stumps off entirely first from the whole area, and we started to clear the level. We dug up to about three feet down, we tilled the soil, or cultivated it, well, all of the portions were not cultivated until we had evacuated, but the stumps were taken out and the only thing that was left was the cultivation. I believe that is the reason they mentioned about that small patch.

Q You had already started to clear off the brush and dig up the land? A Yes.

30 Q Did you say throughout the land you had already taken up the stumps? A Yes.

A. Hirose,  
In Chief.

MR. CHERNIACK: I should bring to your honour's attention that the appraiser values this land uncleared at \$10.00 per acre and in spite of the fact he mentioned there is a patch cleared, there is no value given for that portion as anything other than uncleared land.

Q Can you see it if I walk up to your land?

A No. You will note from the diagram most of my ditching in my property runs into my dad's property, so unless you go into my dad's property at the property line  
10 of his property where the main ditch goes in, that is where all these small ditches run into, so unless you see that you cannot know there were any ditches at all.

Q You dug down into the earth? A Yes.

Q Did you have any floor at the bottom?

A No, only the side and the top and you cover it with soil.

BY THE COMMISSIONER:

Q You cover the top with earth? A Yes.

Q Well, it would not be noticeable then? A Yes.

20 BY MR. CHERNIACK:

Q To a man who wouldn't know where he could look for ditching, is that right? A That is right.

MR. CHERNIACK: We have yet to find out that the S.S.B. Appraisers knew enough to be able to look for ditching. We will learn that in due course.

Q The comment at the foot of the exhibit mentions that the cleared patch amounts to over half-an-acre, that is the patch you say you already started to cultivate?

A Yes.

30 MR. CHERNIACK: In addition the land was dug, ditches put

A. Hirose,  
In Chief.

in and any additional out-of-pocket expenses, total about \$250.00, in addition to his own and his father's labour he feels the fair market value at date of sale was at least \$375.00.

Q I believe much of this period you were not in Canada?

A Well, I was away from Canada for a while during the war.

Q How long were you away? A From the first part of 1945 to 1946 June.

10 Q And at that time where were you?

A In India, Burma and Malaya.

Q In the Canadian Army? A Yes.

Q In the Intelligence Corps? A Yes.

Q When did you first know of the sale of your property?

A I cannot quite recollect. The first time I believe I found out was the time when my father received a circular letter of some sort that the Custodian's Office issued stating all the property had been sold under The Veterans' Land Act and I believe that was after I wrote the letter to the Custodian regarding the selling, or the intention of selling my father's property.

20

Q That was before you joined up, or after?

A That was before I joined up.

Q But I understand you made certain inquiries when you came back from Overseas? A Yes.

MR. CHERNIACK: There was some correspondence, your honour, that went on between the Assistant Judge Advocate of this Military District No. 10 and the Custodian. I don't really know to what extent they are relative,

30

A. Hirose,

10 but I feel the Commissioner should be made fully aware of what went on and of the claimant's intentions. I assume my learned friend has the correspondence and possibly it was filed for the Commissioner's benefit, because it is the intention something should be gained thereby. My learned friend has produced a letter to the Custodian from the Assistant Judge Advocate-General, Major Fletcher, from Winnipeg, dated June 18, 1946, addressed to the Custodian, referring to the properties both owned by the claimant, who was then Sgt. Hirose, and to that of his father's claim, which will be presented immediately after this one. The letter concludes with the fact that Sgt. Hirose enlisted on the 17th of April, 1945, was posted to the Canadian Intelligence Corps and served in Burma and Malaya, and is now in process of being discharged from the Canadian Army. His father, Tokuji, entered Canada from the United States in 1898 and was naturalized in 1901. May it be advised, please, if under these circumstances the land will be re-transferred to the parties concerned.

20

(Letter, dated June 18, 1946, EXHIBIT 4.)

MR. CHERNIACK: And my learned friend has produced a copy of the reply from the Custodian to Major Fletcher, dated July 5, 1946, to the effect that title to the land has passed to the Director of Veterans' Land Act and this office is not in a position to re-transfer the lands.

(Letter, dated July 5, 1946, EXHIBIT 5.)

30 Q I think after that, Mr. Hirose, you wrote to the

A. Hirose,  
In Chief.

Department of Veterans' Land Act asking them to sell you the property or return it to you on the basis of you wanting it as a veteran? A Yes.

Q And what answer did you receive?

A I received an answer to the effect - I believe I have the letter there - stating --

Q Here is your file - this letter you produce was a letter given to you by Major Fletcher?

A Yes.

10 MR. CHERNIACK: I tender this as an exhibit, a letter from the Soldier Settlement and Veterans' Land Act, signed by Mr. I. T. Barnet, the District Superintendent, and addressed to Major Fletcher, replying to the letter.

(Letter dated October 16, 1946, EXHIBIT 6.)

" Department of Veterans Affairs.

W.15-2-48 FD 21(J)  
Your File No.  
BC/524P  
Please quote BC/523P

20 518 Rogers Bldg., Vancouver, B.C., October 16, 1946.

Major E.A. Fletcher,  
Assistant Judge Advocate-General,  
Military District No. 10,  
WINNIPEG, MANITOBA

Dear Sir: Re: 1835 Hjorth Road, R.R. 3, New Westminster, B.C., Mun. of Surrey:  
Block "C" of the S $\frac{1}{2}$  of Sec. 16, Block 5 North, Range 1 West, Map 5021, Dist. of New Westminster, C. of E. 51481; and Block 12 of the N.E. $\frac{1}{4}$  of Sec. 16, Block 5

A. Hirose,  
In Chief.

" North, Range 1 West, Map 5698, Dist. of New  
Westminster, C. of E. 50023 (H.45125 - Sgt.  
HIROSE, Akira)

Your letter of October 7th has been received.

10 It is my understanding that there has been no  
change in the original Government order which brought  
about the evacuation of all people of the Japanese race  
from what was known as the "Protected Area" on the  
Pacific Coast.

The property in question comes within that  
area and I am sorry that under the circumstances your  
request cannot be entertained.

Yours truly,

(Sgd.) I. T. Barnet

(I.T. Barnet)

ITB\*GW

District Superintendent "

Q I understand that your request was a request to turn the

20 land over to you? A Yes.

Q On the basis of you being a veteran? A Yes.

Q And the net result was you received a cheque for what?

A \$16.00 and the cheque was made out after we sent out,  
or Major Fletcher sent out, the letter requesting for  
the transfer of the properties. After sending that  
letter, well, the Custodian sent a cheque and the  
cheque and the post mark was entirely different. I  
believe there is a letter in my file here stating that  
apparently the thing was made in some haste and they  
30 tried to cover up.

MR. CHERNIACK: Well, that may be, but I do not think it has much relevance in this claim. I might mention, according to the Custodian's file, the assessment in 1943 was \$180.00 for the land. I find it of interest to note in 1937 the assessment was \$200.00, which to me would indicate that some time between 1937 and 1943 there was a revision made from \$180.00, which apparently means that somebody had appraised the land for assessment purposes. I know the Commissioner is interested in assessed value and therefore I have indicated that.

10

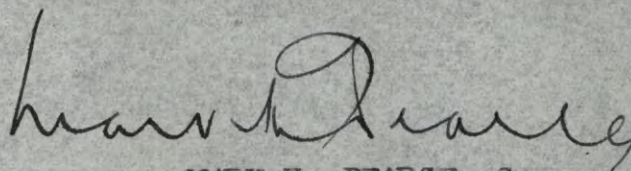
MR. FERG: In doing my duty I submit that the property sold at its fair market value, but off the record I don't believe it. This is a young man in the service and ought to receive every consideration.

THE COMMISSIONER: All right, thank you.

(PROCEEDINGS ADJOURNED SINE DIE)



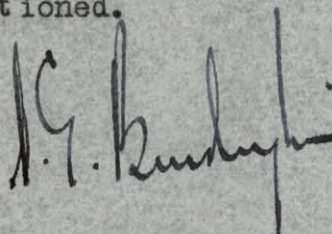
Certified to be a true and accurate transcript.



MARK H. PEARCE, Sr.,  
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner, hereby certify that the foregoing 14 pages of typewritten matter contain a true and accurate record of the Sub-Commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.



SUB-COMMISSIONER

NOV 28 1947

Case # 945

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

4890

B

W/H

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

(1) NAME HIROSE AKIRA (RCMP) Reg. No. 07582  
(Print) Surname Given Name

(2) Pre-Evacuation Address RR No. 3, New Westminster, B.C. (Surrey, B.C.)

(3) Present Address 68 Kate St., Winnipeg, Man.

(4) REAL ESTATE

(a) Street Address (if any) Surrey B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Municipality of Surrey -- Block 12 of the North East quarter of Section 16,  
Block 5 North, Range one West Map 5698, District of New Westminster,  
C. of E. 50023

(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) Cleared one acre year of evacuation

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

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ 375.00

(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) - - - - - \$ 375.00 -

(v) Amount at which Custodian sold property and credited your account - - \$ 16.00 - 35

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 359.00 - 340.

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation \_\_\_\_\_

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) \_\_\_\_\_

(c) How stored or packed at time of evacuation \_\_\_\_\_

(over)

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ \_\_\_\_\_

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 359.00

- (6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
- (b) Do you require the services of an interpreter at the hearing? Yes or no no

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

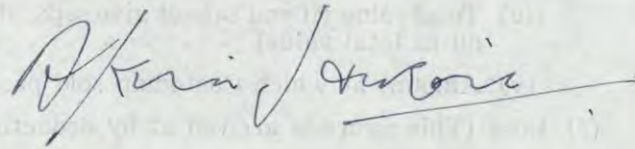
DOMINION OF CANADA )  
 Province of Manitoba )  
 TO WIT: )

I, Akira Hirose of the City of Winnipeg in the Manitoba

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 Winnipeg in the Province of Manitoba this 8th day of November A.D. 1947.



[Signature]  
 A BARRISTER AT LAW ENTITLED TO PRACTISE 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.

HIROSE AKIRA  
 (Claimant's Name)

REAL ESTATE  
 (Farm Land)

07582.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared <del>Cultivated not planted</del> <del>Cultivated and not in crop.</del> List Crops	Over 3 acres. Over 1/2 acre.	1935	MacKenzie	\$135.00	Uncleared	None	\$375.00 <del>Lead</del>

Total 3.69

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

Description	When Made	Cost
Stumped whole area except for borders. partly owned labour - Hired Labour and stump machine cost \$150.00 Powder and other supplies 50.00 Constructed over 1000 ft. of Cedar covered ditching, 3 feet deep, Cost of material alone \$22.		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
	NONE								

Comments re Appraiser's report not covered by above information: the appraisal mentions a patch cleared. This amounted to over 1/2 acre for which no credit was given. In addition the land was stumped and ditches put in. The actual out of pocket expenses of buying and improving total about \$350. in addition to my own and my fathers labour. I think the appraisers valuation is ridiculously low. My estimate of fair market value at date of sale by Custodian is at least \$375.00.

EXHIBIT No. 945-1  
 DATE Sept. 24/48  
 FILLED BY Claimant.

*[Signature]*  
 Signature

EXHIBIT NO. 945-2

DATE Sept. 24/48

FILLED BY Clement.

# Farm Appraisal Report

File No. JL-547

Land Description Block 12-of N.E. 1/4- Sec -16- Blk.5 N. Range 1 (Surrey)

Containing 3.69 ac Acres

Owner's Name Akira Hirose Post Office Address R.R.3. New Westminster.

Nearest Rail Point Port Mann Distance 2 1/2 miles

Market Town New Westminster Distance 7 miles

Church (give denomination) United on Hjorth Road Distance 1 mile

Nearest School Hjorth Road Distance 1 1/2 miles

State how property was identified: Map and enquiry.

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

No it is off any main road back in the bush.

Is this district a good one? no, still in the pioneer stage of development.

Employment opportunity seasonal only, on the land with some possibilities for industrial work at New Westminster.

Predominating Nationality and religion: various nationalities.

Describe Fencing and its condition: nil Value \$

Water supply: nil Value \$

## BUILDINGS ON FARM

4890

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

**There are no improvements on this property.**

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

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
			<del>XXXX</del>	Nil		
Area which can be cultivated without cost other than for breaking.						
		NIL				
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
3.69	undulating	6 to 10 inches sandy loam	granular loam	thick Bush and stumps	\$100 to \$200	\$10.00
						36.90
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 \$ 36.90

Total added by buildings to value of farm \$ nil

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

Total value of farm \$ 36.90

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Not applicable

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

Not an agricultural property in its present state when cleared it is a small fruit or poultry proposition.

Noxious weeds:

Corporation of Surrey Taxes \$ 6.35

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

Date: July 15th 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 July day of 15 th 1942

Inspector's Signature

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

JL-547 - A. HIROSE

# Farm Appraisal Report

Remarks: This Hirose property, is a piece of bush land, that lies immediately north of a parcel owned by the father of the owner.

There are no buildings on the place, and all that has been done toward development is a small patch of clearing along the southern line.

The soil is a very light sandy loam, with some evidence of gravel here and there. The bush covering has a firewood value on

### (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.

### ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

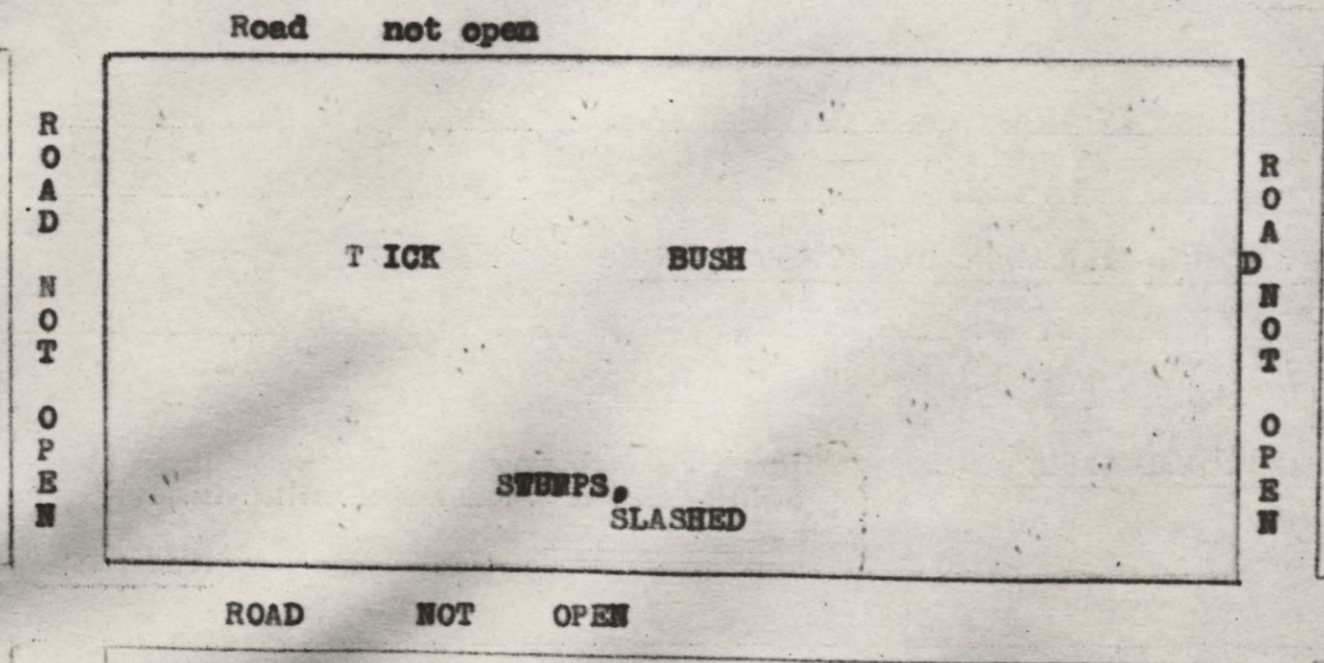
Total \$ \_\_\_\_\_

Amount fruit trees add to value of farm \$ \_\_\_\_\_

Diagram of Property

Akira Hirose. Blk. 12-of N.E. 1/4 Sec. 16-Blk. 5N Range 1.

This property is owned by the son of Tokugi Hirose, whose land lies immediately south of it. The intention was for the two places to have been worked together, according to a brother of Akira who was picking berries on the older mans place the day I made the inspection.



Following careful review of this appraisal report, it is my opinion that the present value is \$.....50.00.....

Date.....21st July.....19 42.

.....  
"I. T. BARNET"  
District Superintendent.



EXHIBIT No. 945-3  
DATE Sept. 24/48  
FILLED BY Claimant.

EXHIBIT No. 946-4  
DATE Sept. 24/48  
FILLED BY Claimant.

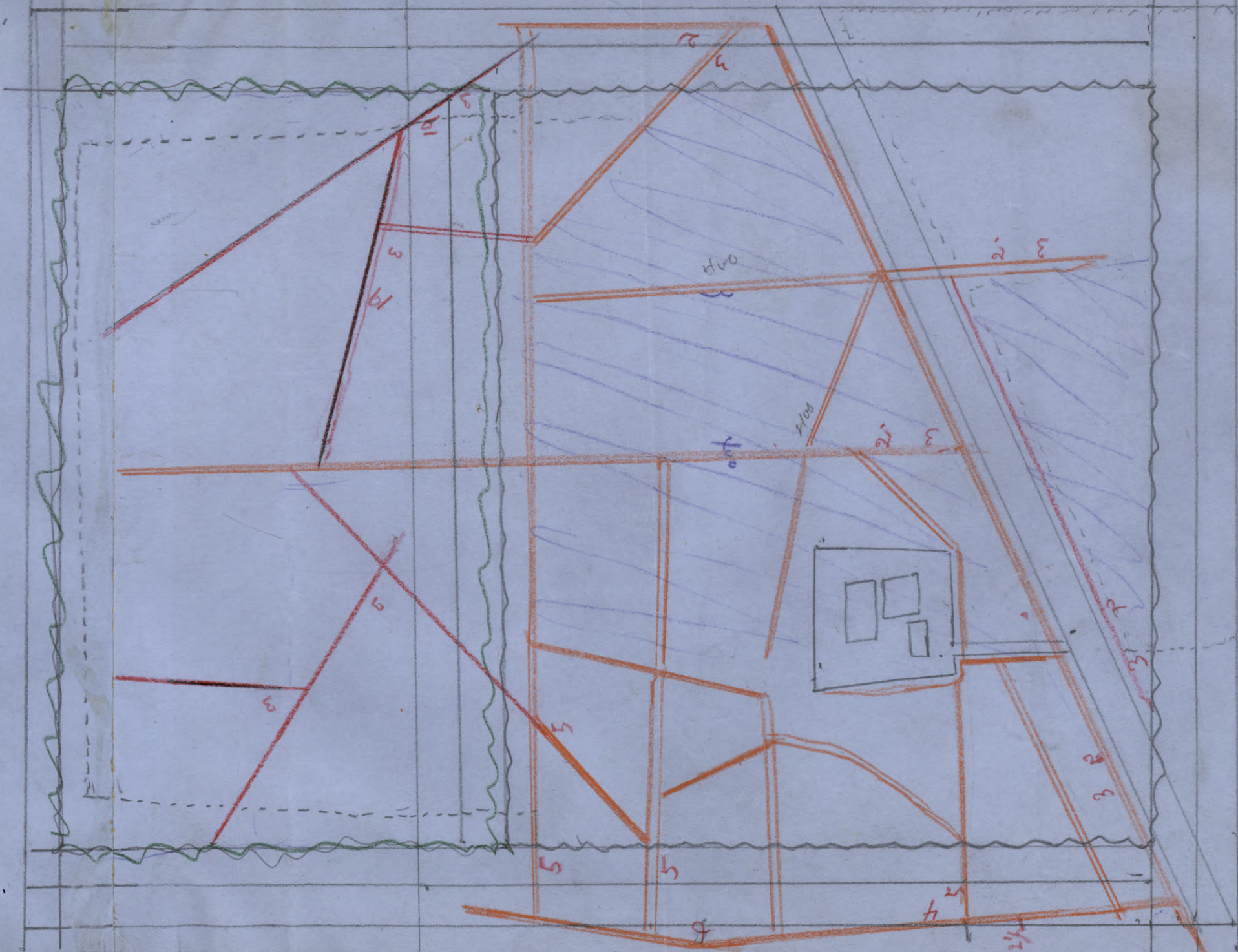


EXHIBIT No. 945 - 4

DATE Sept. 24/48

FILED BY

Crown

In Reply Please Quote  
No. W. 15 - 2 - 48 (J)

DEPARTMENT OF NATIONAL DEFENCE

ARMY

Winnipeg, Manitoba, June 18th, 1946.

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

EVACUATION SECTION  
Rec'd JUN 21 1946  
File No. 4890  
Ans. 5/7/46 P.M.  
Referred *Anderson Sheard*  
*out to you May 6*

Dear Sirs:

Legal Aid

Reference your file 4940 and your letter of March 6th, 1944, addressed to Mr. Tokuji Hirose, Reg. No. 12160, and also in reference to your file 4890, Mr. Akira Hirose, Reg. No. 07582, No. H.45125 Sgt. Akira Hirose, who will probably be discharged from the Canadian Army today, has asked me to take up with you the following matters:

In a notice issued by your Department, J. L. No. 572, and referring to your files 4940 and 4941, Reg. Nos. 12609 and 12610, addressed to Mr. Tokuji Hirose and Mrs. Chiye Hirose, dated June 19th, 1944, referring to 1835 Hjorth Road, R. R. 3, New Westminister, B. C. Mun. of Surrey, Block "C" of the S. 1/2 of Sec. 16, Block 5 North, Range 1 West, Map 5021, Dis. of New Westminister, C. of E. 51481, the said parties were advised that \$692.92 had been placed to their joint credit in respect to the expropriation of the above mentioned property. In your letter addressed to Mr. T. Hirose, dated May 6th, 1944, you advised him that the property had been sold to the Director, the Veterans' Dand Act. Mr. T. Hirose had informed you that he had a cash buyer willing to pay \$1500.00. ? 622.92

In your notice J. L. No. 547, file 4890, Reg. No. 07582, dated June 7th, 1944, directed to Mr. Akira Hirose, you informed him that the proceeds of the sale of his property in the Municipality of Surrey and being Lot 12 of the North East quarter of Section 16, Block 5 North, Range 1 West, Map 5008, District of New Westminister, C. of E. 50023, amounting to \$32,00, had been placed to his credit. This property he paid about \$50.00 an acre for, in all about \$250.00, and he could have realized on it from \$300.0 to \$350.00. 5698

Sgt. Hirose enlisted on the 17th April, 1945, was posted to the Canadian Intelligence Corps, and served in Burma and Malaya, and is now in process of being discharged from the Canadian Army. His father, Tokuji, entered Canada from the United States in 1898 and was naturalized in 1901. May it be advised, please, if under these circumstances the land will be re-transferred to the parties concerned.

Yours truly,

"E. A. Fletcher"

(E. A. Fletcher) Major,  
Assistant Judge Advocate-General,  
Military District No. 10.

EAR/ MM

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

Jan. 26, 1949.

*M. C. M. Chapman*

EXHIBIT No. 945 - 5  
DATE Sept. 24/48  
FILED BY Crown

4890

Your Ref. W. 15-2-48 (J)

5th July, 1946.

Major E. A. Fletcher,  
Assistant Judge Advocate-General,  
Military District No. 10,  
Department of National Defence,  
Winnipeg, Manitoba.

Dear Sir:

Re: Files 4940/1 and 4890

We are in receipt of your letter of June 18th in regard to the above files.

Under a policy of liquidation decided upon by the Government of Canada, the properties referred to were sold and title has passed to the purchasers which in both cases is the Director of the Veterans' Land Act. This office therefore is not in a position to deal with the question raised, namely the re-transfer of these lands back to the original owners.

We are not aware that any change in policy is contemplated in regard to the property formerly owned by Akira HIROSE who enlisted with the Canadian Intelligence Corps and served in Burma and Malaya, and this would be a matter to be dealt with by the Department at Ottawa.

Yours truly,

F. G. Shears,  
Director.

FGS/PMH

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

Jan. 26, 1949

*[Handwritten signature]*



## SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. BC/524P  
BC/523P  
PLEASE QUOTE.....518 Rogers Bldg.,  
Vancouver, B.C.  
October 16th, 1946.Major E.A. Fletcher,  
Assistant Judge Advocate-General,  
Military District No. 10,  
WINNIPEG, MANITOBA

Dear Sir:            Re: 1835 Hjorth Road, R.R.3, New Westminster, B.C.,  
Mun. of Surrey: Block "C" of the S $\frac{1}{2}$  of Sec.16,  
Block 5 North, Range 1 West, Map 5021, Dist.  
of New Westminster, C. of E.51481; and Block 12  
of the N.E. $\frac{1}{4}$  of Sec.16, Block 5 North, Range 1  
West, Map 5698, Dist. of New Westminster, C. of  
E. 50023 (H.45125 - Sgt. HIROSE, Akira)

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Your letter of October 7th has been received.

It is my understanding that there has been no  
change in the original Government order which brought about the  
evacuation of all people of the Japanese race from what was known  
as the "Protected Area" on the Pacific Coast.

The property in question comes within that area  
and I am sorry that under the circumstances your request cannot  
be entertained.

Yours truly,

(I.T. Barnet)

District Superintendent

ITB/GW

EXHIBIT No.

945-6

DATE

Sept. 24/48

FILLED BY

Claimant.