Name of Claimant HOITA, Robert Rikuzo
" Misao
Custodian File 479 & 1545

Case 1183

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% 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	
		1150	115.00	57.50 12.50							185.00

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

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

TOTAL RECOMMENDATION	185.00

1540

CASE NO: 1183

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 28, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. MISAO HOITA

PROCEEDINGS AT HEARING

Original.

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 M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 28, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. MISAO HOITA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
F.A. BREWIN, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary,
G.N.R.UPTON, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.

MRS. MISAO HOITA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Mrs. Hoita, you are claiming in respect to the property known as 618 Francis Avenue, Victoria, B.C.? A. Yes.

Q. The property was originally owned jointly by yourself and your husband? A. Yes.

Q. And, your husband has died since the claim was made? A. Yes.

Q. When did he die? A. He died on July 24.

Q. Of this year? A. Of this year.

Q. Is this your signature on the document entitled Real Estate Other than Farm?

A. Yes.

Q. Is that your signature? A. Yes.

Q. And are the facts stated there correct?

A. Yes.

MR. BREWIN: I tender that as Exhibit 1.

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

Q. I notice that you bought this property for $1,200. You bought it from a Mrs. Bromley?

A. Yes.

Q. And, was she a friend of yours?

A. Yes.

Q. And I see that you state although you bought it at $1,200. you estimated the value at the time you bought it in 1939 at $1,800. How did it come about

that you were able to buy the property you estimated at $1,800., for $1,200.?

A. At the time I bought that property I bought it under the valuation. It was a low price at the time I bought it.

Q. Have you any explanation of how you were able to buy it at a low price?

A. Mrs.Bromley was negotiating for the purchase of another house and she was extremely anxious to get rid of her house immediately for cash.

Q. I see there is a reference in this form to two offers both for $2,300., being received. Can you give us any details about those offers?

A. It was in 1939.

Q. The offers which you received?

A. Yes.

Q. Maybe you do not understand me. It was 1939 when you bought the property. This refers to two offers which were made to buy the property from you.

A. I repeat that I received the offer in 1939.

Q. Then, it is a mistake here on this form, because it says that two offers were received in 1942.

A. That former reply was a mistake. It should have been 1942.

Q. Can you tell us anything about the offers, who made them and so on? A. I do not recollect the name - Henderson.

Q. Who was a tenant of the house when you moved out? A. Yes.

Q. He was one of the people who made the offer? A. Yes.

Q. And, did he make it to you or to your husband? A. He made it to me.

Q. He did not put it in writing?

A. It was purely oral.

Q. I see you refer to a policy of insurance on the house for $1,500.? Have you got that policy with you? A. It is at my house.

Q. That is all, thank you.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated March 27, 1942. Whose signature is that?

A. That is my husband's.

Q. Your husband's? A. Yes.

MR. CHRISTIE: I tender the J.P. Form signed by the husband of the claimant as Exhibit 2.

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

Q. Is there any basement in this house?

A. No basement.

Q. No basement. And, on what does the foundation rest? A. Cement foundations.

Q. Are there any cedar posts in the foundation?

A. Yes.

Q. Now, it says in the appraisal here, which I will tender as Exhibit 3, and which is the appraisal of P.R. Brown and Sons Limited, dated, May 22, 1944:

The exterior is badly in need of painting. What do you say in regard to that?

A. At the time when I left the paint was in good condition.

Q. It says: There is an old barn at the back of the lot. Of what was that constructed?

A. That was made of cedar. There was an upstairs to the barn, too, an upper floor.

(APPRAISAL, MARKED EXHIBIT NO.3)

Q. Of what was the roof made?

A. Before I left I had the roof renovated. It was a green roof.

Q. It says a patent roof. I do not know what you mean unless it was of composition.

A. It was this new material that they use for roofing. I think it is made of some sort of rubber composition. I know it is quite prevalent out there.

Q. Was this roof just repaired in 1939?

A. It was all renovated. It was shingled before and I renewed it with this new material.

Q. You say here "roof repaired." Do you mean it was an entirely new roof?

A. It was absolutely renewed.

Q. The whole roof? A. The whole roof, sir.

Q. And who did the work? A. A contractor. It was done by a contractor.

Q. And you paid $400. for this roof?

A. Yes. I paid $400.

THE SUB-COMMISSIONER: Q. It is not shingled?

A. No. I think they call it rubberoid, or something like that.

Q. The rolled stuff? A. No. It is in squares. It is quite prevalent out there. I do not know what they call it now.

MR. CHRISTIE: I have some further exhibits.

As Exhibit 4 I have a certificate of Encumbrance to file.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.4)

Exhibit 5 will be the Notice of Assessment for the year 1933. It is marked there.

(NOTICE OF ASSESSMENT, 1944, MARKED EXHIBIT NO.5)

The value of the land is $520., value of improvements $750.

I will file as Exhibit 6 the Real Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.6)

MR. BREWIN: This was sold as of April 9, 1945; title was delivered on August 7, 1945.

There is one question I might ask the claimant, your honour.

RE-EXAMINATION BY MR. BREWIN:

Q. There is a statement here on this file that the property was rented to Sergeant-Major Duncan Hendry. You told us before that the tenant who offered to buy the property was named Henderson. Would this perhaps be the correct name of the person who made

the offer to you, Sergeant-Major Duncan Hendry?

A. It was a man in the army and I think Hendry is the name.

Q. Apparently he eventually purchased the property? A. Yes.

RE-CROSS-EXAMINATION BY MR. CHRISTIE:

Q. This house was situated in a working-class district? A. Yes.

Q. Thank you.

MR. CHRISTIE: It is submitted, your honour, that this real property was sold at its fair market value.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch.

"A.G. VEITCH"
Official Reporter.

I, M.A. Miller, 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.

M.A. Miller,
Deputy Commissioner.

File 479 NOV 24 1947 Case No 1183

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

File 1545 Toronto

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

ACKNOWLEDGED

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

(1) NAME MR. HOITA. ROBERT. RIKUSO AND MRS HOITA. MISAO (RCMP) Reg. No. 09975 09974
(Print) Surname Given Name

(2) Pre-Evacuation Address 618 FRANCES AVE. VICTORIA. B.C.

(3) Present Address 24 BOULTON AVE. TORONTO 8 ONTARIO.

(4) REAL ESTATE PROPERTY

(a) Street Address (if any) 618 FRANCES
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT 16 SECTION 4. DISTRICT PLAN 358
VICTORIA. B.C.

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

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) MR. AND MRS. HOITA
JOINTLY OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - AND - - - - - - - - $
(ii) Buildings - - TOTAL - - - - - - - - $ 2.500 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) - $ 2.500 00
(v) Amount at which Custodian sold property and credited your account - - $ 1.150 00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1.350

(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. Nil 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 $ 1350.00

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) - $_____

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

TORONTO. ONTARIO

(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)
of)
TO WIT:)

We Robert Haita & Misao Haita of the city of Toronto in the county of York

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of ~~my~~ our knowledge, information and belief and we 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 18th day of November A.D. 1947. F a Brown

Robert. R. Haita
Misao Haita

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.

_____
_____
_____
_____

HOITA Misao Mrs.
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 11 F J - 1
DATE OCT 2 8 1948
FILLED BY F A Brewin

09974
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House 2 storey	8	frame	residence	60 x 120	1939	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
residence	$ 1200.00	1939- roof repaired $ 400.00 (material & labor) fence built 50.00 (material & labor) 1943- (by custodian - repairs & papering 16.00- claimant's acct. debited)	$ 2500.00

Comments re upkeep of premises: House left in good condition

Comments re Appraiser's report not covered above:

1 In 1942, paint on the house was in good condition.
2 Claimant feels appraisal evalvation as much too low.

SUMMARY

Estimated value.	$ 2500.00
Sold by Custodian.	1150.00
	$ 1350.00

1 House purchased from a friend who sold the property to claimant at a low price. At time of purchase claimant estimates house had a value of $ 1800.00
2 House rented at $ 28.00 monthly at evacuation.
3 House sold in 1945 when value of real estate had risen considerably.
4 Assessment 1945 - Land $520.00, Inprovements $750.00. Total $ 1270.00
5 In 1942, two offers, both for $ 2300.00 was received by claimant from persons whose names are not known.
6 House had fire insurance of $ 1500.00 in 1942 with the Mercantile Insurance Co.

Mrs Misao Hoita
Signature

FORM "JP" Victoria, B. C. FILE No. 479

EXHIBIT No. 1183 - 2

DATE Oct. 28/48

FILED BY K.A.Christie

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: HOITA, Rikuza (Robert)

HOME ADDRESS: 618 Francis Ave., Victoria, B.C.

REGISTRATION NUMBER 09975 SEX: Male AGE: 52

OCCUPATION: Gardener

(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: Formerly J. E. Goldring - View Royal

MARRIED? Yes

NAME OF WIFE ~~OR HUSBAND~~: Misao

ADDRESS OF WIFE OR HUSBAND: 618 Francis Ave., Victoria, B.C.

NAMES OF ANY LIVING CHILDREN: Mutsuo(M) - Tammy(M) - Mary(F) - Gladys(F) - Gordon(M) - Irene (F)

ADDRESS OF CHILDREN: 618 Francis Ave., Victoria, B.C.

AGE OF CHILDREN: 21yrs - 20yrs - 18yrs - 15 yrs - 13yrs - 8 yrs.

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

City of Victoria

1. LOCATION AND DESCRIPTION: Lot Sixteen (16) of Lot Four (4) and part of Lot Five (5), Work Estate Map 358. (618 Francis Ave., Victoria) District of Victoria, E Forty-five feet (45') of Lot Seven (7) of Section Four (4) as shown on Map or Plan registered in the Land Registry Office at City of Victoria, B.C. and there numbered 358. (617 Francis Ave) Victoria, B.C.)

2. BUILDINGS AND OTHER IMPROVEMENTS: 8 room house - large barn at 618 Francis Ave., Victoria, B.C.

5 room frame bungalow and large woodshed at 617 Francis Ave., Victoria.

3. INSURANCE (Give particulars; state where policies are) Policy No. 441854 - $1500. Mercantile Insurance Co. Policy # 1282551 - $1000. - The British Law Insurance Company Limited.

4. TAXES (Amount and where payable) $52.00 yr. Payable Victoria City - 618 Francis Ave. About $46.00 per yr. 617 on Francis Ave. " " "

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) $135.00 being unpaid balance under Agreement of Sale - Bromley & Hoita - 618 Francis St.

6. OCCUPANCY AND LEASES (If vacant so state) 618 Francis Ave., occupied by self. 617 Francis Ave sold Under Agreement of Sale to Herbert & Bertha Broughton who now occupy same.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title Deeds 617 & 618 Francis at Land Registry Office, Victoria, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Wife Misao / joint interest in both properties, and H & B Broughtan in sum of 250.00 pd under

9. IF FARM LAND STATE CROPS SOWN Agt/Sale on ~~618~~ 617 Francis St.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Contents of 8 room two story house (618 Francis Ave, Victoria, B.C.)
including pedal sewing machine - good cook stove - 2 heater stoves
box carpenter tools - These goods to be rented with the house.

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

1 cat - 1 dog
(Tinker) (Rover)

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

FORM "JP

4. INSURANCE CARRI

contents at 6

5. MORTGAGES, LIEN

OTHERS:

6. MONEYS OWING TO

$18.00 per m

7. BONDS, DEBENTUR

Non

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

Policy No. 37813
Pol. No. 83740244

10. INTEREST IN ANY E

11. SAFETY DEPOSIT B

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

REMARKS: All document
Victoria, B.C. in Saf
will be looked after

I, the undersigned, herel
tected area as set out above,
tures, bonds or other securiti

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

Dated this 27 d

"A. G. McArthur"
Witness

FOR DEPARTMENTAL US

Francis

int interest

t.

FIXTURES,
FFECTS:

EST IN, OR

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: $2,500.00 on building and contents at 618 Francis Ave, Victoria, B.C.

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) $18.00 per month on Agreement of Sale #96940

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: $1,000 - Dominion of Canada Returned Soldiers Ins. Policy No. 37813 - Beneficiary - Mrs. Misao Hoita
Pol. No. 83740244 - Pol. No. 83031422 - Metropolitan - $500.00 (total)

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX: T. Ruthford, 3284 Alder St., Victoria, B.C.

LIABILITIES:

1. PERSONAL DEBTS: Nil

2. TRADE DEBTS:

REMARKS: All documents will be left with Mr. T. Ruthford, 3284 Alder St., Victoria, B.C. in Safety Box and all income and expenses referring to property will be looked after by agreement with the above.

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 27 day of March 1942

(Signature) "Robert R. Hoita"

"A. G. McArthur"
Witness

FOR DEPARTMENTAL USE

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

February 4, 1949.

B. Hyde

1183 - 3
EXHIBIT No.
DATE Oct. 28/48
FILED BY K.A.Christie

P. R. BROWN & SONS LIMITED
Real Estate, Financial and Insurance Agents

"896"

VICTORIA, B. C. May 22nd, 1944.

Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville Streets,
Vancouver, B. C.

Attention of Mr. F. G. Shears.

Re: Lot 16, Section 4, Victoria District, Plan 358.

Dear Sirs:

As requested in your favour of the 15th ultimo, we have now had an opportunity of inspecting the above mentioned premises which are known as 618 Frances Avenue and have pleasure in reporting as follows.

This parcel has a frontage of 60' on Frances Avenue by an average depth of 120'.

The land is assessed at $520.00 and the improvements at $750.00 while the taxes for the year just past amounted to $42.26.

This is an old two storey dwelling of seven rooms, one piece bathroom and separate toilet off the kitchen. There is no basement, foundation being posts on rock bases, patent roof; the interior is in very good state of repair but the exterior is badly in need of painting and minor repairs. There is an old barn at the back of the lot being used at the present time for storage purposes and a chicken house to which we attach no value.

It is our considered opinion that the property at the present time is worth $1150.00.

Yours very truly,
P. R. BROWN & SONS LIMITED,

EFB/M
Approved by assisting appraiser
Van der Vliet, Cabeldue & May Ltd.

Per "P. R. Brown"

Per "H. W. Blinkinsop"

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

February 4, 1949.

B. L. Hyde

1183 - 4

EXHIBIT No.
DATE Oct. 28/48
FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

C/896

Your files 479 and 1545 Victoria B. C.

10 a.m. 5th day of May 1944

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

Lot 16 of Section 4, Victoria District,
Plan 358.

Rj 09949 Rj 09974

Viz.,

Registered Owner: ROBERT RIKUZO HOITA and MISAO HOITA
as joint tenants

Indefeasible Title No. 141832-I.
Vested in the Custodian of Enemy Property. See Certificate of Vesting filed 5th May 1944 under D.F. 52132.

Registered Charges:

108939-G. Exceptions and reservations contained in the original grant from the Hudson's Bay Company in favour of the Crown.

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

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

"R. N. C. Hemberow"
Deputy Registrar.

AD

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 4/49 G. Hyde

EXHIBIT No. 1185-55

DATE ~~OCT 28 1948~~ OCT 28 1948

479
1545

CORPORATION OF THE CITY OF VICTORIA, B. C.

August 15th, 194~~4~~ 1948

Municipal Assessment Notice on Land and Improvements for the Year 194~~8~~

479

Take notice that the undermentioned property has been assessed as follows, viz.:

1545

MR. Robert R & Misao Horita
c/o Custodian of Enemy Properties.

ROLL NO.	LOT	BLOCK	SECTION	MAP	VALUE LAND	VALUE IMPROVEMENTS
16691	16	-	4	358	520	750

All Lands in Victoria are Classified as Other than Wild Lands

234, Municipal Act. (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 First Sitting of the Court of Revision will be held on October 1st, 194~~4~~ 8

G. A. OKELL, Assessor.

1183 - 6
EXHIBIT No.
DATE Oct. 28/48
FILED BY
K.A.Christie

REAL PROPERTY

Catalogue No. 896. File Nos. 479 and 1545.

Names: Rikuza (Robert) HOITA Reg. Nos.: 09975
Misao (Mrs. Rikuza) HOITA 09974

Property Address: 618 Frances Avenue, Victoria, B. C.

Legal Description: Lot 16 of Section 4, Victoria District, Plan 358.

Classification: 8-room Dwelling and large Barn (about 25 yrs. old).

Registered in the names of: ROBERT RIKUZO HOITA and MISAO HOITA as Joint Tenants.

State of Title: Clear.

Sold to: DUNCAN HENDRY for $1,150.00 (Cash).

As at: 9th April, 1945.

Title delivered to new Registered Owner on: August 7th, 1945.

Funds released to credit of Rikuzo HOITA and Misao HOITA (Joint Account 479 and 1545) on: June 9th, 1945.

Completed statement to Evacuees sent on: October 2nd, 1945.

Chattels: Not involved.

Insurance: Transferred to Purchaser- 9/4/1945.

Administration: This property is situated in a working class district, where an acute housing shortage was reflected in rental rates. The buildings (house and large barn) were maintained in a normal state of repair, being rented from date of evacuation to Sgt. Maj. Duncan Hendry, the rent being reduced from $32.00 to $27.00 in June, 1943, as the result of an appeal by the tenant to the War Time Prices & Trade Board. The same tenant remained in occupancy throughout and eventually (9/4/1945, above) became the owner.

The above summary is certified to be in accordance
with the information on file.
5th October, 1945.

"R. G. Bell"

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

February 4, 1949. G Hyde