

4941

REVISED LETTER



Strawberry Hill  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE NO. H941

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 (Chiye) Mrs. TokujiHOME ADDRESS: Punt Rd., north of Hjorth Rd., Surrey, B.C.REGISTRATION NUMBER 12609 SEX: Female AGE: 54OCCUPATION: Housewife

(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: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: TokujiADDRESS OF WIFE OR HUSBAND: Punt Rd., north of Hjorth Rd., Surrey, B.C.NAMES OF ANY LIVING CHILDREN: Akira (M), George (M), Yoshiko (F), Takeo (M)ADDRESS OF CHILDREN: Punt Rd., north of Hjorth Rd., Surrey, B.C.AGE OF CHILDREN: 26, 20, 18, 14.

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

1. LOCATION AND DESCRIPTION: 10 acres - at 1835 Punt Rd., north of Hjorth Rd., Surrey, B.C. - Block C of the south half of Section 16, block 5, north range 1, west map 5021 in the district of New Westminster, B.C. Property owned jointly with husband.

2. BUILDINGS AND OTHER IMPROVEMENTS: house 1½ storey (4 rooms), barn, wood shed, root houses, bath house.-

3. INSURANCE (Give particulars; state where policies are) \$500.00 National Union Fire Insurance Co., on house - Policy in owner's possession.

4. TAXES (Amount and where payable) \$15.45 paid to the Municipality of Surrey, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) J. Bruce McCurrach, New Westminster, B.C. for the year of 1942 on the agreement of 2/3 <sup>and</sup> 1/3 of the berry crop - J. Bruce McCurrach, New Westminster, B.C. will be appointed by declarant power of attorney for the year of 1943.

N.B. Owner's Mr. Hirose, to receive from Tenant \$4.00 on account or 1/3 portion of above crop, before evacuation



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: J.M. Straight, lawyer, New West-  
Minister, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: husband Tokuji
9. IF FARM LAND STATE CROPS SOWN 4 acres of strawberries, 1/4 acre of  
raspberries.

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: See page 1, Section 2.
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:  
Household furnishings for 4 room house- including 1 dining room  
suite, spray duster, hand sprayer, will be left in custody of  
J. McCurrach, New Westminster, B.C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS  
1 cat.
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR  
CLAIM ON ANY SUCH PROPERTY None  
husband - Tokuji



4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)  
None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
None8. BANK ACCOUNTS: None9. LIFE INSURANCE Canadian Mutual Benefit Ass., for \$1,000.00 - Benefic-  
iary - Tokuji - \$22.50 annual payment - Policy in owner's possession.10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

## LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

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 18th day of April 1942.(Signature) C. HorneA. Williams  
Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date Mar. 10/43

File No. 4941

11 Name HIROSE (Surname in Block Letters) (Chipe) Mrs. Takuji

Registration No. 12609

Male - Female  
(check)

Age 22

Former Address R.R. # 3, New Westminster, B.C.

Date Evacuated 2/6/42 Naturalized - Canadian-Born - National  
(check)

Present Address 68, Kate St.,  
Winnipeg, Man.

Married - Single  
(check)

Name of Wife

Name of Husband

Name of Mother nee NAKAMURA Sano

Name of Father AKAGAWA, Taichi

Names of Children under 16

See husband's sheet.

Requested by ECG

Registered with Custodian  
(Yes or No)

Additional Information 10 acre farm + bldgs is  
a joint holding by registrant + her husband.



REAL PROPERTY SUMMARY

Files 4940, 4941

V.L.A. B.C. 524-P

JAPANESE NAME: Tokuji HIROSE - - Reg. No. 12610.  
Chiye HIROSE - - Reg. No. 12609.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 1835 Hjerth Road, New Westminster, B. C.

LEGAL DESCRIPTION: Block "G" of the South half of Section 16 Block 5 North Range 1 West Map 5021 Municipality of Surrey in the District of New Westminster.

TITLE: In the names of Tokuji HIROSE and Chiye HIROSE.

ENCUMBRANCE: Vesting 25620 - 25th March 1943.

ASSESSED VALUE: 1942 -  
Land \$285.00  
Improvements \$350.00 Total \$635.00 Taxes \$15.45.

CLASSIFICATION: Berry farm with buildings. Inspector reported July 2nd, 1942, a farm of 8.1 acres with 5 1/2 acres cleared and the rest in bush. On the farm were 4 acres strawberries, 1/2 acre raspberries, with a 1 1/2 storey frame house 30 x 16, 5 rooms in fair condition, woodshed, packing shed, pickers house, hay shed and a small packing shed. Property occupied at the date of inspection by J.B. McCurraeh.

HISTORY OF ADMINISTRATION: Farm was leased by the owner to J.B. McCurraeh on the 17th April 1942 for a period of 3 years from date, the lessee to pay taxes of 1943 and 1944. Rental of \$500.00 was paid to the lessor. In 1944 the Custodian was billed by The Director The Veterans' Land Act for 1944 taxes amounting to \$16.09. This was refunded back as tenant was liable for these taxes.

SOLD: To The Director The Veterans' Land Act for \$610.00 as at 1st January 1943.  
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the joint credit of Tokuji and Chiye HIROSE, sale price \$610.00, plus refund of insurance \$15.92 and \$1.54, total \$627.46; less insurance \$24.50, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$43.50. Net amount released \$583.96.

TITLE: Included in C. of T. 170984-E and payment of consideration included in cheque to the Custodian dated March 4th, 1944.

OLD C. OF T. NO. 123557-E: In possession of J.M. Streight, New Westminster, B. C.

NOTE: Mr. HIROSE wrote to the Custodian on March 29th, 1944 as follows:



follows:

"Immediately upon receiving your letter, I wrote to Mr. Bruce McCurrach, 1474 Mary Avenue, New Westminster, B.C., to whom I gave Power of Attorney to my property, informing him the drastic step your office took without consulting me in disposing my property. Mr. McCurrach desired to purchase my property so I asked him to approach your office to get permission for the transaction. My reason for writing to Mr. McCurrach was if I have to sell my property I would like to sell it to Mr. McCurrach than to anybody else. And, as a property owner, I believe, I have the perfect right to sell my own property to whom I like.

A few days ago I received a letter from Mr. McCurrach and he informed me that your office would not give approval. I was very much surprised to hear this for the simple reason that your implied assurance at the time of registering my property to the Custodian does not mean anything. If you will recall those assurances you gave us, you cannot blame me for my remarks."

In a letter from Winnipeg, dated April 22nd, 1944, Mr. Hirose protests the sale of this farm as follows:  
"As I have stated in my previous letter I have a buyer for my property. Mr. Bruce McCurrach is offering \$1,500.00 CASH. Why can't I sell my property to Mr. McCurrach?"

I was under the impression that your office is there to look after the interests of the Japanese people. At least that is what you told me at the time of registering my property. In view of the fact that you will not grant me permission to accept Mr. McCurrach's offer of \$1,500.00 CASH for my property, I take it that you have a far better offer than this from the Director, The Veterans' Land Act. In the event that the offer from The Director The Veterans' Land Act is lower than that offered by Mr. McCurrach I shall hold you responsible."

The statement made above that Mr. McCurrach made an offer of \$1500.00 has not been confirmed. His statement that he had given a Power of Attorney to Mr. McCurrach is confirmed in a letter to the Secretary of State dated 21st December 1943.

Mr. McCurrach, the tenant of this property, wrote the Secretary of State, Ottawa, on December 21st, 1943 protesting the cancellation of his 3 year lease by The Director The Veterans' Land Act. His protest was based on the cancellation of his lease was unfair and that he had paid rent of \$500.00 on the assumption that he would be able to farm the property for the 3 year term and that he had planted berries which would not mature until after the date of this cancellation. This protest was referred to the Custodian Office here, and the matter taken up with Colonel Chandler. There is nothing on file to indicate that the lease in question was approved by the Custodian and the files do not show any settlement of this matter.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED June 7th, 1946.

IM:ML

*John Macpherson*



R E P O R T  
ON EVACUATED JAPANESE PROPERTY

File No. 4941

MUNICIPALITY: Surrey.

Date: July 2, 1942.

NAME: HIROSE, (Chiye) Mrs. Tokuji.

REGISTRATION NO. 12610.  
669

ADDRESS: 1835 Hjorth Rd. New Westminster, B.C.

PROPERTY: In husbands (HIROSE, Tokuji) name. See report on his JP  
for full details

ACREAGE:

KIND OF CROPS:

APPROXIMATE ACREAGE OF EACH:

HOUSE:

VACANT:

OCCUPIED

DESCRIPTION

ROOF:

SIZE:

NO. OF ROOMS

CONDITION:

OTHER BUILDINGS:

NAME OF LESSEE OR RENTOR:

TERMS:

WATER:

ON:

OFF:

LIGHT:

ON:

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

Signed:

J. Morgan  
H. Hogan



# This Indenture

made the 7th day of May in the year of our Lord one thousand nine hundred and Forty-two.

IN PURSUANCE OF THE "LEASEHOLDS ACT"

BETWEEN TOKUJI HIROSE, Farmer and his wife CHIE HIROSE, both of Rural Route Number 3, New Westminster, Province of British Columbia,

hereinafter called the Lessor of the FIRST PART;

AND

JOHN BRUCE McCURRACH, of 1474 Mary Avenue, in the City of New Westminster, Province of British Columbia

hereinafter called the Lessee of the SECOND PART;

WHEREAS the Lessor entered into a lease with the Lessee dated the 17th day of April A.D. 1942,  
AND WHEREAS the Lessor and the Lessee mutually agree to cancel same and to abide by the terms of these premises

WITNESSETH, that in consideration of the yearly rents, covenants and conditions hereinafter respectively reserved and contained, the said Lessor doth demise and lease unto the said Lessee, ALL AND SINGULAR that certain parcel or trace of land and premises being in the Municipality of Surrey, Province of British Columbia, and more particularly known and described as Block "C" of the south half (S $\frac{1}{2}$ ) of Section sixteen (16) Block Five (5) N. R. W. 1 Map 5021

From the 17th day of April  
one thousand nine hundred and Forty-two.

for the term of three years next ensuing

YIELDING AND PAYING therefor to the said Lessor, ~~the sum of Five Hundred (\$500.00) Dollars for the term April 17th 1942 to April 17th 1943 (the Receipt whereof is hereby acknowledged) and for the term~~ The sum of Five Hundred (\$500.00) Dollars for the term April 17th 1942 to April 17th 1943 (the Receipt whereof is hereby acknowledged) and for the term

State Full Name  
Address and  
Occupation

State Full Name  
Address and  
Occupation

State Full Name  
Address and  
Occupation

*Apl 42 To Apl 45*



April 17th 1943 to April 17th 1945 the Lessor agrees to pay the taxes on the said property and the Lessor agrees that the Lessee shall have all the berry crops.  
THIS Lease is subject to cancellation by either party before the unexpired term by thirty (30) days' notice in writing.

AND the said Lessee COVENANT with the said Lessor to pay rent, and to repair (reasonable wear and tear, and damage by fire and tempest excepted). AND that the said Lessor may enter and view state of repair;

AND that the said Lessee will repair according to notice (reasonable wear and tear, and damage by fire and tempest excepted).

AND will not assign or sub-let without leave;

AND will not carry on any business that shall be deemed a nuisance on the said premises;

AND that he will leave the premises in good repair (reasonable wear and tear, and damage by fire and tempest excepted).

AND the Lessor agrees to compensate the Lessee for work done and for any disbursements incurred by the Lessee should the Lessor cancel the lease by thirty (30) days' notice in writing.

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or if the said Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, THE then current quarter's rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned down, or damaged by fire, so as to render the same unfit for the purpose of the said Lessee, then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof according to the nature and extent of the injury sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been rebuilt or made fit for the purpose of the said Lessee

PROVISO for re-entry by the said Lessor on non-payment of rent, whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.



THE said LESSOR COVENANT with the said LESSEE for quiet enjoyment.

THIS INDENTURE shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

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

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals, the day and year first above written.

SIGNED, SEALED AND DELIVERED  
BY THE LESSOR IN THE PRESENCE OF

(Signed) Harold Akira Hirose,  
Insurance Agent,  
R. R. No. 3,  
New Westminster, B. C.

(SIGNED) T. Hirose

(SIGNED) C. Hirose

SIGNED, SEALED AND DELIVERED  
BY THE LESSEE IN THE PRESENCE OF

(Signed) Jack Milton Streight  
Solicitor  
New Westminster, B. C.

(SIGNED) J. Bruce McCurrach

I HEREBY CERTIFY that on the 7th day of May 1942  
at New Westminster in the Province of British Columbia

TOKUJI HIROSE & CHIE HIROSE

who is) personally known to me, appeared before me and acknowledged to me that they are the persons mentioned in the annexed instrument as the makers thereof, and whose names are subscribed thereto as parties and that they know the contents thereof, and that they executed the same voluntarily, and are of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal at New Westminster, British Columbia, this 7th day of May in the year of our Lord one thousand nine hundred and Forty-two.

(SIGNED) J. M. Streight

I HEREBY CERTIFY that on the day of 19 , at in the of

evidence on the oath of me and acknowledged to me that he is the

annexed Instrument, as of the

of the said

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and to affix the said seal to the said Instrument, and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at , British Columbia, this day of , in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.



Declaration  
of Witness

I, HAROLD H. HIROSE of the City of New Westminster  
make oath and say:  
1. I was personally present and did see the within instrument duly signed and executed by Tokuji Hirose & Chie Hirose  
the parties thereto, for the  
New Westminster, B. C.  
2. The said instrument was executed at  
New Westminster, B. C.  
3. I know the said parties, and that they are of the full age of twenty-one years.  
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.  
SWORN before me at New Westminster  
in the Province of British Columbia, this 7th day of May 1942  
(SIGNED) J. M. Streight  
~~Notary Public in and for the Province of British Columbia~~

ROSE, COWAN & LATTI LTD. \* LEGAL FORM PRINTERS  
748 BAYVIEW STREET, VANCOUVER, B. C.

J. M. Streight  
New Westminster, B. C.

Lease Form  
(COPY)  
R.C.L. FORM NO. 41-A

TO  
JOHN BRUCE MCCURRACH

TOKUJI HIROSE & CHIE HIROSE

Dated May 7th 1942

Declaration  
by Attorney

Registered  
No.

For  
Attorney

I, \_\_\_\_\_ of the \_\_\_\_\_  
DO SOLEMNLY DECLARE THAT  
1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.  
2. At the time of the execution of the said instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.  
AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.  
DECLARED before me at \_\_\_\_\_ in the Province of British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking affidavits within British Columbia.  
NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.



N O T I C E

John Bruce McGurrah,

1474 Mary Avenue, New Westminster, B.C.

TAKE NOTICE that pursuant to a proviso contained in a lease dated the 7th day of May, A.D., 1942, between TOKUJI HIROSE, Farmer, and his wife, CHIE HIROSE, both of Rural Route No. 3, New Westminster, British Columbia, as Lessors, and yourself as Lessee, and pursuant to an assignment of the said lease by the Secretary of State of Canada, acting in his capacity as Custodian under and by virtue of Order-in-Council P.C. 1665, and Amendments thereto, to the undersigned, that I The Director, The Veterans' Land Act, intend to determine the tenancy created by the said lease on the 30th day of September, A.D. 1943, and I require you to deliver up peaceable possession of the lands and premises mentioned in the said lease, namely, that certain parcel or tract of land and premises being in the Municipality of Surrey, in the Province of British Columbia, more particularly known and described as:-

Block "C" of the S $\frac{1}{2}$  of Section 16, Block 5, North, Range 1, West, Map 5021.

on or before the said 30th day of September, 1943.

DATED AT THE CITY OF VANCOUVER, in the Province of British Columbia, this 7th day of September A.D., 1943.

THE DIRECTOR, THE VETERANS' LAND ACT,

by "I.T. Barnet"

His District Superintendent,  
his duly authorized agent thereunto.



SOLDIER SETTLEMENT and VETERANS' LAND ACT

4940 | 4941  
12610 | 12609  
File No. BC-524-P

(JL-572)

Vancouver, B. C.

A. G. Duncan Esq.,  
Randall Building,  
535 West Georgia St.,  
Vancouver, B. C.

HIROSE, Tohru  
Chase

Dear Sir:-

Re: Block "C" of the S. 1/2 of Section  
16, Blk. 5 North Range 1, West  
Map 5021 T.T. MUNICIPALITY OF SURREY.

I beg to acknowledge receipt of Duplicate  
Certificate of Title No. 170984-E of the New Westminster  
Land Registry Office for the above parcel of land in the  
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque  
for \$ 19,258.33, in favour of The Secretary of State,  
forwarded to you and dated March 9th, 1944 is the  
amount of the purchase price in full of the above land  
arrived at as follows:-

Purchase Price - \$ 610.00

Less arrears of taxes to  
January 1st, 1943, - \$ ---

Amount paid to Secretary of State - \$ 610.00

Will you kindly acknowledge receipt of the  
purchase price by signing the receipt on the duplicate hereof  
and return it to me.

Yours Truly,

W. K. Chandler,  
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase  
price in full of the land above described.

MAY 19, 1944

Date

Solicitor for  
The Secretary of State



PERSONAL PROPERTY SUMMARY

File No. 4940 & 4941

26th Feb. 1947.

Re: Tokuji HIROSE - Reg. No. 12610  
Chiye HIROSE (Mrs. Tokuji) - Reg. No. 12609

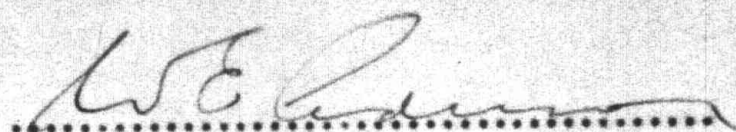
CHATTELS When registering with this office on the 18th April, 1942, both the above Japanese declared having left household furnishings, spray duster and hand sprayer in their house, R.R. No. 3, New Westminster, under the care of Mr. J. McCurrach.

Our fieldmen inventoried this property on the 2nd July, 1942, and a copy of this list was sent to the HIROSE's for acknowledgment. Tokuji HIROSE returned the inventory signed, with a small addition of tools etc. to the list. A copy was also sent to Mr. McCurrach, who signed his responsibility for them. On the 24th April, 1944, they asked for shipment to them by Mr. McCurrach, of all their chattels. There is considerable correspondence on File 4940 from Mr. McCurrach, regarding shipment. Mr. McCurrach agreed to take over shipment and disposal of the goods, and the Custodian has taken no further action in this connection.

LIFE INSURANCE Both Tokuji and his wife, Chiye, declared having \$1000.00 Canadian Mutual Benefit Association policies, under which each was the other beneficiary. Tokuji HIROSE also declared a Western Mutual policy. None of these policies were brought under control or administered in any way by the Custodian.

These files reveal no other personal property assets.

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

  
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/HA



REG.  
NO.

13609

NAME

HINGST (Gaye)

Mrs. T. H. 1

See also File 4940

FILE  
NO.

4941

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
National Union Fire Insurance Co.	201450	Cancelled \$50.00	April	22	1943	Near Ferguson Rd. bet. on Johnston & Clow Rds. Blk. C Municipality of Surrey, B.C.
North West Fire Insurance Company	225984	Policy transferred to V. J. & Co. H. H. & Co. cancelled - Aug 1/44 \$71.70	Sept.	29	1945	Near Ferguson Rd. between Johnston & Clow Rds. Blk. C Municipality of Surrey, B.C.

✓✓



FIRE INSURANCE SUMMARY

Files 4940, 4941

Re: Tokaji HIROSE  
Oliva HIROSE

Reg. No. 12610  
" " 12609.

Mr. & Mrs. HIROSE carried insurance in the National Union Fire Insurance Co., on their farm buildings, policy number 201450 in the amount of \$500.00, expiring 22nd April 1943. This insurance was cancelled by the agent, Dale & Co., on the 11th September 1942 and a refund of \$3.30 paid to the Custodian.

The buildings were reinsured in \$500.00 and contents in \$200.00 in the North West Fire Insurance Co., policy 205984, expiring 25th September 1945 and the premium of \$24.50 was paid by the Custodian on the 28th of that month. On the 1st August 1944, this insurance was cancelled as to contents and a refund of \$1.54 credited to the insured's account.

The policy carrying insurance on the buildings was transferred to The Director The Veterans' Land Act and a refund of \$15.92 credited to the Joint Hirose account.

The tenant of the property, Mr. McCurren, in a letter dated the 14th February 1945, states that he had carried insurance on the effects on the property and in his care since the evacuation of the owners and that they were owing him on that account, an unspecified amount. There is on file no record of such insurance and the matter has apparently been recorded as one between the HIROSES and their tenant.

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

*William H. Thompson*  
DATED June 7th, 1946.

IM:EL



LIABILITY SUMMARY

File Nos. 4940  
4941

Re: Tokuji HIROSE  
Chiyo HIROSE

Reg. No. 12610  
" " 12609.

The only claims appearing on these files as against either or both Tokuji HIROSE and Chiyo HIROSE, are a claim of \$50.00 by the H. NISHIMURA CO. LTD., and \$30.00 by the T. NAKARA CO. These supposed creditors were asked to confirm the record of these claims on the 7th December 1944 and as no reply was received from either, it has been assumed that the claims are settled and no longer on our records.

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

  
DATED June 7th, 1946.

IN:ML



File Nos. 4940, 4941  
& 5151 Evacuees.

December 30th, 1944.

MEMORANDUM

TO: MR. K. W. WRIGHT  
FROM: MR. G. H. PEERS  
RE: Tokuji HIROSE and Mrs. Chiye HIROSE

ENEMY SECTION

JAN 2 1945

Rec'd

File No.

Ans'd

Refer'd

MR GREEN

In connection with Mr. Greens memo of the 27th, the above named have given us instructions in writing to hand over all their chattels to Mr. J. B. McCurrach. This would seem to be in order and an acknowledgement of receipt of the chattels should be obtained from Mr. McCurrach.

In connection with the final paragraph of Mr. Greens memo in connection with the tractor there does not appear to be any record of whether George HIROSE sold his equity in the tractor to Mr. McCurrach or not. It is indicated by Mr. McCurrach's letters that he merely paid the balance owing on the tractor and, notwithstanding the clause in the guarantee to the finance company giving McCurrach title to the tractor, George HIROSE may have some equity. If this is the case we should either have a release from George HIROSE or the tractor should be sold, McCurrach paid off less an allowance for any use he has had from the machine. It might be advisable to write to George HIROSE and have him state whether he has any equity in the tractor or not.

G. H. PEERS

GHP/O'B

Mr. Green,

I requested Mr. Peers to review the files & submit memo as a number of important matters requires attention before the year ends.

We have also discussed his findings & I suggest you obtain acknowledgment from McCurrach covering the chattels & also write Hirose re tractor

Jan 2/45

J. B. C.



MEMORANDUM

File Nos.: 4940  
          4941  
          5151

Dec. 27th, 1944.

To: Mr. Wright

From: Mr. Green

Re: Mr. and Mrs. Tokuji HIROSE  
Mr. George HIROSE

You will doubtless recall this case if you will refer to your letter of December 30th, 1943, to Mr. Macpherson. Since then, the joint owners of this property have sent us a letter dated April 24th authorizing us to release to Mr. McCurrach as a gift, all their belongings. We do not appear to have committed ourselves one way or the other in this matter but have authorized shipment of some of the effects.

There appears to be no claims on file other than possibly \$80.00 as shown in letter of December 7th, 1944, which in any case are covered by the present credit balance in the joint account. Under these circumstances I recommend that we agree to the evacuees' request and advise Mr. McCurrach that we are no longer concerned with the effects he is now holding.

Finally, the matter of the tractor belonging to the son, George, our file 5151. It seems to me that the assignment enclosed with letter of June 15th, 1942 has the effect of releasing the Custodian from any further interest in the tractor but I would recommend your confirmation of this.

HFG:IF



COPY. ORIGINAL ON FILE # 5151.

1474 Mary Avenue,  
New Westminster, B. C.  
June 2nd, 1942.

Mr. R. P. Alexander,  
Assistant Manager  
Office of the Custodian  
Japanese Evacuation Section  
506 Royal Bank Building,  
VANCOUVER, B. C.

Dear Sir:

With reference to your letter of May 30th  
File No. 5151, addressed to Mr. George Hirose, and  
further to our conversation over the phone to-day,  
I am enclosing copy of my letter to the Underwriters'  
Finance Corporation, 675 West Hastings, Vancouver, B.C.

This letter pretty well outlines my intentions.  
These people have already caused the tractor to be  
picked up, but have since delivered it back to the  
Hirose Farm, minus some of the tools.

As I stated on the phone, I have leased the  
Hirose place. Particulars of the lease are in the  
hands of the Custodian. The tractor will remain in  
my possession on the farm until the return of the  
Hirose family. Ownership of the tractor will revert  
to George just as soon as he is able to liquidate the  
amount which I have paid against the price of the  
tractor.

Yours very truly,

(Sgd.) J. B. McCurrach.

JBM/DK



4940 & 4941

June 4, 1942

J. E. McCurrach Esq.,  
1474 Mary Avenue,  
New Westminster, B. C.

Dear Sir:

Re: Mr. & Mrs. Tokufi Hirose

In your letter to us of June 2nd, you confirmed the fact that you have leased the Hirose farm, particulars of this lease are on file with us.

The sole purpose of this note is to request that you favour us by referring to our file Nos. 4940 and 4941 in any correspondence you have with us from time to time in connection with the Hirose farm.

The reason we make this request is that we have separate files for each individual Japanese and if you will be good enough to refer to our file numbers in each case it would be of great assistance.

Yours truly,

R. P. Alexander,  
Assistant Manager.

RPA/PMH



RECEIVED

September 19th 1942.

Osige Hirose,  
c/o Mr. Geo. Schneider,  
St. John,  
Manitoba.

File No. 4941

Dear Sir or Madam,

This Company has elected to cancel its policy No. 501250, issued to YUKUJI HIROSE and CHIEF HIROSE, Insd. if any, payable to the Insured, written to cover \$500.00 on Dwelling House situated near Ferguson Road, between Johnston and Glen Roads, on Block "C", South Half Quarter Section 16, Block 5 N., R. 1, Group 2, Municipality of Surrey, Province of British Columbia, from April 22nd 1940 to April 22nd 1943.

Kindly take notice that at the end of fifteen days from the giving of this notice the above mentioned policy will (without any further notice to you) become and be cancelled and terminated.

Checks covering the excess premium paid by you beyond the pro rata premium up to and including the end of the said period of fifteen days, amounting to \$3.50, has been handed to the Department of the Secretary of State, Office of the Custodian, Japanese Evacuation Section.

Yours truly,  
NATIONAL UNION FIRE INSURANCE COMPANY,  
Pittsburg, Pa.,  
PER DALL & COMPANY, LIMITED.

ABG/J.

Per:

Agent



4940 & 4941  
Evacuee Section

912 Royal Bank Bldg.,  
Vancouver, B. C.  
December 30th, 1943.

G. W. McPherson, Esq.,  
Executive Assistant to the  
Secretary of State of Canada,  
Victoria Bldg., 7 O'Connor St.,  
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Tokuji HIROSE and Shiye HIROSE.

Your letter of 27th instant reached me late yesterday but it was not possible to contact Colonel Chandler until this morning. There is very little information on the files and Colonel Chandler had the copy of the lease which we had duly assigned to the Director V.L.A.

The property, comprised of eight acres, is jointly owned by Tokuji HIROSE and his wife Shiye HIROSE. The land is assessed for \$285.00 and improvements \$350.00 and was sold to the Director V.L.A. for \$621.00. According to the J.P. form, the house is a 1½ storey building containing four rooms. The annual taxes amount to \$15.45.

Mr. McCurrach suggests the lease was drawn with the approval of the Custodian but the file does not so indicate. A copy of the executed lease was forwarded to our office by J. M. Streight, solicitor, along with a number of leases on farms owned by Japanese, and receipt was acknowledged.

Mr. Richardson advises that this is one of the best operated farms in the locality and that McCurrach has proved very satisfactory as a tenant.

Colonel Chandler tells me that the notice to McCurrach was sent in the ordinary course and "McCurrach is making a mountain out of a molehill."

The Settlement Board admits that the property is in good shape and say they have no desire to quarrel with McCurrach over the contract. They confirm that McCurrach is a good tenant and if he will avoid extravagant claims and approach the Director in a reasonable frame of mind, the matter will no doubt be settled to the satisfaction of all concerned.

Trusting this is the information you require,

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/W



506 Royal Bank Building,  
Vancouver, B.C.

19th July, 1946.

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K.W. Wright, Esq.,  
Counsel to the Custodian,  
Office of the Custodian,  
Victoria Building,  
Ottawa, Ont.

Dear Mr. Wright:

Re: Akira HIROSE  
Sandell Road - Blk.12, of the N.E.  $\frac{1}{4}$  of  
Sec.16, Blk.5 N. R.1W, Map 5698  
Mr. & Mrs. Tokuji HIROSE  
Hjorth Road - Blk. "C" of the S  $\frac{1}{2}$  of  
Sec. 16, Blk. 5 N. R.1W. Map 5021

I think the best reply to your telephone enquiry this morning is to send you the "Summaries" which appear on our files and in addition copies of certain correspondence.

I went and saw Mr. Barnet and looked over the appraisals of the above properties but there is nothing particularly revealing. The appraisal of the Sandell Road property was on the basis of \$10.- per acre and it is described as "unimproved bush land".

In regard to the second property, their appraisal indicates:

building	16 x 30	valued for	\$200.-
"	20 x 33	" "	125.-
"	12 x 20	" "	35.-

These are all described as being roughly built and not painted. 5.85 acres was said to be under cultivation and about 2.25 acres of wild land.

You will notice that our Real Property Summary, in addition to the house 16 x 30 mentions five other buildings, whereas only 2 other buildings appear to be appraised. The buildings not appraised, according to Mr. Barnet, would be of no value, and would likely be the woodshed, hay shed and the small packing shed referred to in the Summary.

The report on our file which was made by our own employees, Mr. Jack Moryson and Mr. H.J. Logan, agrees with the information on the appraisal



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K.E. Bright, Esq.

19th July, 1946.

just referred to, our report saying that there are 5½ acres cleared and the rest bush land, that the buildings were poor in appearance on the outside but fairly good on the inside.

It may be of interest to note in regard to this particular property that even although according to Mr. Tokaji Hirose's letter of April 22nd, 1944, Mr. McCurrach was prepared to offer \$1,500.- that when Mr. McCurrach wrote to your office on December 21st, 1943, he states in the fifth paragraph of his letter that the money paid by him (presumably referring to the \$500.- required under the lease arrangement) "was out of all proportion to the value that could be represented by the returns ..... and considered the amount paid as a fair proportion of the total value of the place."

The net receipts from the Sandell Road property were \$16.00. This is one of those unfortunate cases where the amount of \$15.00 paid to Mr. Cruz for legal fees appears to be somewhat out of proportion with the actual value of a property of this nature.

The net returns from the sale of the North Road property was \$583.96 and this amount is still to the credit of the joint account of Mr. & Mrs. Hirose on our books.

You are aware that we have not found assessment values to be particularly consistent with actual values, but for your information the Sandell Road property was assessed at \$180.- with no improvements, annual tax \$6.35, and the North Road property was assessed, land \$285.-, improvements \$220.-, annual tax \$15.45.

Chattels were included in the lease with Mr. J.B. McCurrach, but this matter has been dealt with directly between Mr. McCurrach and the Hirose family and I do not think enters into the present question under consideration.

I trust that the above information will be helpful in dealing with the complaint which you have received from Major E.A. Fletcher.

Yours very truly,

F. G. Shears,  
Director.

FGB/PMB  
encl.



October 15, 1948.

Mrs. Takaji HIROSE,  
Reg. No. 12609,  
68 Kate Street,  
Winnipeg, Manitoba.

Dear Madam:

Res. 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,  
Office of the Custodian.

IM/CH