

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
		650.00		32.50						200.00
			65.00	12.50						110.00
<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 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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	17.00	7.82					7.82
<b>TOTAL RECOMMENDATION</b>										<b>317.82</b>



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CASE NO. 1098

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
October 6, 1948.

IN THE MATTER OF THE CLAIM OF  
TORU MARUYA

PROCEEDINGS AT HEARING

Original.



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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J.A. MCGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,  
October 6, 1948.

IN THE MATTER OF THE CLAIM OF

TORU MARUYA

PROCEEDINGS AT HEARING

APPEARANCES:

- |                          |   |
|--------------------------|---|
| K.A. CHRISTIE, ESQ. K.C. | appearing for the<br>Dominion Government. |
| F. A. BREWIN, ESQ.       | appearing for the<br>Claimant.            |
| <hr/>                    |   |
| A. SMITH, ESQ.           | Secretary.                                |
| G.N.R. UPTON, ESQ.       | Official Interpreter.                     |
| J. B. MCGREGOR, ESQ.     | Official Reporter.                        |



T. Maruya,  
In Chf.

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TORU MARUYA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Your claim is in respect to some property at Duncan, B.C., and also a small claim for three bed springs? A. Yes.

Q. In respect to your claim for the real estate at Duncan, have you filed your form entitled Real Estate Other Than Farm? A. This is it.

Q. This is your signature is it? A. Yes.

Q. And the facts stated there are true to your knowledge are they? A. Yes.

(FORM, REAL ESTATE OTHER THAN FARM, FILED AS EXHIBIT NO. 1)

Q. You bought this property in 1940, did you?

A. Right.

Q. And it was a vacant lot at that time? A. Yes.

Q. You paid \$200. for it? A. Yes.

Q. And you built a house on it that you lived in until the time of the evacuation? A. Right.

Q. I see you say it cost you for labour and materials \$1300. That is allowing for your own labour?

A. Right.

Q. And I notice on your form you state that the property was insured by the Custodian for \$1000. Has it been insured before that? A. No, it was recently built and I didn't get around to insuring it at all.

Q. Did you receive a letter from the Custodian's office? A. Yes, this is the letter I received.

Q. It is dated March 16th, 1943, and states:

"Kindly be advised that the above numbered



T. Maruya,  
In chf.

1  
2 policy has been issued. This policy covers for  
3 \$1000. on your dwelling at 2nd Street, Duncan, B.C.  
4 for three years from February 20th, 1943. The premium  
5 has been paid and charged to your account."

6 Did you receive that letter? A. Right.

7 Q. And before you received this letter did  
8 the Custodian discuss with you for how much the  
9 property should be insured? A. No.

10 Q. It was their view it should be insured for  
11 \$1000? A. Yes.

12 (LETTER RE INSURANCE POLICY, MARKED  
EXHIBIT NO. 2)

13 Q. I see you are claiming \$1100. as the value  
14 and that it was sold by the Custodian for \$650?

15 A. That is right.

16 Q. You didn't rent it before you left?

17 A. No, the Custodian rented it.

18 Q. The Custodian rented it for \$14. a month;  
19 you were advised of that? A. Yes.

20 Q. Now, have you had an opportunity of reading  
21 the valuation made by Mr. Dickie? A. Yes, I have  
22 read this.

23 Q. Perhaps my friend will file that at this  
24 time.

25 MR. CHRISTIE: I am tandering, your honour, as  
26 Exhibit 3, the valuation of H. W. Dickie.

27 (VALUATION REPORT OF H. W. DICKIE,  
28 MARKED EXHIBIT NO.3)

29 MR. BREWIN: I see Mr. Dickie says this is  
30 very unattractive and cheaply constructed. Have you  
any comment to make on that? A. Well, the material



1 was put into it, it wasn't wasted. It was made up  
2 into the house.

3 Q. Was the house finished at the time you left?

4 A. Not absolutely.

5 Q. In what respect was it unfinished? A. It  
6 should have been painted for one thing, but I didn't  
7 have time to do so.

8 Q. What type of lumber did you use? A. Con-  
9 ventional siding in British Columbia. Building  
10 material in B.C. is siding and the inside was flooring.

11 Q. What type? A. 1 x 4, tongue and groove  
12 flooring.

13 Q. What grade lumber was it? A. The flooring  
14 was Number 1 grade, and the outside was Number 1 and 2.

15 Q. You didn't finish painting? A. No, I  
16 didn't get around to that, they whisked me off too  
17 soon.

18 Q. Who did you get the lumber from? A. The  
19 Hillcrest Lumber Company, across the street from me.

20 Q. How much did you pay for it, do you know?

21 A. Not off hand, but I have my notes. Do you  
22 want me to refer to those? A. Yes, I think so.

23 A. I have here that the material cost \$603.86.

24 Q. And was that all paid to this company you  
25 mentioned? A. Not all of it, most of the lumber was.  
26 Other building materials I bought from other places;  
27 cement and plumbing and that sort of thing was bought  
28 from other places.

29 Q. Have you any invoices or bills? A. I have  
30 some receipts from the Hillcrest Lumber Company.

Q. Does it show the type of lumber you bought?



T. Maruya,  
In chf.

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A. Some of them do anyway.

Q. Here for instance is an account from the Hillcrest Lumber Company, sold to T. Maruya, 14 pieces of 2 x 12, 12 feet, No. 1 Common cedar, 336 feet, price 23 cents a foot. A. That is right.

Q. Is that high grade lumber?

A. Number 1 common is the highest you can get in common lumber.

Q. And these other invoices indicate that there were other purchases of lumber, some of it No. 3 Common? A. That is No. 3 Clear, that is a higher grade than common.

Q. What does No. 3 Common mean? A. No. 3 common is a poorer grade of common. It comes in 1, 2 and 3 you see.

Q. I see. Unless my friend wants to go into these in detail, I won't. I see the evaluator refers to the interior finish being wood of a very poor grade? A. Number 1 Common is definitely not a poor grade lumber.

Q. You had both a garage and wood shed as well?

A. Right.

Q. And the evaluator makes the statement "The lot is poorly fenced" -- now, what about the fences?

A. When I bought my lot it was a double lot and the former owner put a brand new fence between the two lots on the west side. On the east side between my neighbour and myself we put up a new fence there that is running lengthwise. The front fence I didn't get a gate in -- that is the only difficulty with the



T. Maruya,  
In chf.

1 front fence.

2 Q. The front fence needed repairing? A. It  
3 needed a little repair and a gate put in.

4 Q. So three sides you say were in a good state  
5 of repair -- two were absolutely new, and the front  
6 one might be the cause of his making this remark?

7 A. Yes.

8 Q. He says this building is not more than four  
9 or five years old. Now, when did you start to build  
10 the house? A. I started the house on August 22nd,  
11 1940.

12 Q. Do you know when you finished it, at least  
13 so far as you did finish it? A. Around September,  
14 1941. I was still buying material then, so I was  
15 still working on it.

16 MR. CHRISTIE: I am tendering as Exhibit 4 a  
17 photograph of the property, when it is proved.

18 MR. BREWIN: Do you recognize this photograph?

19 A. Yes, this is the dwelling that I built.

20 Q. Do you know when that photograph was taken?

21 A. After I had left I guess. I don't recall  
22 taking any pictures like that myself.

23 Q. You don't know who took it? A. No.

24 (PHOTOGRAPH OF HOUSE, MARKED EXHIBIT NO. 4)

25 Q. Have you any comments to make on that  
26 photograph? A. Well, I see that it wasn't painted.  
27 I didn't get around to painting it, but I think that  
28 was the responsibility of the Custodian to see it was  
29 painted. It should have had a good coat of paint  
30 anyway, or two coats of paint. I had an income, and  
I don't see why they shouldn't have done that.





T. Maruya,  
In chief.

1 Q. What should have been done we will leave  
2 for somebody else to decide, but you feel it would  
3 have been more attractive and easier to sell if it  
4 had been painted? A. Yes.

5 Q. The evaluator says the roof is in good  
6 condition, and the foundation, however, owing to  
7 construction and appearance, he feels a fair value of  
8 same would be \$650. You are suggesting had it been  
9 painted -- A. It would improve the  
10 appearance 75 per cent if it was painted.

11 Q. I would ask my friend to put in the  
12 Assessment Notice.

13 MR. CHRISTIE: I am tendering as Exhibit 5  
14 the Assessment Notice, in which the assessed value of  
15 the property is set out.

16 (ASSESSMENT NOTICE, MARKED AS EXHIBIT NO. 5)

17 MR. BREWIN: It is set out, according to the  
18 figures I have, \$150. for land and \$700. for  
19 improvements? A. Yes.

20 Q. This assessment was for the year 1944. You  
21 had paid \$200. for the land? A. Yes.

22 Q. I take it there is no question of title?

23 MR. CHRISTIE: I have the Certificate of  
24 Encumbrance. I will file that as Exhibit 6.

25 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT  
NO. 6)

26 MR. BREWIN: The Certificate apparently shows  
27 the claimant to be the owner of the property, or  
28 the former owner. A. That is right.

29 Q. Now, in respect to your claim for personal  
30 property, it is confined to a claim for \$17. for



T. Maruya,  
In chf.

1 three bed springs? A. That is right.

2 Q. I am asking if my friend would file the  
3 Analysis of Personal Property Claim.

4 MR. CHRISTIE: I am tendering as Exhibit 7,  
5 Analysis of Personal Property Claim.

6 (ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED  
7 EXHIBIT NO. 7).

8 MR. BREWIN: Now, you are claiming for three  
9 bed springs. Where did you leave those springs?

10 A. In the upstairs room.

11 Q. Did you report them to the Custodian?

12 A. Yes.

13 Q. I see you reported quite a large number of  
14 other things that I think were sent to you apparently?

15 A. Some were sent to me and the rest were sold  
16 at an auction sale.

17 Q. You are making no claim in regard to them?

18 A. No, none whatever.

19 Q. I do not see anything reported under the  
20 heading of "bed springs", but it refers to three double  
21 beds with mattresses; would the bed springs be part of  
22 those? A. Yes, the bed ends were sold and the bed  
23 ends were left in the house.

24 Q. You have valued those beds apparently at the  
25 time of the evacuation at \$95. is that right?

26 A. Yes.

27 Q. I am showing you a form under the heading  
28 "Personal Chattels". You just signed that a moment  
29 ago, did you? A. Yes.

30 Q. Are the facts therein stated correct? A. Yes.

(PERSONAL CHATTELS FORM, MARKED EXHIBIT NO. 8)



T. Maruya,  
In chf.

1  
2 Q. I notice on the Analysis of Personal  
3 Property Claim, presented by the Custodian -- I think  
4 it is Exhibit 7, this statement is made:

5 "Springs were left in dwelling as stairs  
6 were built after beds were taken up and  
7 springs could not be got down the stairs."

8 I take it from that that the springs were left  
9 there for the new owners? A. Yes.

10 Q. Or the new tenants whoever they might be?

11 A. Yes.

12 Q. They were not returned to you at any rate?

13 A. No.

14 Q. And you didn't receive anything for them?

15 A. No, I did not.

16 Q. And I see you have made a note on Exhibit 8  
17 that the springs could have been removed because the  
18 stairway wall was removable -- the stairway wall was  
19 purposely built that way. What do you mean by that?

20 A. It couldn't go around the landing, so one  
21 wall was built so it could be taken out. If they  
22 had asked me I could have told them, but I had no  
23 communication whatever in regard to these things, so  
24 I couldn't tell them.

25 Q. Apparently, whoever got the benefit of these  
26 bed springs, there is no communication you have that  
27 they asked to pay for them? A. No.

28 Q. You have set out in the form what you  
29 actually paid for these springs? A. Yes.  
30



T. Maruya,  
In chf. - cr.ex.

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2 CROSS-EXAMINATION BY MR. CHRISTIE:

3 Q. I am producing, Mr. Maruya, a J.P. Form;  
4 is that your signature? A. Yes, that is my  
5 signature.

6 (J.P. FORM, MARKED EXHIBIT NO. 9)

7 MR. BREWIN: I wonder if my friend intends to  
8 point out anything on the J. P. Form as relevant?

9 MR. CHRISTIE: I don't think there is anything  
10 here.

11 MR. BREWIN: The reason I ask that question,  
12 your honour, is that these J.P. Forms may contain  
13 something that should be explained by the witness and  
14 if my friend has anything particular in mind that  
15 the witness should answer about, I wish he would call  
16 it to my attention.

17 MR. CHRISTIE: Your honour, the only reason  
18 I put the J.P. Form in, is not only to complete the  
19 record, but sometimes there is a discrepancy between  
20 the J.P. Form and a later claim, and if there is a  
21 discrepancy I would like to ask some questions. In  
22 this case there is no discrepancy.

23 Q. Mr. Maruya, where were you employed at the  
24 time of the evacuation? A. By the Hillcrest  
25 Lumber Company.

26 Q. And was the construction of this house done  
27 entirely by yourself? A. Almost, not entirely --  
28 I had help.

29 Q. How long were you building it? A. From  
30 August, 1940, and it was 1941 the last bill I had, so  
it was between that time I was building the place -- I



T. Maruya,  
cr. ex.

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mean finishing it up.

Q. You didn't put any paint on this place  
yourself? A. No.

Q. You suggested to my friend that the front  
fence is in need of repair -- is that what you refer  
to there, the hole in the fence? A. Yes.

Q. That is what you mean? A. Yes, there  
should be a gate to the garage.

Q. There should be a gate to the garage and  
there is a hole in the opposite corner? A. Yes; it  
is optional if you put a gate in or leave it open I guess  
but it would improve the appearance.

Q. How many toilets are in the house? A. One.

Q. I understand it is located outside?

A. On the porch, but it is enclosed.

Q. Enclosed, but on the back porch? A. That  
is right.

Q. Now, I think you told my learned friend you  
spent \$603. for material? A. Yes.

Q. Now, in your real estate claim you put  
\$1300. Am I to take it the difference between \$1300.  
and \$603. is the amount for your labour? A. Right.

Q. Then, in respect to these bed springs, am  
I right in understand that you told my learned  
friend that the only way that these bed springs  
could have been removed was to take them out through  
some wall that was removable? A. Right; the side  
of the stairway wall. That was specially con-  
structed when I built the house.

Q. The first year? A. Yes.



T. Maruya,  
cr. ex.

1  
2 Q. How did you get the bed springs up in the  
3 first place? A. One wall was removable, so I  
4 removed it and put the beds and the springs in.

5 Q. I suppose it is a very narrow stairway?

6 A. Very narrow.

7 Q. How many rooms are there upstairs? A. Two.

8 Q. How many downstairs? A. Two. There are  
9 many houses like that; in fact I am living in one the  
10 same way now. You cannot even get the bed ends up,  
11 whereas you could in mine. You have to take these in  
12 through the window.

13 Q. These bed springs were not de-mountable  
14 in anyway, you couldn't take them apart?

15 A. No, you couldn't take them apart.

16 MR. CHRISTIE: It is submitted your honour,  
17 that the real estate was sold at a fair market value,  
18 and it is submitted that the value of the personal  
19 chattels claimed for is exorbitant.

20 I have certain documents to file, and I am  
21 submitting as Exhibit 10, the Real Property Summary.

22 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 10)

23 Q. Then there is a claim on real and personal  
24 property, and I submit that as Exhibit 11.

25 (CLAIM ON REAL AND PERSONAL PROPERTY,  
26 MARKED EXHIBIT NO. 11)

27 MR. BREWIN: This was sold, according to the  
28 summary, as at the 18th December, 1944, to Frederick  
29 William Holmes, for \$650. cash.

30 MR. CHRISTIE: That is the evidence, your  
honour.



(Discussion)

1 MR. BREWIN: I think I should ask my friend  
2 if he has any information at the present that indic-  
3 ates the date of the appraisal. It is an undated  
4 appraisal and there may be some correspondence.

5 MR. CHRISTIE: If the Court will grant me the  
6 indulgence I will go through the file.

7 I have not been able to find it, but I would  
8 think when the defence is really put in in Vancouver,  
9 no doubt Mr. Dickie will be called to the stand to  
10 tell them on what basis his appraisal was made.

11 (PROCEEDINGS ADJOURNED SINE DIE)

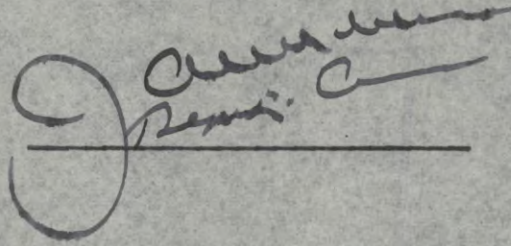
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13 I hereby certify the foregoing to be a true  
14 and accurate transcript of the proceedings  
15 herein.

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*J. B. McGregor*  
J. B. McGregor,  
Official Reporter.



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I, John A. McGibbon, Deputy Commissioner,  
appointed to hear a Commission to investigate  
claims of Japanese Canadians for property loss,  
do certify the foregoing is a true copy  
of the evidence heard on the within claim.

  
\_\_\_\_\_



DEC - 2 1947

base no 1098

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

8254  
Toronto

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

(1) NAME MARUYA TORU (RCMP) Reg. No. 08982  
(Print) Surname Given Name

(2) Pre-Evacuation Address Duncan, B.C.

(3) Present Address 40 Darling Ave. Toronto, Ont.

(4) REAL ESTATE  
(a) Street Address (if any) 149 2nd St. Duncan B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lot 4, Block 5, Section 18, Range 6  
Quamichan Dist. plan 798

(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) Garage + Fuel shed

(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 - - - - - \$ 200.00 (cost price)  
(ii) Buildings - - - - - \$ 900.00  
(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) - - - - - \$ 1100.00  
(v) Amount at which Custodian sold property and credited your account - - - \$ 650.00  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 450.00

(5) PERSONAL PROPERTY  
(a) Place or places at which property was left by the claimant at date of evacuation  
Residence at 149 2nd Street, Duncan, B.C.  
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
House  
(c) How stored or packed at time of evacuation Left in house with beds

(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")

Custodian

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

- |     |                     |                    |             |
|-----|---------------------|--------------------|-------------|
| 1.  | <u>1 Bed spring</u> | Estimated Value \$ | <u>7.00</u> |
| 2.  | <u>1 " "</u>        | Estimated Value \$ | <u>5.00</u> |
| 3.  | <u>1 " "</u>        | Estimated Value \$ | <u>5.00</u> |
| 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 \$ 17.00

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) - - - - - \$ 467.00

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

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

Toronto, Ont

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 )  
of )  
TO WIT: )

I, T. Maruya of the city  
of Toronto in the month of Sept

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the city )  
of Toronto )  
in the county of York )  
this 24<sup>th</sup> day of November )  
A.D. 1947. J. A. Brown )

J. Maruya  
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.

MARUYA TORU  
(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

EXHIBIT No. 1098-1  
DATE OCT 6 1948  
FILLED BY J. A. Christie  
~~1112~~ 08982  
Reg. No.

<u>Type of Premises</u> (e.g. House, Store, etc.)	<u>No. of Rooms</u>	<u>Type of Finish</u>	<u>Use of Premises</u>	<u>Size of Lot</u>	<u>When Purchased</u>	<u>Date of Purchase</u>
House ( 2 storey)	4	Frame	Residence	60 x 120	1940	-

<u>Type of Locality</u>	<u>Cost Price</u>	<u>Improvements made by Claimant</u>	<u>Estimated Value</u>	<u>Date of Sale</u>
Residential	\$200.00 (Lot) \$1300.00 (House-for labour & materials)		\$ 1100.00	

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Assessment 1944	Land	\$ 150.00
	Improvements	700.00
		<hr/>
		\$ 850.00
		<hr/>

Rented for \$14.00 per month by Custodian  
House insured by custodian for \$1000.00

<u>Summary</u>	
Original Claim	\$ 1100.00
Sold by Custodian	650.00
	<hr/>
Claim	450.00
	<hr/>

J. Maruya  
Signature

Home insurance to satisfaction on \$1500.00  
Refused for life. 10 per month by satisfaction

\$ 500.00

Interest on \$1000.00

Accumulated fund \$ 1000.00

Continuing to accumulate fund for interest

HTIME ORAMON

QIMOB T2AF-JLEB

10/1/1913

10/1/1913

House (2 story)

House (2 story)

No. of floors

Home

Type of property

REAL ESTATE

Improvements to be completed

Residence

Type of property

Place of law

CO X 130

1913

\$ 1500.00

8601

Gain

\$ 500.00

Cost of acquisition

\$ 1000.00

Original value

\$ 1000.00

Gain

Gain



EXHIBIT No. 109A-2  
DATE OCT 6 1948  
FILED BY Mr Brewin

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131  
PLEASE REFER TO  
FILE No. 8254

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

March 16th, 1943

Mr. Toru MARUYA  
Registration No. 08982  
Slocan, B. C.

Dear Sir:

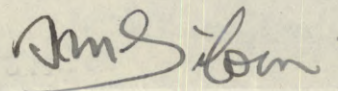
Re: Union Marine Policy  
No. 74468

N.B.

Kindly be advised that the above numbered policy has been issued. This policy covers for \$1,000.00 on your dwelling at 2nd Street, Duncan, B. C., for three years from February 20th, 1943.

The premium has been paid and charged to your account.

Yours very truly,



S.M. Gibson  
Insurance Department

SMG:KT

EXHIBIT No. 1098 - 3  
DATE Oct. 6/48  
FILED BY K.A. Christie

Catalogue #581

Lot 4, Block 5, Plan 798, City of Duncan.

This lot is 60 x 120, all cleared, containing dwelling of 4 rooms, very unattractive and cheaply constructed. There are 2 rooms on the ground floor, size approximately 12 x 14 each, and 2 small bedrooms upstairs, with steep stairway leading to same. Interior finish is wood of a very poor grade. Brick chimney. Electric light. Hot and cold water laid on to sink. Water closet on back veranda. Outbuildings consist of garage and woodshed. Lot is poorly fenced. This building is not more than 4 or five years old, and roof is in good condition, as well as foundation. However, owing to construction and appearance, I consider a fair value of same \$650.00.

"H.W. Dickie"

Valuator.

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

December 14th, 1948.

*M. Steenes*  
.....

EXHIBIT No. 1098-4

DATE OCT 6 1948

FILLED BY K. A. Brisie



File # 8254

EXHIBIT No. 109P-4

DATE OCT 6 1948

FILLED BY K. A. Christie

T. MARUYA

File # 8254

Lot 4 Bk 5 Map 798

City of DUNCAN

Catalogue # 581

File # 8254



**CITY OF DUNCAN**

**Collector's Notice of Taxes for 1944**

Receipt No. **616**

**EVACUATION SECTION**  
 Rec'd **SEP 30 1944**  
 Registered Owner **8254**  
 Ans. \_\_\_\_\_  
 Referred **Bell**

Dear Sir or Madam:

Take notice that the amount due by you for taxes for the year 1944 (together with arrears and delinquent taxes, if any) is as under, and should be paid into this office on or before the 30th DAY OF JUNE, 1944. And please further take notice that if the taxes for 1944 aforesaid are not paid by the said 30th day of June, TEN PER CENT WILL BE ADDED THERETO.

The total amount of taxes remaining unpaid at December 31st, 1944, will then carry interest at the rate of six per centum per annum as from January 1st next until paid.

**TAXES FOR 1944 are apportioned as follows:—**  
 General Rate..... 26 3/4 Mills  
 School Rate..... 14 Mills  
 Debt Rate..... 1/4 Mills  
 Total..... 41 Mills

**E. S. FOX,**  
 Treasurer and Collector.

EXHIBIT No. **1095-5**  
 DATE **OCT 6 1948**  
 FILED BY **J. A. Christie**

*Bell*  
*Tom Maruya 8254*  
*Custodian of Evacuee Prop.*  
*506 Bayview Bank Bldg.*  
*Vancouver B.C.*

Notice sent to

ROLL No.	DESCRIPTION OF PROPERTY			ASSESSED VALUE OF		Land + 30% Improvements	TAXES 1944 (as divided above)	Local Improvement Tax	TOTAL CURRENT YEAR'S TAXES 1944	ARREARS OF TAXES 1943		DELINQUENT TAXES 1942	
	Lot	Block	Sub-div. or Plan	Land	Improvements					Interest not included	Interest not included		
245	4	5	798	150 00	700 00	360 00	14 76		14 76	2 28			
								Penalty	1 48	Int.	10		
									16 24		2 38		
									2 38				
									18 62				

**TAXES IN ARREARS**  
 This property will be sold for taxes on the 20th day of September in the year following this notice, unless the taxes be sooner paid.

**PAID**  
 SEP 29 1944  
 Treasurer - City of Duncan  
 P.E.T. *W.M.*

PLEASE BRING THIS NOTICE when you call to pay taxes, as this statement becomes a receipt for the taxes specified herein when numbered, stamped and signed by the Collector. No other official receipt will be given.  
 ALL OUT-OF-TOWN CHEQUES MUST INCLUDE EXCHANGE. Taxes may be paid by instalments at any time.

CERTIFICATE OF ENCUMBRANCE  
LAND REGISTRY OFFICE

EXHIBIT No. 1098 - 6  
DATE Oct. 6/48  
FILED BY K.A. Christie

1581

Victoria, B. C.

Your file 8254.

10 a.m. ~~minutes~~ ~~minutes~~ 21st day of July, 19 43

I HEREBY CERTIFY that the following is the state of the title to

Lot 4 in Block 5 of Section 18, Range 6, QUAMICHAN DISTRICT,  
Plan 798

viz:

Registered Owner: TORU MARUYA  
Indefeasible Title No. 120821-I

Vested in the Custodian of Enemy Property. see D.F. 50748 filed 4.3.43

Registered Charges: None

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"R.N.C. Hemberon"

Deputy Registrar.

To: The Custodian  
Japanese Evacuation Section,  
Vancouver, B. C.

LS

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

December 14/48

*M. Steenes*  
.....

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8254

EXHIBIT No. \_\_\_\_\_

NAME Toru MARUYA

REG. No. 08982

DATE		INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DEC NOT FOUN
DECLARATION	<u>9/5/42</u>	TAKEN BY _____			AUCTION	TENDER &c		
EVACUATION	<u>24/9/42</u>	DATE _____						
24" Heater	\$ 25.00		1 Bed Spring	\$ 7.00			✓	
Radio Table	6.00		1 Bed Spring	5.00			✓	
Singer sewing machine	50.00		1 Bed Spring	<u>5.00</u>			✓	
Lino 12x14	16.00		Amt. of Pers. Prop. Claim: <u>\$17.00</u>					
Enterprise Range	50.00							
Ice Box	2.00							
2 Kitchen cabinets	10.00							
Shoe Cabinets	5.00							
Kitchen Table & Chairs	6.00							
Medicine Chest & Drugs	6.00							
2 Coal Oil Lamps	2.00							
Coleman Lamp	10.00							
Primus Stove	5.00							
2 Washtubs	3.00							
Copper Boiler	3.00							
2 Pails	2.00							
1 Fly Safe	2.00							
Beatty Washer	164.00							
Lino 12x16	8.00							
3 Double Beds with Mattresses	95.00							
2 Bureaus	30.00							
7 Sets Curtains	5.00							
20 Records	20.00							
Shoe Last	.75							
4 pr. Gumboots	5.75							
3 Parasols	9.00							
2 Lacquered Trays	3.00							
2 Bon Bon Trays	3.50							
1 Hemp Rope	1.00							
Provisions	25.95							

MMP

Vancouver, B. C., July 22/48.

RGB/P.

FILE No. 8254

EXHIBIT No. \_\_\_\_\_

EXHIBIT No. 109A-7

CASE No. \_\_\_\_\_

REG. No. 08982

DATE OCT 6 1948

VENUE Toronto.

FILLED BY  
K. A. Christie

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
		✓ ✓ ✓						"Springs were left in dwelling as stairs were built after beds were taken up and springs could not be got down the stairs."

*Handwritten initials/signature*

ANALYSIS OF PERSONAL PROPERTY CLAIM

EXHIBIT N  
FILE NO. 3234  
REF. NO. 08932

NAME  
TOMY MANUYA

DATE  
DECLARATION 9/21/42  
EVALUATION 11/1/42  
INVENTORY  
TAKEN BY  
DATE

4528/2

24" Mirror	\$ 25.00	1 Bed Spring	7.00
Radio Table	5.00	1 Bed Spring	5.00
Sticker sewing machine	50.00	1 Bed Spring	5.00
Radio Table	10.00		
Interphone Range	50.00		
Ice Box	2.00		
2 Niches			
2 cabinets	10.00		
Shoe Cabinet	5.00		
Kitchen Table			
2 Chairs	6.00		
Medicine Chest			
2 Trays	6.00		
2 Coal Oil Lamps	2.00		
Coleman Lamp	10.00		
Primo Stove	5.00		
2 Washbas	3.00		
Copper Boiler	3.00		
2 Pails	2.00		
1 Tix Hair	2.00		
Washy Washer	14.00		
Radio Table	5.00		
3 Double Beds			
with Mattresses	95.00		
2 Bureaus	30.00		
7 Bed Curtains	8.00		
20 Records	20.00		
Shoe Last	75		
4 pr. Gumboots	5.75		
3 Parasols	8.00		
2 Lacinated Trays	3.00		
2 Bon Bon Trays	3.50		
1 Hemp Rope	1.00		
Provisions	25.75		

Am. of Pers. Prop. Claim: \$17.00

Vanover, B. C., July 22/42.  
R37/2

CANADIAN WEST BOND

NO 3334

NO 08383

BALE

EXHIBIT NO.

901

CASE NO.

VENUE Toronto.

FOUND

NOT FOUND

NO RECORD AT

ABANDONED

ACCOUNTED FOR

UNSEEN

REMARKS

4528/2

"Springs were left in dwelling as stairs were built upon beds were taken up and springs could not be got down the stairs."

MORUYA, TORU/  
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 109F-8 08982  
DATE OCT 6 1948 Reg. No.  
FILLED BY  
K. A. Briskie

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
1 Bed Spring	1939	New	\$15.00	Good	\$7.00
1 Bed Spring	1935	"	\$10.00	"	\$5.00
1 Bed Spring	1935	"	\$10.00	"	\$5.00

The claimant is claiming on the chattels listed above valued at \$17.00

Description of Storage of Goods:

General Statement as to Chattels not Described above:

Additional Comments, if any:

The beds springs could have been removed because the stairway wall removable. The stairway wall was purposely built that way.

Summary:

Original Claim \$17.00  
Sold by Custodian J. Moruya Signature  
Claim \$17.00

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: MARUYA, Toru

HOME ADDRESS: Duncan, B. C.

REGISTRATION NUMBER 08982 SEX: Male AGE: 37

OCCUPATION: Millhand

(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: Hillcrest Lumber Co., Duncan, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Midori 8487 yellow card

ADDRESS OF WIFE OR HUSBAND: Same Address

NAMES OF ANY LIVING CHILDREN: Satoski (M)  
Chizuko (F)  
Michiko (F)  
Keiji (M)

ADDRESS OF CHILDREN: Same Address

AGE OF CHILDREN: 12, 10, 9, 7 yrs.

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

1. LOCATION AND DESCRIPTION: Lot 4, Block 5, Section 18, Range 6,  
Quamichan District, Plan 798. City of Duncan, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Four room house, frame building,  
garage, woodshed and hen house.

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

4. TAXES (Amount and where payable) \$14.04 City of Duncan B. C. 1941 paid

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

6. OCCUPANCY AND LEASES (If vacant so state) Self



Attached to Exhibit 1098-

NAME Maruya, T

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Certificate of Title No. 120821-I  
In own possession.  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None  
9. IF FARM LAND STATE CROPS SOWN: None

- Household effects
- S 1 24" heater
- S Radio Table
- ✓ Singer Sewing Mach
- ? Fixture 12 x 14 Lino
- S Enterprise Range
- S Ice Box
- S 2 Kitchen Cabinets
- S Shoe
- S Kitchen Table & Ch
- S Medicine Chest and
- sm. val: 2 Coaloil Lamps
- x Coleman
- sm. val. Primus Stove
- 4 2 Washtubs
- S Copper Boiler
- S 2 Pails
- sm. val. 1 Fly Safe
- (Beatty Washer) sh
- ? Fixture 12 x 16 Lino
- S 3 Double Beds wit
- S 2 Bureaus
- sm. val. 7 Sets of Curtain
- Personal 20 Phonograph Rec
- S Shoe last
- 4 Pair of Gum-bo
- S 3 Silk Parasols
- S 2 Lacquered Trays
- S 2 Ben
- 1 Hemp Rope
- x Provisions left
- S - Sold by auction
- For full list of

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling house, Duncan, B. C.

2. LANDLORD'S NAME AND ADDRESS: Self

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:

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

10 Packed containers (contents not given) and household effects as per list attached. Left in house at Duncan, B. C.

3 Key herewith handed to Custodian.

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

every description in any p and indirect.

Dated this 9th

"R.A. Munnst" Witness

FOR DEPARTMENTAL

NAME Maruya, Toru

Reg. No. 08982

Household effects left in house at Duncan, B. C.

	S	<del>1</del> 24" heater	\$	25.00
	S	Radio Table		6.00
	v	Singer Sewing Machine JA 901334	Shipped 13-7-42	50.00
? Fixture		12 x 14 Lino		16.00
	S	Enterprise Range		50.00
	S	Ice Box		2.00
	S	2 Kitchen Cabinets		10.00
	S	Shoe		5.00
	S	Kitchen Table & Chairs		6.00
	S	Medicine Chest and Drugs		6.00
s. no. val.		2 Coaloil Lamps		2.00
	x	Coleman	shipped as per letter 17-11-42	10.00
Sum. val.		Primus Stove		5.00
	+	2 Washtubs	shipped as per release 13-7-42	3.00
	S	Copper Boiler		3.00
	S	2 Pails		2.00
Sum. val.		1 Fly Safe		2.00
		(Beatty Washer)	shipped as per release 14-1-43	164.00
? Fixture		12 x 16 Lino		8.00
	S	3 Double Beds with Mattresses	(except springs sent 1/4/42)	95.00
	S	2 Bureaus		30.00
Sum. val.		7 Sets of Curtains		5.00
Personal		20 Phonograph Records		20.00
	S	Shoe last		.75
		4 Pair of Gum-boots		5.75
	S	3 Silk Parasols		9.00
	S	2 Lacquered Trays		3.00
	S	2 " Ben Bon Trays		3.50
		1 Hemp Rope		1.00
	x	Provisions left in house	\$25.95 shipped 17-11-42	

S - Sold by auction December 17/43 Duncan 2.

For full list of items sold see extract Dec. 17/43.

Chattels seem reasonably accounted for on this file  
 Apart from the lino (probably entire a fixture or  
 too worn to be saleable) and the curtains (almost always  
 abandoned) the personal effects rec'd would probably  
 cover the other items or most of them.

Green 12/4/45

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)  
\$50.00 Victory Bond, in own possession ~~None~~

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:

2. TRADE DEBTS:

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 9th day of May 1942

(Signature) "T. Maruya"

"R.A. Munnis"

Witness

FOR DEPARTMENTAL USE

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

December 14th, 1948.

*M. Steves*

EXHIBIT No. 1098 - 10

DATE Oct. 6, 1948.

FILED BY  
K. A. Christie

REAL PROPERTY SUMMARY

Catalogue No. 581.

File No. 8254.

Name: Toru MARUYA.

Reg. No. 08982.

Address: Second Street, Duncan, B. C.

Legal Description: Lot 4 in Block 5 of Section 18, Range 6, QUAMICHAN DISTRICT, Plan 798.

Classification: 4 - Room Bungalow and outhouses.

---

Registered in the name of: TORU MARUYA.

State of Title: Clear.

Sold to: FREDERICK WILLIAM HOLMES for \$650.00 (Cash).

As at: 18th December, 1944.

Title (No. 149102 - I) delivered to Agent (J.H. Whittome & Co. Ltd.) on: 12th Mar., 1945.

Net proceeds (\$607.56) released to credit of Toru MARUYA on: February 28th, 1945.

Completed statement to Evacuee sent on: April 11th, 1945.

Chattels: Not involved.

Insurance: Transferred to Purchase.

Administration: This property consists of a 4-room Bungalow on a city lot on Second Street, Duncan. The building is cheaply constructed of poor grade material but not being old, foundation and roof were in good condition at date of sale. The assessed value was \$150.00 (Land) plus \$700.00 (Improvements). The appraised value was \$650.00. The property was rented to and through date of sale @ \$14.00 per month.

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

12th May, 1947.

"R.G.Bell"

RGB/P.

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

December 14, 1948.

*R. G. Bell*

CLAIM ON REAL AND PERSONAL PROPERTY

EXHIBIT No. Oct. 6/48  
 DATE.....  
 FILED BY K.A. Christie

File 8254.

Claimant: Toru MARUYA.

<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>Appr. Value</u>	<u>Sold for</u>
(1) \$200.00	City lot (60' x 120') in Duncan, V.I.	\$200.00	\$150.00 )		
			)		
			)	\$650.00	\$650.00
			)		
(2) \$900.00	Dwelling and outhouses on above land	\$900.00	\$700.00 )		
\$1100.00	Claimant's total (gross)				
<u>650.00</u>	Acknowledged Custodian Credit				
\$450.00	<u>Amount of Real Property Claim</u>				
(3) \$ 17.00	Bed Springs (3)	\$ 17.00	--	--	
<u>\$ 17.00</u>	<u>AMOUNT OF PERSONAL PROPERTY CLAIM</u>				
\$467.00	Total amount of Claim				

(1) This property (Custodian Cat. 581) consisted of a city lot (60' x 120') situated within 4 blocks of the centre of town, on second Avenue, Duncan. The valuation shown on claim (\$200.00) is stated to be the cost price.

(2) The 4-room dwelling on above lot is described by appraiser as being only 4 to 5 years old but built of poor material and "very unattractive".

(3) This item (\$17.00) represents 3 bed springs, which were left on the premises and sold with the real property (see footnote to Custodian inventory attached to office "summary" dated Dec. 17/43, which reads: "...springs were left...as stairs were built after beds were taken up and springs could not be got down the stairs.")

R.G.B.

Vancouver, B. C., July 22/48.

R.G.B/P

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

December 14, 1948.

*M. Steves*  
 .....