

1755

OFFICE OF THE CUSTODIAN

"FORM I"

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: HIROSE, Toku "(Mrs. Tanejiro)"

EXHIBIT No. 669 - 2

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

DATE: Sept. 14/43

FILED BY

A. G. Virtue

REGISTRATION NUMBER 04388

SEX: Female

AGE: 53

OCCUPATION: Farming

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

EMPLOYER: "Self"

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tanejiro Tanejiro

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

NAMES OF ANY LIVING CHILDREN: Emiko (F).

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

AGE OF CHILDREN: 16 years.

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

(1)

1. LOCATION AND DESCRIPTION: Box 273 Steveston, B. C. - The East East Half of Lot

"R" 10 Block 3 North Range 7 West Map 249, in the District of New Westminster.

(2) end of Chatham Rd., Steveston, B. C. - Lot "A" of Section 4 Block 3, North

"R" Range 7 West Map 3756. in the District of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) 1-storey wooden frame building

8 rooms front 2 rooms used as a shoe and candy store.

(2) 1-shack

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

None

4. TAXES (Amount and where payable) \$45.00 yearly on property (1) paid up to 1941.
\$30.00 on property (2) paid up to 1941.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

(1) occupied by owner and

(2) operated by owner

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: Last year strawberry plants are on $\frac{1}{2}$ acres of this land.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

"See Form II"

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

Farm implements $\frac{1}{2}$ \$231.00; 3-rooms-furnishings - \$403.00; 2 sewing machines - \$221.00

Shoe store-2-shoe shine machines (\$650.00), 2 leather cutters (\$80.00), heavy duty sewing machines

\$250.00; shoe repair tools (\$250.00), 1-cash register (\$350.00) 2-counters (\$50.00), mixed

new rubber heels (\$60.00), New slab leather (\$70.00) new shoes in stock (\$100.00), Radio

taken over by R. C. M. P.

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

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY: None

"See Imbenda file
re equipment/12973"

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
3-450.00 Shares in the Steveston Farmers Produce Association B2, B3, B4.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None
None

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: 4 - room house on about $\frac{3}{4}$ A. Shigaken, Inakamigun, Kawase Murs,

Asa Tsusura Machi, Japan.

"Upon evacuation, keys to store building to be delivered to the Custodian."

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 2nd day of April 1942.

(Signature) "Japanese writing"

"A. G. McArthur"

Witness

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

FOR DEPARTMENTAL USE Oct. 28, 1948

[Signature]

OFFICE OF THE CUSTODIAN

"FORM II"

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

EXHIBIT No. 669 -3

NAME: Mrs. Toku Hirose.

DATE: Sept. 14/48

HOME ADDRESS: Box 505, Taber, Alberta

FILED BY: A. G. Virtue

REGISTRATION NUMBER 04388 SEX: Female AGE: 55

OCCUPATION: House wife and beet worker

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

EMPLOYER: Mr. Ivan^{E.} Harris

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tamejiro HIROSE

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

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

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

AGE OF CHILDREN: 32, 20, 19, 18

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

1. LOCATION AND DESCRIPTION: 84 Moncton St., Steveston, B. C.

House - E $\frac{1}{2}$ of Lot 10 of block 2 of Sec. 10 Block North Range 7

West map 249, District of New Westminster, Municipality of Richmond.

"also see page 2"

2. BUILDINGS AND OTHER IMPROVEMENTS: Big house, one storey

Candy store in one side, shoe maker in other side.

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

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

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

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

Rented by the Custodian.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lot 1 of Sec. 4 Block 3 North Range 7 west map 3756
"Message Tenure Lots 6-7, Sect. 37 1/2 B3N E7W Richmond"
2. LANDLORD'S NAME AND ADDRESS: Mrs. Tom HIRSH, Box 505, Taber, Alberta.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
Rented to Mr. Wm. Henry Thompson, Staveston
4. STATE WHEREABOUTS OF LEASE: Taber
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: No known
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Taber, Alberta.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: no
9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Cooking heater range, cooking utensils, refrigerator 200 Gramophone records,
Five beds and springs \$350.00 worth of new shoes, about 15 chairs, 2 large
cupboards, dolls, large mirror, large clock
84 Moncton St., Staveston, B. C. - show case, 3 extra doors and
3 cords of wood. (see form 1)

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

Nil

4. INSURANCE CARRIED ON ABOVE PROPERTY: NIL5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: NIL6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
NIL7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
Richmond Berry growers Assoc. \$150.008. BANK ACCOUNTS: NIL9. LIFE INSURANCE: NIL10. INTEREST IN ANY ESTATES OR TRUSTS NIL11. SAFETY DEPOSIT BOX: No

LIABILITIES:

1. PERSONAL DEBTS: NIL2. TRADE DEBTS: NIL

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

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

Dated this 29 day of September 1943"D. A. Archibald"

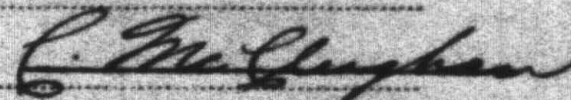
Witness

(Signature) "Bazo Hirose""Per Toku Hirose"

FOR DEPARTMENTAL USE

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

Oct. 28, 1943



INFORMATION FROM R.C.M.P.

Date May 31st, 1943.

Our File No. 1755

Full Name HIROSE, Toku (Mrs. Tanejiro)
(Surname in Block Letters)

Registration No. 04388 Male - Female Age 52
(check)

Former Address Box 273, Steveston, B. C.

Date Evacuated May 19, 1942. Naturalized - Canadian-Born - National
(check)

Present Address C/o Ivan E. Harris, Taber, Alberta.

Married - Single
(check)

Name of Wife _____

Name of Husband Tanejiro - Reg. #04399.

Name of Mother Dec'd.

Name of Father Dec'd.

Names of Children under 16 _____

Requested by ECT

Registered with Custodian _____
(Yes or No)

Additional Information Farmer. Owner of house and 1½ acres.

REAL PROPERTY SUMMARY

December 14, 1946.

JAPANESE NAME: Toku (Mrs. Tanejiro) HIROSE - Reg. No. 04388 - File No. 1755
CATALOGUE NO: Part of Director, The Veterans' Land Act first offer
PROPERTY ADDRESS: Richmond, B. C.
LEGAL DESCRIPTION: Lot "A" of Section 4, Block 3 North, Range 7 West,
Map 3756, Municipality of Richmond, D.N.W.
CLASSIFICATION: Small farm
ASSESSED VALUE: Land \$603.00 Annual Taxes \$14.07
Improvements \$ ---
TITLE: Registered in the name of Toku Hirose.
ENCUMBRANCES: None registered and no indication of any unregistered.
Vesting Order No. 24986 - November 22, 1942.

HISTORY OF
ADMINISTRATION:

The Custodian's representative reported on June 5, 1942, that this property consists of 3 acres, of which, $\frac{1}{2}$ an acre is in strawberry crop.

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

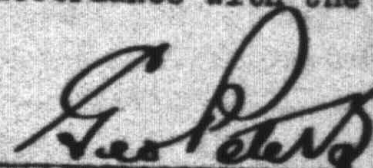
Sold to the Director, The Veterans' Land Act for the sum of \$197.00, and adjustments were calculated as of January 1, 1943.

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

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

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

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



George Peters,
Office of the Custodian.

GP/EL

REAL PROPERTY SUMMARY

December 14, 1946.

JAPANESE NAME: Toku (Mrs. Tanejiro) HIROSE - Reg. No. 04388 - File No. 1755
CATALOGUE NO: 813
PROPERTY ADDRESS: 84 Moncton Street, Steveston, B. C.
LEGAL DESCRIPTION: East Half of Lot 10 of Block 2 of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, D.N.W.
CLASSIFICATION: Store with living rooms
ASSESSED VALUE: Land \$ 270.00 Annual Taxes \$ 43.74
Improvements \$2,370.00 Appraisal \$1,050.00
TITLE: Registered in the name of Toku Hirose.
ENCUMBRANCES: None registered and no indication of any unregistered.
Vesting Order No. 25539 - March 8, 1943.

HISTORY OF
ADMINISTRATION:

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

"This is a 1 story, frame, shingle roof building with living quarters at the rear. It is not in good shape and has been left in a very dirty condition."

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

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

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

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

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

Real Property Summary

- Page 2 -

December 14, 1946.

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

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

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



George Peters,
Office of the Custodian.

GP/EL

File 1755

Registration Number 04388

HIROSE, Toki

Box 273, Stevenson, B. C.

LOCATION AND NATURE OF PROPERTY

Parcel No. 1 - E. 1/2 Lot 10, Block 3 North
Range 7 West, Map 249,
Dist. of New Westminster.

Parcel No. 2 - Lot "A" of Sec. 4, Block 3
North, Range 7 West, Map 3756
Dist. of New Westminster.
C of T 104823B.

OWNERSHIP

I was unable to inspect the Titles to these properties, but understand from the descriptions given, they are correct and are in the name of Toki Hirose.

LAND AND BUILDINGS

Parcel #1 is a one-storey frame, shingle roof building with living rooms at the rear, occupied as a Shoe Repair Shop. It is not in good shape and has been left in a very dirty condition.

Parcel #2 consists of 3 acres, of which over 1/2 an acre is in strawberry crop.

INSURANCE

I am informed there is no insurance on the properties.

TAXES

The taxes on both properties have been paid to Dec. 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities.

REMARKS

Parcel #2 as above, has been rented to W. H. Thompson, a farmer and he is cultivating the land this year. Farm implements have also been loaned to Thompson, who is paying only taxes, in lieu of rental.

Parcel #1 - the balance of the inventory as shown, was contained in the store.

The father was evacuated some time ago, leaving two sons operating the Shoe Repair Shop and these boys, on whom I previously called from time to time, promised to hand me the key before their evacuation. They failed to do this and according to information received from others, have moved the contents to McPherson's barn on No. 2 Road. On further inquiry, I am unable to locate any place on No. 2 Road that might be known as McPherson's barn. The following effects which are of no value, were left on the premises:

(Over)

Registration Number 04388

HIROSE, Toka

REMARKS (Cont'd)

2 Beds and Springs
2 Very Old Stoves
1 Old Table
Sundry Junk

The whole premises were left in a deplorable condition.

I am now in touch with the B. C. Commission, who are desirous of obtaining shoe repair machinery and who will contact Toka Hirose.

RECOMMENDATION

I would recommend that the arrangement with V. H. Thompson for the small barn, be permitted to stand. I hope to have further information on the machinery and equipment through the B. C. Commission and when such is received, will report at once.

June 5th, 1942.

L. Mader

STATEMENT RE SALE OF:

Catalogue No: 813,

Street Address: 84 Manston

Legal Description: Steveston, B.C.
R₁, 10/2/10/BJM/R7W

Name: HIROSE, Toka,

File No: 1755

Reg. 04388

Date of Sale and Adjustments Oct. 18/44

Sale Price

\$ 1100.00

Real Estate Agent's Commission

\$ 110.00

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~XXXXXXXXXX~~ paid vendor

~~XXXXXXXXXX~~ Mortgages

~~XXXXXXXXXX~~ Arrears of Taxes

~~XXXXXXXXXX~~ Other charges

Adjustments:

~~XXXXXXXXXX~~ Fire Insurance

~~XXXXXXXXXX~~ Taxes

~~XXXXXXXXXX~~ Water

8.87

2.41

~~124.00~~

~~1111.28~~

Net Proceeds credited to your account

\$987.28

Date:.....February 19th, 1945.....

Compiled by:.....Mr. George Peters....

Catalogue No. 813
File No. 1755
84 Hanston Street, Steveston
B10/2/10/B3W/KTV/249

February 6, 1945.

LILY SHAPIRO
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 18, 1944)

	DEBIT	CREDIT
Purchase price		
Cheques received	\$1,100.00	
Amount of rent collected		\$1,100.00
October 18th to October 31st - 13/31 x \$12.00		
Nov. - Dec. - Jan. - Feb. - 4 mos. @ \$12.00		5.03
Registration fees on deed - \$1,100.00		48.00
Water paid to Dec. 31/44 - 74/184 x \$6.00	6.45	
Purchaser's proportion of 1944 taxes -	2.41	
74/365 x \$43.74		
Balance owing to purchaser	8.87	
	35.30	
	<u>\$1,153.03</u>	<u>\$1,153.03</u>

BALANCE OWING TO PURCHASER \$35.30

File No. 1755.
Catalogue No. 813.

January 24th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Toku HIROSE
Mun. of Richmond
E. $\frac{1}{2}$ of Lot 10 of Blk. 2 of Sec.
10, Blk. 3 N., Range 7 W., Map
249. D. N. W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated December 13th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 181332-E, dated December 13th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 181333-E, dated December 13th, 1944, registering the property in the name of Lily Shapiro (Deed).
3. Duplicate of Transmission dated November 13th, 1944.
4. Duplicate of Deed dated November 13th, 1944 - Secretary of State to Lily Shapiro.
5. Certificate of Indefeasible Title number 181333-E, dated January 16th, 1945, covering the above property in the name of Lily Shapiro.

D. A. Cramer

DAC:JS
Atch.

File No. 1735.
Catalogue No. 513.

November 7th, 1944.

MEMORANDUM

TO: Mr. K.D. Wright

FROM: Mr. Ian Macpherson

John KIRKSE - Reg. No. 0438
Municipality of Richmond
The N.E. of Lot 10 of Blk. 2 of
Sec. 10, R.R. N.W., Map 249, D.S.W.
Certificate of Vesting No. 25339.

We enclose herewith the following documents in
connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate.....LILLY SHAPED.
4. Copy of letter showing to whom sold and price
paid for the property.
5. Memorandum from the Administration Department
confirming valuation, and approval of Advisory
Committee.
6. Real Property Memorandum from Administration Dept.

Certificate of Indefeasible Title Number 63694-2 is
in the possession of John KIRKSE, Taber, Alberta.

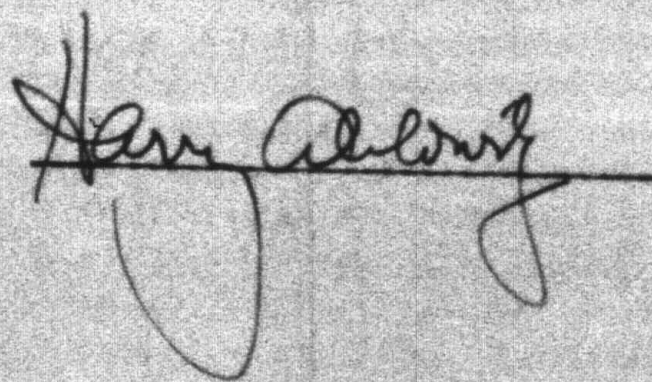
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Ian Macpherson

Catalogue No. 813
File No. 1755
84 Moncton Street
Richmond, B. C.
By 10/2/10/B3N/T7W/249

Receipt of Certificate of Title No. 181333-E is by me hereby acknowledged and
I agree that all adjustments and incidents connected with the sale to me of
property covered by the said certificate have been settled.

Dated at Vancouver, B. C., this 12 day of Feb. 1945.


A handwritten signature, likely "Harry A. Lewis", is written over a horizontal line.

Catalogue No. 813

File No. 1755

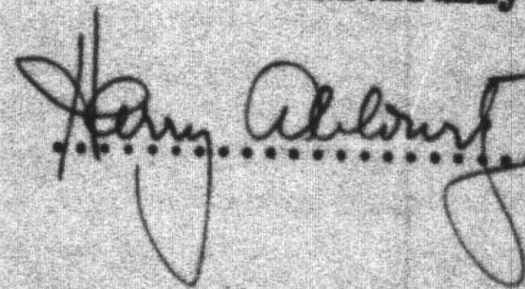
To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 84 Moncton St. Steveston

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

 Signed

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 106

808 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

April 26, 1944.

Catalogue #815

File #1755

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

EXHIBIT No.

DATE

FILED BY

4. 669-8
Sept 14/48
Bo Rice

Dear Sir:-

Re: E. 1/2 Lot 10, Blk. 2, Sec. 10,
RSM/7N Map 249, Steveston Townsite

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

VALUATION:

Building	958.
Lot	110
	\$ 1048. ✓

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

F. H. Coulthard.

December 16, 1946.

GENERAL SUMMARY

Re: Toku (Mrs. Tanejiro) HIROSE
Registration No. 04388

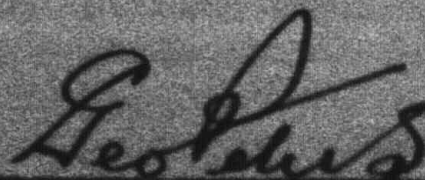
Although not declared or revealed on the file of Mrs. Toku Hirose or the file of her husband, Tanejiro Hirose, the file of Yosamon Hikida - No. 3308, reveals that Mrs. Toku Hirose was renting the following property:

Lot 10 of Sections 3 & 4, Block 3 North, Range 7
West, Map 4774, Municipality of Richmond, D.N.W.

The rental charge for this property was \$55.00, plus \$2.00 for taxes on the building.

It appears that Hirose built a small shack on this property, which was appraised at \$50.00. Until such times as the files of Hikida and the co-owners of the above-mentioned property have been completely reviewed, this cannot be dealt with.

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



George Peters,
Office of the Custodian.

GP/EL

0-P

Farm Appraisal Report

File No. J.L.562

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

Containing 1.34 Acres

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

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

Market Town Vancouver 12 miles, New Westminster, 12 miles Distance 1-3 miles.

Church (give denomination) All denominations Distance 1 mile.

Nearest School Steveston Public School Distance 1 mile.

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

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

Property has access by 10' lane to Seventh Avenue.

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

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

Predominating Nationality and religion: British, Protestant.

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

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

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
Packing shed	9 x 10	Frame	7'	Shingle	5	Mud sills Poor		Nil
GRANARY	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.34	Level	8" to 10" clay loam.	Clay	Oats	\$150.	\$201.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 201.00

Total added by buildings to value of farm \$ nil

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

Total value of farm \$ 201.00

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

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

Noxious weeds: Nil.

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

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

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

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

Inspector's Signature

"L. B. PLUMBLY"

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

Farm Appraisal Report

HIROSE, T.

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

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

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Property subject to dyke and drainage charges.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

1.34 acres in oats.

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

Total \$ _____

Amount fruit trees add to value of farm \$ _____

December 14, 1946.

PERSONAL PROPERTY SUMMARY

Re: Toku (Mrs. Tanejiro) HIROSE
Registration No. 04388

Chattels:

See Chattel Summary

Specified
Articles:

In her declaration of April 2, 1942, Mrs. Hirose declared a radio taken over by the M.C.M.P. However, this radio was not listed on Mrs. Hirose's J.P. form, signed on September 29, 1943. A letter was written to Mrs. Hirose, on October 29, 1943, asking for information about this radio, but no reply was received.

In a memo to the file from Miss Matheson, dated December 21, 1944, she states: "A Philco all-wave mantel radio, Serial No. R1062, (MCMF #16) was released to the B. C. Security Commission on September 7, 1943, for shipment to the owner, Tazo HIROSE, #03380, File 1031. This person is a member of Mrs. Toku HIROSE'S family, and the radio is probably the same as that listed in Mrs. Hirose's JP of April 2, 1942.

In any case, as Mrs. Hirose did not reply to our letter of October 29, 1943, there is nothing further to be done."

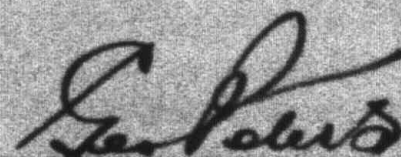
Stocks,
Bonds, etc:

Mrs. Toku Hirose declared 3 - \$50.00 shares in the Steveston Farmers' Produce Association - B2, B3, B4.

See letter Dec 18/46 from Registrar of Companies.

No personal property interests other than those mentioned are found on the file.

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



George Peters,
Office of the Custodian.

GP/EL

December 16, 1946.

CHATTEL SUMMARY

Re: Toku (Mrs. Tanejiro) HIROSE
Registration No. 04388
Evacuated - May 19, 1942.
Ex 10/2/10/B3W/K7W/249

In her declaration of April 2, 1942, Mrs. Toku Hirose declared home furnishings and shoe-making equipment - see Schedule.

On June 5, 1942, the Custodian's agent inventoried 2 beds & springs, 2 very old stoves, 1 old table and sundry junk. At that time, he reported that the whole premises were left in a deplorable condition:

"The father was evacuated some time ago, leaving 2 sons operating the shoe repair shop and these boys, on whom I previously called from time to time, promised to hand me the key before their evacuation. They failed to do this and according to information received from others, have moved the contents to McPherson's barn on No. 2 road. On further enquiry, I am unable to locate any place on No. 2 road that might be known as McPherson's barn."

On July 28, 1942, after making further enquiries, Mr. King reported, with reference to the shoe repair machinery. He tried to trace this equipment through the transfer firms at Steveston, but found no one who had moved these goods.

Mrs. Toku Hirose was written to numerous times, but would not disclose where this equipment was taken.

A second set of Declaration Forms, dated September 29, 1943, was received from Mrs. Toku Hirose, signed by Tazo Hirose, a son, per Toku Hirose. The chattel declaration was entirely different from her chattel declaration of April 2, 1942.

A letter was written to Mrs. Hirose by Mr. Green of the Custodian's Office, on October 26, 1943, in which he states that this office considers her two registrations as quite unreliable as they give a very exaggerated picture of her belongings and he was of the opinion that any claim that she would make for the supposed loss or damage of her property would be quite unjustifiable and should not be considered.

On January 26, 1944, the Custodian's agent inventoried and removed to No. 2 Storage, under the name of T. Hirose, chattels - see Schedule. An additional list, dated February 9, 1944, appears on file. A memo is written on the bottom of this removal slip: "All the above very poor quality."

Goods of any value were sold by auction - see Schedule.

December 16, 1946.

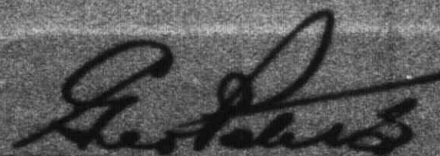
- Page 2 -

In answer to an advertisement, placed in the Richmond Newspaper by the Custodian, that any person or persons holding Japanese chattels in their possession should disclose the information to the Custodian, Featherstone Brothers of 689 No. 4 Road, Steveston, B. C., sent in a list of shoe-making equipment, etc., to the Custodian. These items were appraised by Denby Brothers & Co. Ltd., they were then taken to Custodian Storage in Vancouver, and sold by public auction in the amount of \$225.80. This amount was credited to the account of Yanejiro Hirose, File No. 12973.

Although Mr. Hirose did not declare any property of any kind in the Protected Area, it was found, on investigation, that he was the operator of the store and the owner of the shoe-making equipment.

We have credited the auction sales of goods removed from 84 Moncton Street to Mrs. Hirose, and the goods that were taken from Featherstone Brothers, as previously stated, to Mr. Hirose's account.

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



George Peters,
Office of the Custodian.

GP/EL

December 16, 1946.

CHATTEL SUMMARY

Re: Toku (Mrs. Tanejiro) HIROSE
Registration No. Q4388
Evacuated - May 19, 1942.
"A"/4/B3H/KTW/3756.

In her declaration of April 2, 1942, Mrs. Toku Hirose declared farm implements, valued at \$231.00. The Custodian's agent, Mr. J. D. Mather, reported on June 5, 1942, that the farm implements were loaned to W. H. Thompson.

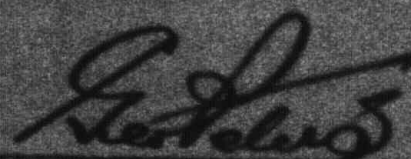
Mr. Thomas C. King, the Custodian's agent, on July 24, 1942, informs us that W. H. Thompson states there is no farm equipment left on the premises. Mr. King also reported on July 28, 1942:

"Might I say, however, that this is a very poor farm and would not have any farming equipment worthwhile. There might be a couple of hoes and perhaps a shovel or two left in this shed."

The shed he refers to would probably be a small packing shed on the property, which does not appear on the assessment.

Mrs. Hirose was written to on July 30, 1942, to advise this office what farming tools were loaned to W. H. Thompson, but no reply was received.

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



George Peters,
Office of the Custodian.

GP/EL

October 1, 1946.

Re: Mrs. (Tanejiro) Toki HIROSE
Registration No. 04388

All trunks and personal belongings in storage at Steveston were opened and inspected in October, 1945. Goods of no value were discarded; clothing of no saleable value were turned over to U.N.R.R.A.; saleable articles were auctioned and any personal photographs or goods of a personal nature are stored ready for shipment at the request of the Japanese.

HIROSE
Lot #227

For auction: 4 pictures and frames
Discarded: 1 broken picture
Personal: 3 pictures and frames

Description: 1 carton - opened

For auction: crockery
1 garden sprayer
1 Coleman lamp
1 bucksaw

Discarded: 2 wooden boxes of junk
pieces of iron bolts
2 grease cans
1 rusted stove pipe
1 rusted frying pan
1 carton rusted, broken scale
1 rusted kitchen stove ✓
2 rusted iron besteds
1 sack rusted stove parts
1 broken wash board

Lousineau

Note: A telephone call was received on November 22, 1946, from Mr. Howell, who does special work for the Custodian. He informed us that the Buddhist Temple had again been broken into and that all parcels of personal goods stored in the basement had been opened and the contents strewn on the floor. It is impossible to identify to whom they belong.

C.L.

CHATTEL SCHEDULE

Re: Mrs. (Tanejiro) Toku HIROSE
Registration Number 0A388

JAPANESE DECLARATION APRIL 2, 1942 AND SEPTEMBER 29, 1943

Farm Implements
3 room furnishings
2 sewing machines
Shoe Store:
2 shoe shine machines
2 leather cutters
heavy duty sewing machine
shoe repair tools
1 cash register
2 counters
mixed new rubber heels
new alab leather
new shoes in stock \$100.00
Radio taken over by R.C.M.P.

September 29, 1943:

Cooking, heating range
Cooking utensils
Refrigerator
200 gramophone records
5 beds and springs
\$350.00 worth of shoes
About 15 chairs
2 large cupboards
Dolls
Large mirror
Large clock
Show case
3 extra doors
3 cords wood

October 4, 1946.

GOODS REMOVED FOR AUCTION JANUARY 26, 1944 AND ADDITION FEBRUARY 9, 1944"All of the following very poor quality"

Garden hose, very poor	Auctioned
1 set bed ends	Missing
2 sets rails	Missing
carton miscellaneous china	Missing
wooden box dishes	Auctioned
box garden hardware	Auctioned
1 carton miscellaneous	Auctioned
scale	Missing - <i>sold on bank's file</i>
grass shears	Auctioned
2 bibles pictures	Auctioned
1 buck saw	Auctioned
wash board	Missing
paper rack	Missing
old stove parts	Missing

Addition to above list #458, February 9, 1944

1 high chair	Auctioned
7 kitchen chairs	Auctioned
3 hoes	Auctioned
1 kiddy car	Auctioned
2 wash stands	1 Auctioned, 1 Missing
1 desk	Auctioned
1 dresser	Auctioned
1 kitchen cabinet	Auctioned
1-6 gal. stone crock	Auctioned
1 heater stove	Missing
1 damaged bed	No value, destroyed
2 wooden home-made tables	No value, destroyed
1 broken baby buggy	No value, destroyed
Living room table	Auctioned, not inventoried with above.

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

George Peters
George Peters,
Administration Department

GP/1c

MEMORANDUM

File No. 1755

July 12th, 1944

TO: FILE

FROM: Mr. Mackenzie

Re: HIROSE, Toku (Mrs. Tanehiro)

The above declared chattels at 84 Moncton Street, a shoe repair shop, with living quarters at the back, all left in a filthy condition.

All the effects found in this place were moved on January 26th and February 9th to #2 Annex (see list 458 and addition).

Some of these goods have been sold at Steveston Auctions #6 and 11.

R.M.

RMM/MHG

R. M. Mackenzie

MEMORANDUM

November 22nd, 1944.

TO: File No. 1755

FROM: Administration Department

CHATELS

Re: 84 Moncton St., Steveston, B.C.
Toku HIROSE - Reg. No. 04388.

For the purpose of record it is confirmed that after exhaustive checks no shoe repair equipment was found in connection with these premises, and as stated in Mr. Mackenzie's memorandum of July 12th, 1944 the odd effects found on the premises were moved early in the year and most of them sold at Steveston Auctions Nos. 6 and 11, as per statement on file.


P. Doust.

PD/ER

MEMORANDUM: File 1755

December 21, 1944

Re: Mrs. Toku HIROSE, #04388

With regard to "radio taken over by R.C.M.P." mentioned on JP, dated April 2, 1942, this radio was not listed on the JP signed on September 29, 1943. No reply was received to Custodian letter of October 29, 1943, asking for information about this radio.

A Philco all-wave mantel radio, Serial No. R1062, (RCMP #16) was released to the B. C. Security Commission on September 7, 1943, for shipment to the owner, Tazo HIROSE, #03380, File 1031. This person is a member of Mrs. Toku HIROSE's family, and the radio is probably the same as that listed in Mrs. Hirose's JP of April 2, 1942.

In any case, as Mrs. Hirose did not reply to our letter of October 29, 1943, there is nothing further to be done.

J. M. Jackson

File No. 1755

April 13th, 1944

CLAIMS DEPARTMENT

Mrs. Tanejiro (Toku) HIROSE - Reg. No. 04388

CREDITORS:-

NO CLAIMS ON FILE, at this date.

Cr. Bal. for file No. 1755 - \$151.19
13/4/44

File No. 12973

husband of above
Tanejiro HIROSE - Reg. No. 04399

CREDITORS:-

1. F. & P. Henderson..... \$1,172.28

/ND

Thomas C. King
REAL ESTATE AND INSURANCE
COMMISSIONER
FOR TAKING AFFIDAVITS

OCT 26 1942
RECEIVED
OFFICE OF THE CUSTODIAN

78 GEORGIA STREET

Steveston, B.C.

October 23rd, 1942.

Mr. G. D. Milsom,
Administration Department,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: HIROSE, Toku (Mrs.) File #1755.

Your letter of the 20th is received, and in reference to the renting the store and living quarters, I am at present in contact with a prospective tenant for this place who is supposed to give me a definite answer Monday next. I have every reason to believe that he will take it. It is a very dirty and shabby place but I will do my best to get all I can out of it.

*Noted
JMK*
In reference to the land leased by Mr. Thompson I have seen this man, and he intends to pay all taxes on the several properties he is leasing here in Steveston, and will give me the receipts, but for your information these several lessees will not pay their taxes before time they usually taking the limit, that is to November 16th.

Yours very truly,

Thomas C. King.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO
FILE NO. 1755

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

December 30, 1942

C. C. Robinson, Esq.,
Steveston, B. C.


Dear Sir:

Re: HIROSE, Mrs. Toku

We are in receipt of your memo of December 21st advising us that you have leased Mrs. Hirose's premises to L. A. Minosky at a monthly rental of \$10.00 plus \$2.00 for water as from January 1st, 1943. We have never been able to ascertain what became of the shoe repairing equipment belonging to this woman. We have written her repeatedly but have had no reply.

In regard to her property which is rented to W. H. Thompson, we do not as yet appear to have received the receipted tax bills. Will you please impress upon Mr. Thompson that whereas he has leased the property for \$1.00 per year that he is breaking the terms of his lease by not paying the taxes on the due date.

Yours truly,


G. D. Milsom
Administration Department

GDM/GH

12973 & 1755

April 19, 1943.

Mr. T. Hirose,
c/o Ivan Harris,
P. O. Box 505,
Taber, Alberta.

Dear Sir:

Your letter is received. It has no date. You did not say your registration number. You signed it as "T. Hirose". There are other persons named T. Hirose. We believe that you are Tanajiro HIROSE, Registration No. 04399. Is that right? Please remember that we have about fifteen thousand files for Japanese people. The Custodian wants to help everyone, but cannot do it properly unless he knows:

1. Who they are.
2. What they own.
3. Where it is.

If you are the man named T. Hirose who lived c/o Elmer Jensen at Barnwell, you asked Mr. King to send you some gramophone records. Mr. King asked the Custodian to send these. They could not be found. Did your sons move them? Where did they put them?

Some of your goods are supposed to be stored in a place called MacPhersons' barn on No. 2 Road. Where is this barn? Three men at different times could not find it. Who lives at the next house on each side?

The Custodian wants to help you. He cannot do so unless he knows what you own and where it is. When you went away you did not tell the Custodian what you own. You had some shoe repairing machinery. We wrote to your wife to ask where this was stored, but she did not answer.

Nearly all Japanese people answer the Custodian's questions. He can help them. If you answer these questions he will help you. You write to say where is MacPhersons' barn and the Custodian will look for it again.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDK

1753

Yasemon Hikida,
Registration No. 33409,
C/o Martin Jensen,
Picture Butte, Alberta.
(undated but stamped received Sept. 13, 1943.)

File No. 1308

Dear Sirs

The information regarding to Lots 1 to 10, both inclusive, of Sections 3 & 4, Block 3 North, Range 7 West, are as follows:

Lots 1 & 2 which has house built on there is leased to Sato Hajiro. The rent charged is One Hundred Twenty Dollars plus Five Dollars for tax on the building. Total amounting to One Hundred Twenty Five Dollars.

Lots 3 and 4 of Lots 4 & 5 of Section 3 is leased to Mrs. Kishida. The rent is One Hundred Fifty Dollars plus Four Dollars for tax on buildings. Total amounting to One Hundred Fifty Four Dollars.

Lots 6 of Lots 4, 6 & 7 is leased to Katsuda Yoshida. The rent charged is One Hundred Fifty Dollars plus Three Dollars on tax for the buildings. Total amounting to One Hundred Fifty Three Dollars.

Lots 8 & 9 is leased to Nakitaro Oga. The rent is One Hundred Twenty dollars plus Two Dollars for tax on buildings. Total amounting to One Hundred Twenty Two Dollars.

Lot Ten is leased to Ichi Hirose the rent charged being Fifty Five Dollars plus Two Fifty Seven Dollars.

I would like you to pay the taxes to the Municipality after collecting the rent for 1943. All the rent for 1942 are not paid for also. I would like you to include 1942 & 43 when charging rents.

Yours truly,

"Y. Hikida".

1755
12973

October 26th, 1943

Mrs. Toku HIROSE,
Reg. No. 04388,
Box 505,
Taber, Alberta.

Dear Madam:-

We are in receipt of your second registration of September 29th, 1943 declaring certain effects left behind at 84 Moncton Street, Steveston. This registration is different from that made by you on April 2nd, 1942, but does not, we believe, represent the position of your affairs any more accurately.

We have written to you on July 30th and October 20th, 1942, as well as July 9th, 1943. We have never had any answer to these letters and although we believe that you are not familiar with the English language, we think you could at least have requested a friend to help you understand the contents and frame a reply.

Our records show very clearly that you could not have left belongings of any value in the protected area. On June 5th our agent reported a few sundry items of furniture and stated that your house was in a deplorable condition. He was unable to locate the shoe-repairing equipment and as you have not answered any of our letters, we have not since found any trace of it.

In April 1943, your husband wrote to Mr. King who was by then no longer representing us at Steveston and who turned your letter over to our agent there. He was unable to find the records you asked for and we wrote to your husband for further particulars. The letter we received in reply was unhelpful and a further query from this office of April 19th has remained unanswered.

This is just to put on record that this office considers your two registrations to be quite unreliable and to give a very exaggerated picture of your belongings. We

Mrs. Toku HIROSE

- 2 -

Oct. 26th, 1943

are of the opinion that any claim you may make for supposed
loss or damage of your property would be quite unjustified
and should not be considered.

Yours truly,

H. F. Green
Protection Department

HFG:IF

1755

February 20th, 1945.

Mrs. John HINOSH,
Reg. No. 04388,
C/o Ivan B. Harris,
Taber, Alberta.

Dear Madam:

Re: Catalogue No. 813
84 Moncton St., Steveston, B. C.
Re. 10/2/40/B3H/R7W.

Please be informed that the above property has been sold as of October 18th, 1944 for the sum of \$1100.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made. It will be seen that the credit balance in this account is \$1214.80.

In the statement of your account the first item reads "Balance as per statement sent - Cr. \$251.19". Details as to how this amount is arrived at are shown on the back of Statement J.L. No. 562 dated April 1944 which was sent to you in connection with the sale of Lot "A" of Section 4, B3H, R7W, Steveston, sold to The Director, The Veterans' Land Act.

With the exception of \$50.00 which will be retained in the meantime to take care of legal fees in connection with the sale of your land to the Veterans' Land Act (the final amount for these legal fees has not yet been decided on), these funds are available to you in the usual manner.

Yours truly,

P. Douet,
Administration Department

cc B38C
PD/ER
Encs.

Mr. George Peters,
Custodian of the Custodian

Mrs. John Perose.
Feb. 24/47

Regarding Mr. Peters

EVACUATION SECTION	
Rec'd	FEB 24 1947
File No.	1763
Ans.	
Deferred	

Dear Sirs -

I received a letter on Dec 16/46
File No. 1763, 12973 About a farm
As the custodian was saying, that the
farm is belong to Mr. Yajamon & Nishida
and Janigo Koshita, Shigeo Yoshida,
Shigeo Yabuchi.

This land is formerly belong to the
Shiratori farmer cooperative (member)

I can remember what the name is.
As the present I'm still holding some
share on this farm. A share is \$50.00
signed by Yajamon Nishida & Shigeo Yoshida.
As I heard the farm is sold.

I wanted this share back.

I want custodian to check these matters
and the 2 building situated on the same
farm. I want to have some money
for this. One building is worth \$350.00
and the other is \$150.00 and 7 fruit trees
worth around \$40.00 a piece.

I want these claims for the sitting
on that farm.

I want you to take an action on these
matters.

Hoping to hear from you soon.
Thanking you

Yours Truly
JOKU, HIROSE.
Mrs. Joku Hirose.

Mr. George Peters.
Japanese Evacuation Section
Office of the Custodian

Mrs. Toki Hirose,
March 7, 1947
Teter, N.J.

Reg - W.H. Thompson
Dear Sir -

EVACUATION SECTION	
Rec'd	MAR 10 1947
File	1756
Ans.	Peters
Referred	

Receiving a answer from Mr. W.H. Thompson
of Lake Stinson B.C.

As I was asking about my farm
Lot "A" section "4" Block "3" North Range.

7. West map. (376) in the district
of New Westminster B.C.

I lease this land to Mr. W.H. Thompson
on the "Short form of Leases as" as a
"This Indenture" at Stinson B.C. on
21st of April 1942.

The agree was to lease just in the
duration of war.

As Mr. Thompson says on This letter
that he pays the rent to Custodian
up to 1944. That will be 2 years of
rent payment.

And from 1945. he says

That Hong Wong (a Chinese farmer) has
used our land up to now.

I guess the Custodian knows everything
from up to date. This situation

I wanted to have matter to be clear
as soon as possible.

For as the present I'm really out
of money for my living.

I wish I could get this money for
the leases of my land.

Hoping to hear all the situation about
my farm. In the earliest convenience.

Thanking you so much

Yours truly,
POKU HIKOSE

Mr. John Sheese.
Jasper Alberta.

March 13th, 1947.

Mrs. Toki HIROSE,
Registration No. 04368,
Taber, Alberta.

Dear Madam:

This will acknowledge receipt of your letters of February 24th and March 2nd, 1947.

With reference to the buildings which you claim belong to you situated on the land known as Lot 10, of Sections 3 and 4, Block 3 North, Range 7 West, registered in the joint names of

Yosemon HIKIDA
Shinya YOSHIDA
Tomigoro KOSHIBA
Gihyoe TAKAHASHI

do you have a written Agreement with the owners of this land that in case of a sale, you would be compensated. If not, it will be necessary for you to obtain written consent from the land owners that they are willing to allow you the appraised value of the buildings situated on their land.

We note your remarks that you hold shares in the above property. Do you hold a share certificate or are you just holding a letter signed by HIKIDA and YOSHIDA that you are a share - holder. Any information you can give us will make it easier for this office to help you.

Regarding your own property known as Lot "A", Section 4, Block 3 North, Range 7 West, this property was sold to the Director of the Veterans' Land Act and adjustments of rents and expenditures were made as of January 1st, 1943, and all rents collected by this office, after that date, were turned over to the Director.

For your information, we are enclosing herewith the balance of your statement with this office. A previous statement was sent to you up to February 10th, 1945.

Yours truly,

George Peters,
Office of the Custodian.

GP/1c

Encl. - statement of account.

COOKE & PRITCHARD
SUCCESSORS TO
Brian L. Cooke, N.C.
Barrister, Solicitor
Notary Public, etc.

PHONE 178

SOLICITOR FOR
THE CANADIAN BANK OF COMMERCE
THE TABER IRRIGATION DISTRICT

Taber, Alberta
November 19, 1947.

EVACUATION SECTION	
Rec'd	NOV 21 1947
File No.	1752
Ans.	
Referred	<i>Clumey</i>

The Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville,
Vancouver, B.C.

Re: Mrs. Toku Hirose
Your file : 1755

Dear Sir:

We have been requested to reply to your letter of March 13, 1947 which was apparently not answered by Mrs. Hirose.

We understand that the land known as Lot 10, Sections 3 & 4, Block 3, North Range 7, West, registered in the joint names of Hikida, Yoshida, Koshiba, and Takahashi, was owned and farmed as a co-operative venture with the four named as Trustees. Fifty shares in the venture were issued and Mrs. Hirose holds three certificates which are written in Japanese. These share certificates would appear to be the only basis for a legal claim on the part of Mrs. Hirose to an interest in the property.

The buildings which she has previously referred to were apparently placed on the land many years ago by Mrs. Hirose as a former tenant on the understanding that she could remove them on the termination of the tenancy. However, there is no written agreement to this effect.

Yours truly,

COOKE & PRITCHARD

Per *[Signature]*

FMP:mo

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

PHONE PACIFIC 5121

PLEASE REFER TO

FILE NO.

1942-1755

3305
7039
11275
24-1401

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

October 15, 1948.

Taniguchi
Mrs. Tokujiro HIROSE,
Reg. No. 12609, 04397
68 Kate Street, 40th Evan & Harris
Winnipeg, Manitoba. *Tabor, Alberta*

Dear Madam:

Re: House on 7th Ave., Steveston.

We have been informed that you were the owner of a house erected on land owned by Messrs. S. YOSHIDA, T. KOSHIBA, G. TAKAHASHI and Y. HIKIDA.

The land upon which this house was built has been sold, and the Custodian is prepared to pay to you the proportionate amount due you provided you procure from Mr. HIKIDA and Mr. TAKAHASHI a statement of the amount of land rent owing by you, if any.

Mr. HIKIDA'S present address is "Care of - Mr. Martin Jensen, Picture Butte, Alberta", and Mr. TAKAHASHI'S address is "Pritchard, B. C."

Yours truly,

Ian Macpherson

Ian Macpherson,
Office of the Custodian.

IM/CH

~~The above letter is apparently mailed to me in error. I believe that the party you seek is in Alberta.~~

~~Tokuji Hirose.~~

~~T. Hirose~~

May 25th, 1949.

Mrs. Tanihiro HIROSE,
Reg. No. 04388,
c/o Mr. Ivan E. Harris,
Taber, Alberta.

Dear Madam:

Receipt of your communication of the 17th instant is acknowledged.

The land owned by the Steveston Nosan Kaisha, together with the houses erected thereon by other persons, was appraised by an independent appraiser and later sold on the basis of this appraisal.

In order that the persons who had built homes on this property might be protected, a portion of the sale price proportionate to the appraised value of the buildings was credited to the account of the individuals concerned. In your case this credit amounted to \$64.00 from which proportionate charges in the amount of \$5.14 were deducted, leaving \$58.86 which we recently remitted to you.

In regard to your purported shares in Steveston Nosan Kaisha, we might advise that this Association is being pressed to appoint such officers with power to provide this office with certain necessary documents which will allow the Custodian to release all Association funds to these officers for distribution. It is suggested that you contact Mr. Y. HIKIDA, c/o Martin Jensen, Picture Butte, Alberta, in regard to the present status of this case.

Yours truly,


J. Cuning,
Office of the Custodian.

JC/ER

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.E.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

23rd February, 1950

PLEASE REFER TO FILE NO. 3212 - 33

D.T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

Dear Mr. Braidwood: RE: HIROSE (Toku)
Case No. 669,
Custodian File 1755

We return the yellow award sheet in this connection.

Real Property:

The V.L.A. property sold for \$197.00 would be subject to the 80% increase, or an increase of \$157.60. We note that you have written this in in green pencil as \$134.28. If this alteration is made to conform to the arrangement made with Mr. McMaster regarding the general application of our distribution formula for V.L.A. sales, we are prepared to abide by it. Generally speaking, in those cases where Mr. Justice Bird considered the award we have preferred to let the award stand.

With regard to the Steveston property which was sold for \$1,100.00, Mr. Justice Bird awarded the sum of \$300.00 by way of additional award to make a total award in this case of \$422.50. You have divided this \$232.50 and \$190.00 which reaches the total of \$422.50.

Chattels:

Evidently it was intended to discuss the matter of chattels before Mr. Justice Bird, and therefore this question was not discussed either with your Mr. Braidwood or with Mr. Campbell. Even laying aside the question of whether the sum of \$275.00 should be increased, we are convinced that at the very least the general average

D.T.BRAIDWOOD, ESQ.,
Vancouver, B.C.

23rd February, 1950

- 2 -

RE: HIROSE (Toku)
Case No. 669
Custodian File 1755

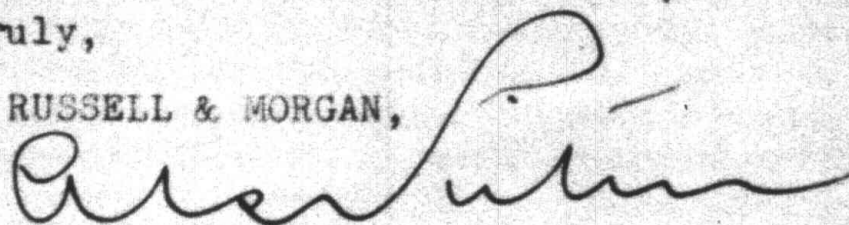
of 46% should apply. If you will apply that figure to the sum of \$275.00 we are prepared to accept the award.

We do so realizing that, looking at the picture as a whole, this man has taken a very bad beating indeed.

Yours truly,

VIRTUE, RUSSELL & MORGAN,

Per



V/L
encl.

ANALYSIS OF REAL PROPERTY
CLAIM

NO. 1

CLAIMANT: Toka HIROSE (Mrs. Tanajiro) Reg. No. 04388 File No. 1755
SUBJECT OF CLAIM: E. half of Lot 10 of Block 2 of Section 10 Block 3 North Range 7 West Map 249 Municipality of Richmond in the District of New Westminster.
ADDRESS: 64 Moncton Street, Steveston, B.C.
ASSESSED VALUE: 1943 - Land \$ 270.00
Improvements \$2370.00 - \$2640.00

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

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

Tenders No tenders received.

Offers: \$400.00 - July 6, 1944 from John Wightman. Rejected.

\$1100.00 - Sept. 26/44 from Mrs. Lily Shapiro through Harry Ahlqvist & Co. Accepted.

Approved by Advisory Committee September 26, 1944.

Mrs. Hirose advised of sale October 24, 1944

SOLD \$1100.00 to Mrs. Lily Shapiro.

Date of Adjustments October 18, 1944

Actual net credit derived from sale - \$987.28.

CLAIM

Estimated value of land given by claimant as	\$ 1000.00
" " buildings " "	<u>3000.00</u>
	4000.00

Less amount at which property was sold by Custodian	<u>1100.00</u>
	\$ 3100.00

May 20, 1948

E. K. Robertson

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 R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 September 15th, 1946.

IN THE MATTER OF THE CLAIM OF
TOKU HIRONE.

PROCEEDINGS AT HEARING.

20 APPEARANCES.

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

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

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

30

T. Hirose,
In Chief.

THE SECRETARY: Case No. 669, Toku Hirose.

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

DIRECT EXAMINATION BY MR. VIRTUE:

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

A Yes.

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

A Yes.

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

A Yes.

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

A Yes.

Q And the land was in your name?

20 A Yes.

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

A Yes.

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

A Yes.

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

30

A Yes.

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

A: Yes.

Q And the improvements on your land?

A Yes.

Q And the buildings?

A Yes.

10 Q And it also shows Lot "A" an acre and a half that you owned?

A Yes.

Q And the improvements on that?

A Yes.

Q And the barn on it?

A: Yes.

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

A Yes.

Q It shows that, too?

A: Yes.

20 Q And then it shows in your personal property such as your furniture and odds and ends and things of that sort. I don't want you to give a long harangue, but that is the form showing that, is it?

A: Yes.

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

A Yes.

Q That is your signature?

A Yes, that is me.

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

30 A Yes.

4
T. Hirose,
In Chief.

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

A Yes.

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

A Yes.

MR. VIRTUE: I will offer that as the first exhibit.
(SUMMARY MARKED EXHIBIT NO. 1).

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

A Yes.

Q And did you sign that form?

A Yes.

Q That is your signature in Japanese?

A Yes, that is my signature in Japanese.

Q And in this form you showed that you owned farm implements and then you showed the shoe making equipment and you showed that as your own property at that time?

A Yes.

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

A Yes.

MR. VIRTUE: I will offer that as an Exhibit.
(J.P. FORM MARKED EXHIBIT NO. 2).

MR. RICE: What date is that?

THE SECRETARY: The 2nd of April, 1942.

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

A Yes.

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

A It isn't my signature.

Q It isn't your signature?

A: Perhaps

it is my husband's.

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

A: Yes.

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

A Yes.

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

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

MR. RICH: Yes.

(Photograph to Mr. Virtue).

MR. VIRTUE: Thank you.

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

A Yes.

Q The one in the middle is your store?

A Yes, the middle one is my store.

Q The middle one is your store?

A Yes.

30 Q At 84, Moncton Street?

A: Yes.

T. H. Irose,
In Chief.

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

A Another one of them there was a candy store.

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

A Yes, it was boarded up.

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

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

Q Oh, when you were evacuated you boarded the place up?

A: Yes.

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

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

Q You had glass windows? A: Yes.

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

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

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

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

30

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

T. Hirose,
In Chief.

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

THE SUB-COMMISSIONER: Yes.

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

A Yes, nice.

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

10 A Yes.

Q And was it there that you had the farming machinery?

A: Yes.

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

A Yes.

Q You had two barns there, is that right?

THE SUB-COMMISSIONER: Now, just a minute. I didn't hear that and I am sure Mr. Howard didn't get that answer. What did she say?

20

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

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

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

A Yes.

MR. VIRTUE: Have you the assessment notice?

MR. RICH: Yes.

30 MR. VIRTUE: For the Moncton Street property?

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

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

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

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

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

A Yes.

Q In December, 1925? A: Yes.

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

Q Is that right? A: Yes.

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

A Yes.

MR. VIRTUE: I will put that in as the next exhibit.
(DEED MARKED EXHIBIT NO. 5).

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

MR. VIRTUE: Pardon me?

20 MR. REE: That is 84 Moncton Street, that agreement covers?

MR. VIRTUE: Yes.

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

30 And I put in the assessment notice on Block "A" value of land \$603.00.

9
T. Hirsch,
In Chief.

THE SECRETARY: Put them in together.

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

MR. VIRTUE: Pardon, sir?

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

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

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

MR. RICH: As one exhibit, your Honour?

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

(NOTES MARKED EXHIBIT NO. 6).

MR. VIRTUE: Thank you. That is all.

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

THE SUB-COMMISSIONER: Yes.

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

(APPRAISAL REPORT MARKED EXHIBIT NO. 7).

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

T. Hirose,
Discussion,
Cross-Exam.

(DOCUMENTS MARKED EXHIBIT NO. 8).

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

(DOCUMENTS MARKED EXHIBIT NO. 9).

CROSS-EXAMINATION BY MR. RICH:

Q Who lived on your farm, Mrs. Hirose?

10 A There was no one living on the farm.

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

A Yes.

Q And your family lived there with you; your husband, and your children?

A: Yes.

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

A About two miles.

Q About two miles away?

A: Yes.

20 Q And you say nobody lived on the farm when you were living on Monsten Street?

A No, there was no one living there.

Q There was no one living there?

A No.

Q And who worked the farm for you previous to your evacuation?

A: A Chinaman.

When I evacuated I left the place in care of a white person called Thompson and he was to look after the property.

30 Q You leased your place to Mr. W.H. Thompson before leaving there, is that right?

T. Hirose,
Gross-Rum.

A Yes, I leased the place.

Q Did the Chinaman that was working for you live on the farm?

A: Yes.

Q He lived there?

A: Yes.

Q What thing did you raise on the farm?

A That was a mistake on my part.

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

A I was working the place with the help of some
10 people I used to ask in to help me with the work.

Q How did you travel back and forth from your home to the farm?

A: I used to walk.

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

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

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

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

20 A Help of Japanese people.

THE SUB-COMMISSIONER: Oh.

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

A No.

Q Did anybody work for you on the farm?

A Yes.

Q Who?

A: Some friends of ours.

Q Some friends?

AP Yes.

Q Who were they?

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

30 I can't follow it.

T. Hirose,
Cress-Khan.

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

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

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

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

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

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

Q What farm implements did you have?

A May I have that question again?

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

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

20 MR. REE: Q A scale, hoe and a wheelbarrow?

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

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

A I do not recall the name.

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

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

30 A Yes, I received letters.

T. Hirose,
Cross-Exam.

Q You received letters?

A: Yes.

Q You never answered them?

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

Q You are afraid you didn't reply?

A No.

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

A No, we didn't tell the Custodian.

10

THE SUB-COMMISSIONER:
Pardon?

A: No, we didn't

tell the Custodian.

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

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

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

20

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

Q In your J.P. form that you filed on April 2nd, 1942, you valued new shoes at \$100,000, and in the form that you filed on September 29th, 1943, you valued the same shoes at \$350,000?

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

Q I see, all right.

MR. VIRTUE: That is all, thank you.

30

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

T. Hirose,
Discussion.

stock you refer to, Mr. Rice?

MR. RICE: Yes, your Honour.

THE SUB-COMMISSIONER: That is all.

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

MR. RICE: Notwithstanding the photo, Exhibit 4.

THE SUB-COMMISSIONER: All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DEE)

I hereby certify that the foregoing transcript is a true and accurate transcript of the proceedings herein.

[Signature]
"S. H. HOWARD: Official Reporter".

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

SUB-COMMISSIONER.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Vancouver, B.C.

September 27, 1949.

CASE NO. 569

IN THE MATTER OF THE CLAIM OF
MRS. TAKU HIROSE

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.T.B. BRAIDWOOD, Esq.,

appearing for the Dominion
 Government.

A. G. VIRTUE, Esq.,

appearing for the Claimant.

A. WATSON, Esq.,

Secretary.

D. F. CHRISTIAN, Esq.,

Official Reporter

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

Discussion

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

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

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

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

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

THE COMMISSIONER: \$122.50 he got?

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

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

MR. BRAIDWOOD: I can't myself.

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

MR. BRAIDWOOD: That's right.

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

MR. VIRTUE: In addition to the \$122.50?

THE COMMISSIONER: Yes.

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

MR. VIRTUE: Yes.

30

I hereby certify the foregoing
to be a true and accurate report of
the said proceedings.
[Signature]
Deputy Official Stenographer

Defence Brief
(Mrs.) Toku HIROSE

LETHBRIDGE
15 September 1948

File No. 1755

Case No. 669

Claim 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

W half of Lot 10 Block 2, Section 10, Range 7.

Amended Claim

\$5000.

Appraised at

\$1048.

Sale Price

\$1100.

Witness: Appraisers, Coulthard Sutherland.

Original claim was for Land \$1000.,
Buildings \$3000. }

Claimant, and Tanejiro HIROSE are husband
and wife, and the evidence in both cases
668 and 669 will apply to either.

No tenders were received for this property
but there were 2 offers later, one of
\$400. and one of \$1100., the latter being
accepted.

This property is located at No. 84 Moncton
Street and consists of a dwelling and
store used as a shoemaking establishment,
and confectionery store which their son
was in charge of.

Claimant stated that she and her husband
were working together and the land was
in her name, together with household
effects, the shoemaking equipment was
regarded as being her husbands although
it was declared on her J.P. Form.

Appraisers (Coulthard Sutherland)
report - Roof of building poor, exterior
badly in need of paint. Foundations com-
pletely gone. Good business location.

Claim 2

V.L.A.
Sheet B.12-13

Land only

Lot A Section 4, Block 3N Range 7W Map 3756 New Westminster.

Amended Claim

\$800.

Appraised at

\$201.

Sale Price

\$197.

Witness: Appraiser, L.B. Plumbly.

The original claim on this property
was for Land \$600. Buildings \$150.

There was no house on this land, only a barn, and nobody lived on the property, claimant stated that she did the work on the farm with the help of a friend and her own children. She stored the farm implements in the barn.

Appraiser (Plumbly) reports - Frame packing shed only on land of no value. Land suitable for small fruit gardening.

Appraiser (Barnet) reports - No buildings other than a small packing shed. The land is all cropped to oats and a good stand.

It is submitted that the real estate was sold for its fair market value.

PERSONAL PROPERTY CLAIM

Claim 3

(All claims shown are Gross)

Furniture & Store Equipment

Claim

\$942.

Sold for

\$62.

Claimant stated that when they were evacuated they boarded up their premises.

(a)	Goods value	\$276.00	Sold by auction for \$62.
(b)	"	\$157.75	Declared not found.
(c)	"	\$152.50	Abandoned (Stove, Heater & Beds) ✓
(d)	"	\$277.00	No record at any time.
(e)	"	\$ 78.75	Not accounted for.
		<u>\$942.00</u>	

Claim 4 - Barns

Amended Claim

\$700.

Claimant is claiming for 2 Barns on land belonging to the Steveston Farmers Co-Operative Association.

This property was never declared and Custodian was never informed of their existence.

Summary of Defence Witnesses

Coulthard Sutherland
L. B. Plumbly
Thompson & Co.
W.G. Willard
Mr. Wills
Mr. Harris
G. Peters

Where required

1	Appraisers
2	Appraiser
3 (a)	Auctioneers
3 (a)	Auctioneer
3 (a)	Staff
3 (a)	"
3 (c)	"

Name of Claimant HIROSE, Toku

Case 669

Custodian File

1755

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			
		1100.		110.	120. 12.50	197.					134.28 190.00 222.50		
PERSONAL PROPERTY													
Motor Vehicles		Boats and Boat Gear											
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column						
NETS													
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim			Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS													
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price						
275.00	62.00	18.60	22.46%	275.00	61.76			80.36					
TOTAL RECOMMENDATION										637.14			