

5'956

OFFICE OF THE CUSTODIAN JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: URANO, Tsurukichi

HOME ADDRESS: 132 Williams Rd., Steveston, B. C.

REGISTRATION NUMBER 05210 SEX: Male AGE: 48

OCCUPATION: Farmer

(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: Kikue

ADDRESS OF WIFE OR HUSBAND: 132 Williams Rd., Steveston, B. C.

NAMES OF ANY LIVING CHILDREN: Sakae (F) Minoru (M) Hiromu (M)

Kiyoko (F)

ADDRESS OF CHILDREN: 132 Williams Rd., Steveston, B. C.

AGE OF CHILDREN: 15, 12, 10, 1.

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

2 lands.

1. LOCATION AND DESCRIPTION: South 213.25 ft. of Lot 11 in the Subdivision of a portion of Sec. 34, Block 4, North Range 7 West, according to Plan No. 710 deposited, having a frontage of 213.25 ft. on No. 1 Rd. and extending, with uniform width, for the full depth of said Lot 11 and adjoining the South Boundary thereof and containing, by estimation

3107 acres be the same more or less, as shown on the plan hereunto annexed and thereon outlined with red and Lots 7, 8, 9 and 10 in the subdivision of a portion of Sec. 34, Block 4, North Range 7, West Map 1710, District of New West'r, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Municipality of Richmond, B. C.

No buildings. (farm land)

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

4. TAXES (Amount and where payable) \$191.20 per year payable at Twp. of Richmond, B. C. 1941 taxes paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Land (1) \$500.00

encumbrance to be paid on Nov. 15, 1942 to Harry G. Johnston, Barrister, New Westminster, B. C. Land (2) \$2,000.00 encumbrance to be paid every Aug. 15th until paid, and to be paid to Harry G. Johnston, Barrister, New Westminster, B. C.

6. OCCUPANCY AND LEASES (If vacant so state) Land (1) Rented to Douglas I. Austin, Williams Rd., (between #2 and #3 Rds.) Steveston, B. C. from April 20, 1942 to Dec. 31, 1942 for the sum of \$150.00 to be paid to H. G. Johnston, 6th St., New West'r, B. C. Land (2) Rented to Frank Howell, Steveston Hwy and 5th Ave., Steveston, B. C. from April 1, 1942 to March 31, 1943 for the sum of \$195.00 payable to H. G. Johnston, Barrister, 6th St., New West'r, B. C.

See
back of
Form
for
land

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: No Titles. Agreements for Sale
for both lands in owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: wife, Kikue Urano, 132
Williams Rd., Steveston, B. C. (joint ownership)
9. IF FARM LAND STATE CROPS SOWN Strawberries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 4 room frame house at 132 Williams Rd.,
Steveston, B. C. (on 6 $\frac{1}{2}$ acres) (declarant formerly leased 9 $\frac{1}{2}$ acres
of the same land)
2. LANDLORD'S NAME AND ADDRESS: Edith Alice Steeves, Steveston Hghwy.,
between #1 Rd. and railway, Steveston, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Leased from Jan.
1, 1941 to run a 5 yr. term for the sum of \$150.00 per annum from
Miss E. Steves, Steveston, B. C. 1942 lease paid.
4. STATE WHEREABOUTS OF LEASE: in declarant's possession.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
- none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: Loganberries on land leased
by declarant who in turn has rented the crop of Loganberries to E. H.
Herbert, Williams Rd. (between #2 & #3 Rds) Steveston, B. C. for \$350.00
for 1942 with an additional sum of \$350.00 to be paid to declarant
after the full crop of berries has been picked.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

List of farm implements and furniture as per attached list.

Farm implements and furniture in owner's possession at 132 Williams

Rd., Steveston, B. C. 1 plough, disc, 2 wheel barrows loaned to
E. H. Herbert, Williams Rd., Steveston, B. C. 1 potato plough and
cultivator loaned to Peter Lysck, #1 Rd., Steveston, B. C.
1 scale and seeding machine loaned to Mr. Rekis, #1 Rd., Steveston,
B. C. and 3 shovels, 6 hoes, and a water hose loaned to
Miss Edith Steves, Steveston, Hghwy, Steveston, B. C. All loans
are for the duration of the War.

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

Farm Implements

| | | |
|---------|----------------|-------|
| 4 | potato hooks | 4.00 |
| 4 | manure hooks | 7.00 |
| 25 | hoes 8 in. | 25.00 |
| 40 | hoes 2 in. | 10.00 |
| 10 | hoes (small) | 2.50 |
| 3 | shovels | 3.50 |
| 2 | double axes | 5.00 |
| 5 | hammers | 4.00 |
| 3 | rakes | 3.75 |
| 18 doz. | lettuce crates | 10.80 |
| 18 doz. | apple boxes | 10.00 |
| 13 doz. | grape boxes | 5.20 |
| 4 doz. | pear boxes | 1.20 |

+ ? 1/4 bush
disc
2 wheelbarrows

The above articles are to be left in a barn at 132 Williams Rd., Steveston, B. C. in the care of Mr. E. Herbert, Williams Rd., Steveston, B. C.

Furniture

| | |
|-----|----------------------------------|
| ✓ 3 | beds and springs |
| ✓ 1 | gramophone and records |
| 1 | baby cot |
| 4 | chairs |
| 1 | stove |
| 1 | motor of a Singer sewing machine |

The above furniture are to be left in the present location, 132 Williams Rd., Steveston, B. C. and the house will be boarded up.

150 lbs. Go West (a poison for killing weevils) to be left in present location at 132 Williams Rd., Steveston, B. C.

Mr. E. H. Herbert, Williams Rd., Steveston, B. C. will look after all articles that are left in house and barn at 132 Williams Rd., Steveston, B. C.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. 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~~\$82.80 by McKim Brothers, Steveston Hwy., Steveston, B. C.
for unpaid strawberry crates.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

none8. BANK ACCOUNTS: Royal Bank, East End, Vancouver, B. C. \$102.55. Acct.
No. 2850.9. LIFE INSURANCE: Sun Life. \$1,500.00. Policy No. 2190036.Beneficiary, Assigns of his family. 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 25th day of April 1942.AG McLean
Witness

(Signature)

P. J. Grant

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE July 2, 1943.

File No. 5956

1. Name URANO, Tsurukichi
(Surname in Block Letters)

Registration No. 05210

✓
Male - Female
(Check)

Age October 30, 1894

Former Address R. R. No. 1, Steveston, B. C.

Date Evacuated May 13, 1942

Naturalized - Canadian-Born - National
(Check) ✓

Present Address c/o J. E. Smith, Coaldale, Alta.

Box - 17
c/o E. Bond, Coaldale, Alta. (5/5/47)

✓
Married - Single
(Check)

Name of Wife Kikaye #05213

Name of Husband ---

Name of Mother ---

Name of Father ---

Names of Children under 16 Sakae (F) Dec. 18/26 - Minoru (M) Dec. 28/30 -

Hiromu (M) Aug. 1/33 - Kiyoko (F) Jan. 24/41

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information Farmer. Owner of house & 8 acres at above address. Truck and
Tractor.

MEMORANDUM

December 21st, 1949.

TO: Mr. B. Good
FROM: Mr. J. Cuming

Re: Case No. 614 - Tsurukichi URANO

REAL PROPERTY:

Lots 7 to 11 incl. and Lots 49 to 58 incl. (Cat. #574)

The above property was purchased in 1941 under an unregistered Agreement for Sale from A. E. Steves.

Steves' attorney, on May 27, 1942, informed J. D. Mather that the purchase price was \$4300.00.

Mather's report of June 3, 1942, notes the property as being approximately 13.107 acres of which 3.107 acres was planted in strawberries, the remaining 10 acres, while under cultivation, was not in crop. No buildings.

Assessment notices are not available due to the Agreement for Sale; however, a cheque issued by the Custodian notes the 1942 taxes and dyking charge as being \$87.07.

Coulthard, Sutherland & Company appraisal of April 26, 1944 (Exhibit No. 6) quotes a value of \$2755.50 and also notes the acreage as being 18.37 acres.

Claimant in Transcript Page 2, Line 25, notes acreage as being 19 acres at a purchase price of \$4300.00.

Claimant in Transcript Page 3, Line 21, notes 5 acres of strawberries, whereas Mather reported 3.107.

The property was sold to the V.L.A. as at August 25, 1944, for the sum of \$3200.00. No other offers to purchase were ever received, although the property was listed in Custodian catalogues. The V. L. A. purchase was separate from their bulk purchase.

Approval of the Advisory Committee to this sale was given September 7, 1944.

POINTS:

1. Coulthard's appraisal notes acreage as being 18.37 acres.

try to get info from Steves property

held over

10 Judge

agreed

December 21, 1949.

Mr. Turcotte (Transcript Page 12, Line 11) notes acreage as being 18 acres.

Claimant (Transcript Page 2, Lines 5-6) notes two parcels, one of eight acres and one of eleven.

As both Coulthard's and Turcotte's estimates are within 0.37 acres, it would appear that 18.37 acres is more than likely correct and that Claimant's "19 acres" was a rough statement to cover 18 acres plus.

2. As Coulthard's appraisal is less than the V.L.A. purchase price there is no question of the Custodian having sold the property at less than the appraised value.

As the V.L.A. did not purchase the property under their "bulk purchase" plan, it must be assumed that their bid was made on a competitive basis and was therefore equal to a bid which might have been received from any private individual.

The difference between the V.L.A. bid and Coulthard's appraisal is presumably due to Coulthard's appraisal being made in April 1944 and the V.L.A. purchase being made in August 1945 - sixteen months after the appraisal, and at the time of the greatest increase in property values of all the war years.

The mere fact that the property was sold to the V.L.A. does not automatically mean that settlement must be made at the same percentage as in the case of a V.L.A. "bulk purchase" property. As the property was a catalogued property and therefore open to bids from the general public, and as no bids other than one from the V.L.A. was received, the sale recommended by the Rural Advisory Committee and the offer was in excess of the appraisal, it is submitted that the V.L.A. should be looked upon as an individual and that the settlement be computed on the same terms as apply in cases where property was sold to John Doe.

BUILDINGS ON LAND THE PROPERTY OF IDA E. STEVES

Claimant leased land from the Steves family of Steveston, the property being located three quarters of a mile from that land which he was purchasing as per previous paragraphs.

History of this case denotes that the leasehold was acquired in 1933 or 1934 and that purchase of the other property was embarked upon early in 1941. Presumably the Claimant would have moved his buildings to his own land if removal were structurally feasible, or he would have left them on the leasehold and later attempted to purchase that property.

In any event, the Claimant purchased land on January 4, 1941, was evacuated on May 13, 1942 (16 months later) and during that time could not or did not move the buildings to his own property even though his leasehold gave him the right of removal at any time during the tenure of the lease.

December 21, 1949.

J. D. Mather reported on the buildings on June 3, 1942, noting that the house was a "small 4-room frame shack ... which is in very poor condition."

V. L. A. letter of June 8, 1948, notes "chicken house (used as a house)..." and "... the tenant (see next para) put some lumber ... and plumbing ... into the chicken house ..."

Claimant sub-leased the land (including buildings) to a Mr. Herbert on evacuation, and Herbert rented the house to another family. Mrs. Steves (March 25, 1946) paid the taxes.

The lease expired on December 31, 1945, and Mrs. Steves subsequently sold the property to the V. L. A.

This office made repeated attempts to induce both the V. L. A. and Mrs. Steves to provide some recompense for the Claimant. The V. L. A. (June 8, 1948) gave the information that their appraiser considered the buildings to be worth about \$75.00 for lumber if demolished, and also that they did not consider the buildings added any ^{value} to the farm. He also recommended that the buildings be moved off the property or dismantled.

A certified true copy of the V. L. A. appraisal is contained on file.

While Section 51 of the Revised Regulations, etc. (P.C.8526) states that no property vested in the Custodian shall be forfeited for default, seized or sold, etc., under legal process, etc. possibly did not cover these buildings due to a specific vesting of same not having been made, the argument that they did vest in the Custodian was employed as a means by this office to effect some recovery for the Claimant from Mrs. Steves. She was advised that the V. L. A. appraised the buildings at \$155.00 but not told that the V.L.A. considered them worth \$75.00 as scrap, nor that the V.L.A. had not allowed her even one cent for them when purchasing the land.

POINTS:

As the V. L. A. purchased the land on which the buildings stood from Mrs. Steves, the sale cannot be considered to be the responsibility of the Custodian, insofar as the land itself is concerned. Therefore the appraisal of the land and the buildings was made on the basis of a private sale between individuals. Further to that submission, the buildings then would have been appraised on the basis of a private appraisal and not under any directions which might have been issued for the appropriating of Custodian held property by the V.L.A. in their "bulk purchase".

The argument in the case of these buildings would not appear to be as to whether an award should be computed on the V.L.A. 80% or the Rural 10%, but whether any award should be considered at all.

December 21, 1949.

The argument evidently used by Claimant's counsel is to the effect that a sale of the buildings was actually made by the Custodian. Our submission is that a sale was not made and that only compensation for loss was obtained by the Custodian for the Claimant as an administrative responsibility of this office.

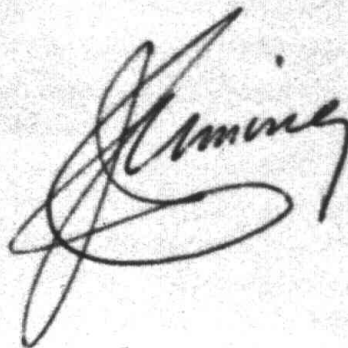
Whether the buildings could have been moved from the leasehold to Claimant's own property is a matter of conjecture, but the V.L.A. appraisal, Mather's report and correspondence from Mrs. Steves tends to create the impression that they could not have been removed at anything other than great cost. It is therefore submitted that if removal was structurally possible, that the results would have been impractical from the standpoint of costs and subsequent sales value. It would appear that the Custodian's leaving the buildings on the land and recovery of \$155.00 from Mrs. Steves was more beneficial to the Claimant than removal and sale.

As the present Commission's Terms of Reference specifically state that recompense be given for that which was sold, etc. at less than fair market value, and as the Custodian could not give title to the land on which the buildings stood and could not and did not give a Bill of Sale, or at any time in the course of deliberations with Mrs. Steves refer to the recovery as a sale, it would appear that this item is outside the Terms of Reference of the Commission.

The points of agreement between Counsel covering the payment of 12% award on Tender Receipts was arrived at by taking the gross costs of appraisals, advertising, etc., into consideration as opposed to the gross tender receipts. It was then found that net tender receipts could be provided the Claimant by the addition of 12% of the gross.

The Commissioner has ruled that tender receipts are to be considered as fair market value.

In this particular case the Claimant has not borne a penny of expense, the free V.L.A. appraisal being considered suitable for basis of settlement, no advertising or catalogue costs, no Certificate of Encumbrance or Land Registry Fees. Therefore it is submitted that as the full amount of recovery was credited him, a credit of 12% would not be just on the basis of reimbursement of costs, and could only be considered as an award and therefore not in order as per previous paragraphs.



December 21, 1949.

- 5 -

Case No. 614

CHATTELS:

It is understood that Claimant's Counsel proposes acceptance of the chattel award as per Custodian's analysis provided that 12% is paid on the recovery of \$155.00 and that the sale price of the land actually sold is brought up to the purchase price of \$4300.00.

As awards under the present Commission are understood to be made on the basis of justice, it is not compatible with the principles of this office to either recommend or condone any horse trading.

The three parts of this claim must be looked upon individually and awards if any made upon the particular merit of each part.

The writer considers that the normal award of 10% and costs in the case of the owned land may be in order, that the disposal of the buildings did not constitute a sale, that the \$155.00 received was not a receipt by tender and therefore not subject to a 12% reimbursement due to no expenses being sustained, and that if Claimant's Counsel is prepared to okay the Custodian's chattel award under the circumstances outlined above he must of necessity okay the award under any circumstances.

JC/ER

file 5956
Registration Number 05210

URANO, Tsurukichi

132 Williams Road, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

1. Lots 49 to 58, both inclusive of Block "A", Section 34, Block 4 North, Range 7 West, Map 710 and Lot 11, save and except the South 213.25 ft. thereof as shown on sketch number 7 and outlined in red thereof of section 34, Block 4 North, Range 7 West, Map 710 in the District of New Westminster, B. C., in Municipality of Richmond.
2. Parcel is as described and according to the Map and consists of eight acres and is South 213.25 ft. of Lot 11 in the Subdivision of a portion of Section 34, Block 4 North, Range 7 West, according to Plan No. 710 deposited, having a frontage of 213.25 ft. on No. 1 Road and extending with uniform width, for the full depth of said Lot 11 and adjoining the South boundary thereof and containing by estimation 3.107 acres be the same more or less, as shown on the plan hereunto annexed and thereon outlined with red and Lots 7, 8, 9 and 10 in the subdivision of a portion of Section 34, Block 4 North, Range 7 West, Map 710, in the District of New Westminster, B. C. in the Municipality of Richmond.

OWNERSHIP

Both the above properties are held jointly in the names of Tsurukichi Urano and Kikue Urano, his wife, under an agreement for purchase from one Allen Earl Steeves of New Westminster.

LAND AND BUILDINGS

Parcel #1 consists of 3.107 acres, entirely planted in strawberries which have been cultivated and are in good condition. Parcel #2 consists of approximately 10 acres, which have been under cultivation, but so far no crop has been sown this year.

There are no buildings on either of the above two properties.

Urano has been living in a small 4 room frame shack situated at 132 Williams Road, which is in very poor condition. This property on which he is living, consists approximately of 6 1/2 acres, for which he pays a rental of \$150 per annum, which amount has been paid in full for the year 1942 and a payment of \$20 has been made for 1943. This property has been rented to one E. H. Herbert of Williams Road, who is paying for the loganberry crop and for the house rental, the sum of \$350 and is to pay a further sum, depending on the value of the crop.

(Over)

Prop 2 on claim Summary
Is purchasing
Lots 49-58 incl.
Lots 7-10 incl.

Registration Number 05210

URANO, Tsurukichi

INSURANCE

This man carries no insurance.

TAXES

The taxes are paid to December 31, 1941 on parcels 1 and 2.

FINANCIAL POSITION

Claims to have no liabilities. Inventory of his personal effects attached hereto.

REMARKS

Parcels 1 and 2 have been purchased from Allen Earl Steeves, who is represented by his Solicitor, Harry G. Johnston K. C. of New Westminster. There is owing on Parcel No. 1, the sum of \$2080 and on Parcel No. 2, the sum of \$537.01. Both amounts as at May 27, 1942. Parcel No. 1 has been rented to D. I. Austin, Williams Road, R. R. #1, Steveston, who has paid \$50.00 cash and is to pay to Johnston, \$15 on May 15th, 1942 and \$75 on June 15th, 1942. Parcel No. 2 is rented to Frank Howell of Steveston, who is to pay therefor, the sum of \$195.00 - \$100 on August 1st, 1942 and \$95 on November 1st, 1942. Both payments to be made to Johnston. Both properties have been rented for one year only. This man is boarding up his house containing furniture as per Form "JP", on evacuation. I enclose copy of letter received from Harry G. Johnston, K. C., in reference to liabilities on the above Parcels 1 and 2.

RECOMMENDATION

I would recommend that as this man's personal effects are of little value, that the house remain boarded up and that the other contracts be permitted to stand. I would further recommend that at the end of the terms of rentals as above set out, that the property be handed to an Agent at Steveston, to manage on behalf of the Custodian.

June 3, 1942.

L. Masher

Date...September 8th, 1944

REAL PROPERTY MEMORANDUM

File No. 5956 & 5902

Name...URANO, Tsurukichi & URANO, Kikuye.....Registration No. 05210
05213

Re: Catalogue No. 874

Address: No. 1 Road, North of Steveston Highway. {2-Shacks}
(Vacant Land)

Legal Description: Lots 7-11, 49-58, Blk. A, Sec. 34,
B 4 N, R 7 W, Map 710.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No 69465 E. Whereabouts: ?

Registered owner: Allen Earl Steves

Reg. No. - -

Property:

Lots 7, 8, 9, 10, the South 213.25 feet of
Lot 11, Lots 49 to 58 inclusive of Block "A"
Section 34, Block 4 North, Range 7 West,
Map 710, Municipality of Richmond in the
District of New Westminster.

B. Charges.

Registered: Dyking Charge
56677C 15th September 1926 Mortgage in Fee to David A. McKee
for the sum of \$4000.00 with interest at rate of 8% per
annum (Inter alia)

77950C Transmission of above Mortgage to Margaret V. McKee and
Harry G. Johnston "In Trust" Filing 20766

Vesting: 26559 January 17th, 1944

Unregistered: Agreement for Sale from Allen E. Steves to URANO.
(H.G. Johnston, K.C., New Westminster, has been written
in regard to the amount owing (see Mr. Wright's
letter of July 3/44.) on Agreement & Mortgage.

Taxes:

Water:

Vacant Land.

Insurance:

Assessed Value: Land:

Improvements:

Valuation by Appraiser: \$2755.00

Amount of Bid: \$3200.00

Approved by Advisory Committee: September 7, 1944

Paid as shown in attached letter: \$3,200.00 payable on receipt of Title

Name of transferee as attached letter: V. L. A.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

Revenue collected by Mr. H.G. Johnston -
no statement since November 18/42 received. (Written 3/7/44)

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.
(See memo of Feb. 28/44)

Named Agent:

Compiled by.....
G. D. Wilson

Harry G. Johnston, H.C.
Barrister & Solicitor
Notary Public etc.

TELEPHONE 710
P.O. BOX 339

Law Offices
Columbian Block
35 Bath Street

New Westminster, British Columbia
Canada

September 18th. 1944

George Peters, Esq.,
Administration Department
Office of the Custodian
506 Royal Bank Building,
Vancouver, B.C.

| | |
|--------------------|-------------------|
| EVACUATION SECTION | |
| Rec'd | SEP 19 1944 |
| File No. | 5956 |
| Ans. | |
| Referred | Peters out to you |

Dear Sir;

Re. Estate of D.A. McKee and
T. & K. Urano Your file 5956.

Replying to yours of the 15th. inst.
re. the above, following is statement of amount due;

Re. Agreement for sale dated Sept.
27th. 1941, Lot 49 to 58 inclus.
Blk A. Sec. 34 Blk. 4, N.R. 7 W,
Map 710 & Lot 11 Save and Except
S. 213.25 ft. thereof
Balance principal due
Interest to September 27th. 1944
Principal and Interest due

2000.00
360.00
2360.00

2000.00
360.00
2360.00

Re. Agreement for sale dated March
29th. 1941, S. 213.25 ft. of Lot 11
Subdiv. portion of Sec. 34, Blk 4, N.R.
7. W. Map 710, etc.,
Balance principal due as of May 27th.
1942.
Interest as of June 19th. 1942

464.69
62.75
527.44

537.01
2.68
539.69
75.00
464.69
62.75
527.44

Austin paid on June 19th. 1942

Interest at 6% to September 19th. 1944
Principal and interest due

Yours truly,

#2887.44

HARRY G. JOHNSTON

Per. *[Signature]*

FB

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

TELEPHONE 106

RP6

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

April 26, 1944.

Catalogue #874
File #5956

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

Dear Sir:-

Re Lots 7 to 11, 49 to 58, Block A, Sec. 32,
B4N/7W. Map 710. Steveston Townsite

This property consists of 15 lots of various sizes making a total of 18.37 acres. This property is fenced and in pasture and of an irregular shape and adjoins Mr. A. Stewes' place on the South side, being on the West side of No. 1 Road North of Steveston. We would suggest that this parcel be put back into acreage. There are no improvements of any value.

VALUATION: \$2755.50

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

F. H. Coulthard
F. H. Coulthard.

EXHIBIT NO. 614-6
DATE Aug. 25 1948
FILED BY G. A. Rice

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE
OTHER SIDE WAS DULY DELIVERED ON THE _____
12

OTHER SIDE WAS DULY DELIVERED ON THE _____
12

Signature of addressee
Signature of addressee's representative
Signature of postmaster of the office of destination

RECEIVED
FEB 17 1914

SIGNATURE OF THE ADDRESSEE
Signature of addressee

OR ADDRESSEE'S REPRESENTATIVE
Signature of addressee's representative

OR THE POSTMASTER OF THE OFFICE OF DESTINATION
Signature of postmaster of the office of destination

Signature of addressee
Signature of addressee's representative
Signature of postmaster of the office of destination

(1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the postmaster of the Delivery office and returned by first mail to the address shown on the other side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du Bureau de destination, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.
(2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

Catalogue No. 874
File Nos. 5956 & 5902
No. 1 Rd. N. of Steveston Highway
Lot 7 to 11 incl. and Lots 49 to 58 incl.
Blk. "A" of Sec. 34, Blk. 4N., Range 7W., Map 710, D.N.W.

March 5, 1945.

THE DIRECTOR, THE VETERANS' LAND ACT

(Purchaser)

In account with: The Custodian of Enemy Property

CORRECTED
STATEMENT OF ADJUSTMENTS

(As at August 25, 1944)

| | DEBIT | CREDIT |
|---|-------------------|-------------------|
| Purchase price | \$3,200.00 | |
| Registration fees on connecting deed | 10.90 | |
| Purchaser's proportion of 1944 taxes - 128/365 x \$59.30 | 20.80 | |
| Balance owing by purchaser | | \$3,231.70 |
| | <u>\$3,231.70</u> | <u>\$3,231.70</u> |

BALANCE OWING BY PURCHASER \$3,231.70

STATEMENT RE SALE OF:

URANO, Tsurukichi # 05210
Name: URANO, Kikuye # 05213

Catalogue No: 874

File No: 5956 & 5902

Street Address: No. 1 Rd. N. of Steveston, B.C.

Legal Description: 7-11, 49-58, /A/34/B4N/R7W/710.

Date of Sale and Adjustments August 25th, 1944,

Sale Price 3200.00

~~Real Estate Agents Commission~~

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 13.40

Encumbrances:

Unpaid Vendor 2922.05

~~Mortgage~~

~~Amount of Sale~~

~~Other Charges~~

Adjustments:

~~Fire Insurance~~

Proportion Taxes 56.95

Less Paid on A/C 27.14

Water

29.81

2976.76

3200.00

Net Proceeds credited to your account as of August 25, 1944 223.24

Date:..... March 19th, 1946,

Compiled by:..... George Peters

2063 69
457 36
2922.05

3043.00
126.79
29.81
3200.00
277.95
223.24

RP 7

File Nos. 5956 & 5902.
Catalogue No. 674.

November 27th, 1944.

MEMORANDUM

TO: Mr. E.W. Wright

FROM: Mr. Ian Macpherson

Transmitted WRMO - Reg. No. 05210
Kilgus WRMO - Reg. No. 05213
Municipality of Richmond
Lots 7 to 11 incl. & 49 to 58 incl.
of Blk. "A" of Sec. 34, R4N, R7W,
Map 710, D.M.W. Certificate of
Title Nos. 24232, 24218 & 24559.

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

1. Original Certificate of Remembrance.
2. Transmission in duplicate.
3. Deed in duplicate.....THE DIRECTOR, VETERANS LAND ACT.
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 No. 68465-E, whereabouts

TH:MM
Encls.

Ian Macpherson

File Nos. 5956 & 5902.
Catalogue No. 874.

January 31st, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tsurukichi URANO
Kikaye URANO
Wm. of Richmond
Lot 7 to 11 incl. and Lots 49
to 58 incl., Blk. "A" of Sec.
34, Blk. 4 N., Range 7 W., Map
710, D. N. W.

With reference to the above property which was recorded in
the New Westminster Land Registry Office, dated December 21st, 1944,
we attach herewith the following documents in connection therewith.

1. Copy of application number 181596-E, dated December 21st,
1944, registering a Deed from Allen Earl Steves to Tsurukichi
URANO and Kikaye URANO.
2. Copy of application number 181597-E, dated December 21st,
1944, registering the property in the name of the Custodian
(Transmission).
3. Copy of application number 181598-E, dated December 21st,
1944, registering the property in the name of The Director,
The Veterans' Land Act (Deed).
4. Duplicate of Transmission dated December 4th, 1944.
5. Duplicate of Deed dated December 4th, 1944 - Secretary of
State to The Director, The Veterans' Land Act.
6. Certificate of Indefeasible Title number 181598-E, dated
January 22nd, 1945, covering the above property in the
name of The Director, The Veterans' Land Act.

D. A. Cramer

DAC:JB
Atch.

March 23, 1943.

MEMORANDUM - MR. RUSSELL

Attached is the file. Please see letter dated March 13th from Harry Johnston and letter dated March 13th from E. C. Robinson, both of which require replies.

From a brief review of the file, it appears that three properties are involved:

1. Lots 12, 13 and 14. This property is in course of purchase by Urano from Steeves under agreement dated September 23, 1941, was rented by Urano to Austin for \$150.00 for the period April 20th to December 31st, of 1942, and Austin, the tenant, paid the \$150.00 to Harry Johnston. Taxes on the property have apparently been paid, but the property has not been vested in the Custodian.

2. Lots 7, 8, 9 & 10. This property is under purchase by Urano from Steeves under agreement for sale dated March 29, 1941, was rented by Urano to Howell for the period April 1, 1941 to March 31, 1943, for the sum of \$195.00 of which \$100.00 was due on August 1, 1942, and which has been paid to this office, and \$95.00 due on November 1, 1942, which has not been paid. Howell is apparently no longer interested in the property, but the remaining \$95.00 should be collected from him. The property has not yet been vested in the Custodian.

3. 112 Williams Road. This property belongs to Steeves and is rented by Urano for \$150.00 annually and the lease runs up to the end of 1945. Ground rent of Steeves for 1942 is paid. Urano sold the loganberry crops to tenant Herbert for \$390.00. I do not know whether Urano has been paid. The agreement did not call for use by Herbert of the house. Please discuss this matter with Mr. Anderson. Herbert is renting the Japanese's house to a white family from the Prairies. It might be possible to arrange for a lease for Herbert for 1943 of, say, \$245.00 or \$290.00 per year including the house which would, after payment of ground rent of \$150.00, produce some revenue for the Japanese.

There seem to be a few other open items such as (a) confirmation should be obtained of the C.I.L. claim of \$150.00, (b) collection should be obtained from McKee Brothers on strawberry cartons, (c) attention should be given to Urano's request that three cords of wood be sold, (d) the tax position should be clarified and the property set up on a green form.

MEMORANDUM

October 23, 1943.

File No. 9756
542
547

Re: The File

From: George Peters

Re: Chattels left in care
of Father Quigley

The writer, on a personal interview with Father Quigley, found him in every way co-operative. There are chattels stored in the basement of Father Quigley's house at 361 Cordova Street, Vancouver, B. C. and also in the Sisters' Hall immediately at the rear. When arrangements are made as to the disposition, Father Quigley will deliver these chattels to our hands immediately.

An arrangement was made with Father Hoban, at the time of the evacuation, that three trucks would be left in the care of the Franciscan Priars of Abnott and transferred to their name for the duration, no consideration or bill of sale being made out, but purely an agreement as above. Trucks are as follows:

One 1940 Federal truck transferred on March 9, 1942. This truck is at Greenwood, B. C., the 1943 licence being GJ/744.

One 1937 Federal truck which, at the present time, is stored at the rear of 361 Cordova Street, Vancouver.

One 1937 Chevrolet truck stored in a garage at the rear of Father Emery's home in Stevenson, B. C.

The 1937 Federal truck was left outside last winter and the water freezing and breaking the block of its motor. A Mr. Barrett has made an offer, through Father Quigley, to be submitted to the Japanese, of \$150.00 for this truck. Father Quigley received a letter from the Japanese in question accepting this offer. *giving his permission to sell.*

Franciscan Priars of Abnott

Per Rev. Benedict Quigley

MEMORANDUM

File No.: 5956

February 12th, 1944

To: Mr. Mackenzie

From: Mr. Green

Re: Tsurukichi URANO

Chattels on this file seem to have been neglected and call for the following comments.

Please refer to the enclosure to Mather's report of June 3rd, 1942. This confirms the "JP" declaration except that the furniture declared as boarded-up in the house at 132 Williams Road is shown as being in care of Mrs. Steves. Perhaps this was because the premises were under lease from her or perhaps they were actually left in her care. Please check.

The equipment is boarded-up in the barn at 132 Williams Road. Mr. E. H. Herbert who rented the land (not the house) was supposed to look after the contents.

Both furniture and effects mentioned above are reported as being of little value.

The Japanese made an enquiry about his house and contents on December 11th, 1942. He had heard that his house was rented although he had made no such arrangement with Herbert. He enquired about three cords of wood left behind which he would like sold.

It appears from Mrs. Steves' letter of January 8th, 1943 that:

(a) Mr. Herbert rented the house at 132 Williams Road to a family from the prairie.

(b) The house and barn belong to Urano as long as the rent is paid up on the land.

Mr. Robinson reported on May 28th, 1943 that the house at 132 Williams Road had been rented to Mr. Belford. No

on or about
the papers.

MEMORANDUM

File No.: 5956

March 30th, 1944

To: Mr. Spain

From: Mr. Green

Re: Tsurukichi URANO

Will you please arrange to have this truck towed to 992 Powell on the morning of your next auction sale if possible, and sold at that time. Please let me know when it will be put up as I have to advise several interested purchasers.

Auction
Tues.
April 18th

HFG:IF

* A few days in advance, please.

only ask for
the papers

Advise GBS
re minimum

From rear of
381 E. Cardova st
in charge of
Father Outgates

1 1/2 ton Federal truck
1937 model 15

Mr. Wills,
please arrange
Spain

June 30th, 1944

File No. 5956 &
5902

MEMORANDUM

TO: MR. K. W. WRIGHT

FROM: MR. G. H. PEERS

RE: ⁽¹⁾ Lots 7, 8, 9, 10, South 213.25
feet of lot 11, lots 48 to 58 inclusive,
Blk. A, Sec. 34, Lot 4 N, Range 7W,
Map 710, Municipality of Richmond, lot
11 save and except S 213.25 feet thereof
Blk. A of Sec. 34, Blk. 4 W, Range 7W, Map
710 Municipality of Richmond

TITLE

Allen Earl Steves.
Mortgage in favour of David A. McKee and Transmission mortgage
to Margaret V. McKee and H.G. Johnston in trust. Subject to dyking
charges. Vested. URANO states he holds agreements from Steves
covering both parcels.

Owing on Unregistered Agreements

Agreement of sale dated September 27th, 1941 on lots 49
to 58 inclusive, Blk. A, Sec. 4, Blk. 4 N, Range 7W, Map 710 and
lot 11 save and except the S 213.25 feet thereof. Balance as at
May 27th, 1942 \$2080.00 Interest 6% per annum.

Agreement of sale dated March 29th, 1941 on S 213.25 feet
of Lot 11 in Subdivision of portion of Sec. 34, Blk. 4N, Range
7 W, Map 710, having a frontage of 213.25 feet on No. 1 Road and
extending with uniform width for the full depth of said Lot 11 and
adjoining the S boundary thereof and containing by estimation 3.07
acres be the same more or less as shown on the plan hereunto annexed
and thereon outlined with red colour and Lots 7, 8, 9, and 10 in the
Subdivision of a portion of Sec. 34, Blk. 4N, R 7W, Map 710. Amount
as at Nov. 19th, 1942 \$476.34, Interest 6% per annum. These amounts
owing are confirmed on the Evacue's J.P. declaration.

REVENUE -

We have collected \$100.00 rent due August 1st which ^{has} been disposed
as follows:

| | | |
|-----------------|----------|-------------|
| Rents Collected | \$100.00 | |
| Agents Fees | | \$ 5.00 |
| Taxes | | 87.07 |
| Balance | | <u>7.93</u> |
| | \$100.00 | 100.00 |

All other rents were collected by Mr. Johnston, R.D.
and applied on the amounts due under the agreements for sale.
The property is now vacant but the file does not show when the
tenant was vacated.

June 30th, 1944

REMARKS -

This property was included in the Catalogue of property for Sale under #874 and no offers to purchase were received. Administration seems to have stopped early in 1943.

Mr. Johnston's last statement of rents collected and applied on the agreements is dated Nov. 18/42 and he should be asked for an up to date statement.

Last letter on file received from Mr. Johnston was dated March 11th, 1943.

Agreements
~~claims~~ The Evacuee claims to hold the unregistered claims for sale from Steves and he should be asked to deliver them to us for registration purposes.

Mr. Johnston's letter of March 11th, 1943 states that Steves obtained a release of a portion of the mortgage in favour of the McKee estate in order to sell to URANO who was instructed by Mr. Steves to make all payments under the agreement of sale to Mr. Johnston.


G. H. PEERS

GHP/PR

FILE NO: 9956

10th June, 1948.

RP
9

TO: Mr. F.G. Shears

FROM: J. Cuming

RE: Buildings erected by Tsurukichi URANO on property leased by him from Miss Edith A. Steeves at Steveston, B.C.

The above-mentioned Japanese erected a chicken House (converted to a home by him), two sheds and a garage on property leased from Miss Steeves. The lease was for a term of 5 years from Jan. 1st, 1941, and contained a clause whereby Urano could remove buildings constructed by him during the leasehold. Correspondence on file indicates that these buildings would of necessity have had to have been removed prior to 31 Dec 45 -- the date of expiry of leasehold.

On March 12th, 1946, this office noted that Miss Steeves was negotiating sale of this property, and Mr. Peters wrote her requesting an interview re Urano's buildings. Miss Steeves answer of 25th March, 1946, notes that the Custodian had had nearly 5 months to remove the buildings subsequent to expiration of the lease and she intimated that the buildings were now hers due to the fact that they were not removed.

Peters' letter to Miss Steeves of March 27th, 1946, reiterates his previous request for an interview and quotes Sec. 51 para. 1 of Revised Regs. -- "No property VESTED in the Custodian shall be forfeited etc". Miss Steeves reply of April 1st was to the effect that she had deeded the property to the VLA a month prior to Peters' letter of 12th March, 1946, and that the VLA could arrange with this office re the Buildings.

Peters' letter to the VLA of April 3rd, 1946, outlined the interests of the Custodian and requested that office to withhold final payment to Miss Steeves until a satisfactory arrangement could be arranged in regard to Urano's buildings.

Mr. T. Tedrick, VLA counsel, informed the originator of this memo that payment to Miss Steeves had been made on 25th April, 1946, despite Peters' letter of 3/4/46.)

A further letter from Peters to Miss Steeves on 3rd April, 1946, presumed that Miss Steeves would sanction payment to the Custodian of an agreed price between the Director, VLA and this Office provided that the price was in line with the valuation placed on the buildings by an independent appraiser. No answer from Miss Steeves recd.

~~Exhibit to this letter is a copy of Peters' letter of 3/4/46. and a copy of the letter from the Custodian to Peters of 4/1/46.~~
VLA letter of 5th April, 1946 notes that due to Miss Steeves having been able to produce a clear title to the property that any claim the Custodian might hold in re the buildings situated thereon, should be taken up with her.

Peters on 11th April, 1946 wrote to Miss Steeves and in his letter mentions that an appraisal had been made of Urano's house, and quotes a price of \$200. (The file does not indicate that an appraisal of the buildings was ever made by the Custodian, and the appraisal of the VLA representative (8 Jun 48) notes a valuation of \$155.) Peters included with his letter an authorization to be signed by Miss Steeves permitting the VLA to pay the Custodian \$200. This was neither signed nor answered.

The above condition has existed since that date, and while Urano's claim does not specify the actual properties to be claimed on, his counsel has questioned this office in regard to the above buildings. May I be advised please as to whether I should approach the VLA or Miss Steeves to obtain recompense, or as a possible alternative contact a prospective purchaser, particulars of whom I have on file.

J. Cuming

See letter 11/6/48
Relevant correspondence herewith.

This Indenture

EXHIBIT No. 618 - 3DATE Aug. 25/49

FILED BY

made the fourth (4th) day of January L. S. Tarcotta in the year of ourLord one thousand nine hundred and forty-one

IN PURSUANCE OF THE "LEASEHOLDS ACT"

BETWEEN EDITH ALICE STEEVES (Spinster) of Steveston in the Municipality of Richmond, in the Province of British Columbia.State Full Name
Address and
Occupation

hereinafter called the Lessor of the FIRST PART;

AND

TSURUKICHI URANO, Farmer, of Steveston in the Municipality and Province abovesaid.State Full Name
Address and
Occupation

hereinafter called the Lessee of the SECOND PART;

State Full Name
Address and
Occupation

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 tract of land and premises situate lying and being in the Municipality of Richmond in the District of New Westminster, in the Province of British Columbia. Being portions of section thirty-five (35) Block four (4) North Range Seven (7) West, Lulu Island. The said parcel or tract of land being more particularly described as follows: The East one half ($\frac{1}{2}$) of Lot Forty-nine (49), and the East three-fourths ($\frac{3}{4}$) of Lot Fifty (50) and the East three-fourths ($\frac{3}{4}$) of Lot Fifty-one (51). The said East three-fourths ($\frac{3}{4}$) of said Lots 50 and 51, are thirty (30) rods from East to West. Containing in all nine and one half ($9\frac{1}{2}$) acres more or less.

From the First (1st) day of January
one thousand nine hundred and forty-one.

for the term of Five (5) years next ensuing

YIELDING AND PAYING therefor to the said Lessor, the clear yearly rent or sum of ONE HUNDRED AND FIFTY (\$150.00) Dollars of lawful money of Canada, payable on the following days and times, that is to say: The sum of Seventy dollars (\$70.00) on the fifteenth (15th) day of January, 1941, and Eighty Dollars (\$80.00) on the first (1st) day of October, 1941. Seventy dollars (\$70.00) on the fifteenth (15th) day of January, 1942, and Eighty dollars (\$80.00) on the first (1st) day of October, 1942.

Seventy dollars (\$70.00) on the fifteenth day (15th) of January, 1943, and Eighty Dollars (\$80.00) on the first (1st) day of October, 1943.
Seventy dollars (\$70.00) on the fifteenth (15th) day of January, 1944, and Eighty dollars (\$80.00) on the first (1st) day of October, 1944.
Seventy dollars (\$70.00) on the fifteenth (15th) day of January, 1944 and Eighty dollars (\$80.00) on the first (1st) day of October, 1945.

AND the said Lessee COVENANT with the said Lessor to pay rent, ~~and~~ reasonable wear and tear, and damage by ~~fire~~ ~~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~~ ~~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~~ ~~tempest~~ excepted).

And will keep all ditches well cleaned out.

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 ~~rent~~ rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

The said Lessee may remove any buildings that he has erected or may erect at his own expense, on said land, provided always, that he has paid his rent in full for the whole of said term of years.

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

"Edith Alice Steeves"

"Mary Alice Steves"

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

"T. Y. Urano"

"Mary Alice Steves"

I HEREBY CERTIFY that on the _____ day of _____ 19____
at _____ in the _____ of _____

(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared before me and acknowledged
the person mentioned in the annexed instrument as the maker thereof,
and that he know the contents thereof, and that
of the full age of twenty-one years.
IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at
British Columbia, this _____ day
in the year of our Lord one thousand
of
nine hundred and _____

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

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

(whose identity has been proved by the
who is) personally known to me, appeared before
of
and that he is the person who subscribed his name to the
and affixed the seal
to the said Instrument, that he was first duly authorized
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, _____
of the _____
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by _____
in the Province of British Columbia,
the part _____
thereof, for the

2. The said instrument was executed at _____
I know the said part _____, and that
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years
of the full age of twenty-one years.

SWORN before me at _____
in the Province of British Columbia, this _____
day of _____ 19____

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

ROSE, COWAN & LATA LTD. - LEGAL FORM PRINTERS
748 BETHOUR STREET, VANCOUVER, B. C.

R.C.L. FORM NO. 41-A

Lease Form

T. URANO
TO

EDITH ALICE STEEVES

Dated January 4, 1941

For
Attorney

Registered
No.

Declaration
by Attorney

I HEREBY CERTIFY that on the _____
at _____
in the _____
day of _____ 19____
(whose identity has been proven by the evidence on oath
who is) personally known to me, appeared before me
and acknowledged to me that he is the person who subscribed the name of _____
to the annexed instrument as the maker thereof, that the said
is the same person mentioned in the said instrument as
the maker thereof, and is still alive to the best of his belief, and that he, the said
knows the contents of the said instrument and subscribed the name of the said
thereto voluntarily as the free act and deed of the said
under authority of a power of attorney which has not been revoked.
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
British Columbia, this _____
of _____
nine hundred and _____
In the year of our Lord one thousand

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

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
I HEREBY CERTIFY THAT THE
FOREGOING WORDS ARE A TRUE
COPY OF THE ORIGINAL INSTRUMENT
THAT I PURPORT TO BE A COPY.
A.D. 19____
OCT. 1/4/41
C. McLaughlin

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.

Yasunaga Brothers Limited Law Offices and Notaries, Vancouver, B.C.
Book No. 14, Page 100 of 100 of 100
EXHIBIT IV
Attaching to 614-2
DATE
This Agreement,

made in duplicate this **Twenty-seventh**
day of **September** in the year of Our Lord one thousand nine hundred and forty-one

BETWEEN **ALLEN EARL STEVES** of Steveston in the Province of
British Columbia, Farmer

Name,
Address, and
Occupation
of Parties

hereinafter called the "Vendor" of the one part
AND

TSURUKICHI URANO of R. R. No. 1 Steveston 132 William
Road, in the Province of British Columbia Farmer and
KIKUE URANO of the same place wife of the said Tsurukichi
Urano

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase
of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL
AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in

the District of New Westminster and Province of British Columbia and more particularly
described as Lots Forty-nine (49) to Fifty-eight (58) both inclusive of Block "A"
Section Thirty-four Block Four (4) North Range Seven West Map 710 and Lot Eleven (11)
save and except the south 213.25 feet thereof as shown on sketch No. and outlined
in red thereon of Section Thirty-four (34) Block Four (4) North Range Seven (7) West
Map 710

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
Twenty-three Hundred (\$2300.00) Dollars

of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that

is to say: the sum of **Three Hundred (\$300.00)** Dollars

on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows:

the sum of \$500.00 on the 15th day of August in each and every year until the full
principal sum hereby secured shall have been paid in full the first of such payments
to become due and payable on the 15th day of August 1942 together with interest on
the unpaid balances from time to time at the rate of Six per centum (6%) per annum
payable on the days and times and like manner as the principal sum hereby secured.
PROVIDED that the Purchaser shall have the right at any time during the life of this
agreement to pay the full amount or a greater yearly payment providing that the
interest is paid up to the date of such payments or payments

~~TOGETHER with interest on the balance from time to time owing under this Agreement at the rate~~
of _____ per cent. per annum, payable

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOETH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall pay and discharge all taxes, rates and assessments, whether the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money with interest thereon as aforesaid, the Vendor DOETH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

PROVIDED that in default of payment of any instalment or principal or interest as hereinafore provided and as often as such default shall happen then the total principal and interest then owing shall immediately become due and payable at the option of the Vendor

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided. AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows

Tsurukichi Urano and Kikue Urano, 132 William Road, Stevenson, B. C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

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

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness "Patricia M. Rennie"

Street Address 35 6th. St.,

City New Westminster, B. C.

Occupation Barrister & Solicitor

"Allen E. Steves"

"K. Urano"

"T. Urano"

FOR ATTORNEY

I **Hereby Certify** that on the
at

day of 19

, in the Province of British Columbia

of

(whose identity has been proven by the evidence on oath
) who is personally known to me, appeared before me

and acknowledged to me that he is the person who subscribed the name of

to the annexed instrument as the maker thereof, that the said

is the same person mentioned in the said instrument as

the maker thereof, and is still alive to the best of his belief, and that he, the said

knows the contents of the said instrument and subscribed the name of the said

thereto voluntarily as the free act and deed of the said

under authority of a power of attorney which has not been revoked.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at

in the Province of 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 acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR THE SECRETARY (OR OTHER OFFICER) OF A CORPORATION

I **Hereby Certify** that, on the
at

day of 19

, in the Province of British Columbia,

(whose identity has been proved by the evidence on

, who is) personally known to me,

oath of

appeared before me and acknowledged to me that he is the

of

who subscribed his name to the annexed instrument as

, and that he is the person

of the said

and affixed the seal of the

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to carry on business in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,

at in the Province of

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 acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

This Agreement,

made in duplicate this 29th
day of March in the year of Our Lord one thousand nine hundred and forty-one
BETWEEN

ALLEN EARL STEVES of Steveson in the Province of
British Columbia, Farmer

EXHIBIT No. 614 - 2

DATE Aug. 25/42
FILED BY

L.S. Turcotte

Name,
Address, and
Occupation
of Parties

hereinafter called the "Vendor" of the one part
AND

TSURUKICHI URANO of R. R. No. 1 Steveston 132 William
Road, in the Province of British Columbia Farmer and
KIKUE URANO of the same place wife of the said Tsurukichi
Urano.

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in in the District of New Westminster and Province of British Columbia and more particularly described as ALL and SINGULAR that certain parcel or tract of land and premises situate, lying and being the South 213.25 feet of Lot Eleven (11) in the Subdivision of a portion of Section Thirty-four (34) Block Four (4) North Range Seven (7) West, according to Plan No. 710 deposited, having a frontage of 213.25 feet on No. 1 Road and extending, with uniform width, for the full depth of said Lot of said Lot Eleven (11) and adjoining the South Boundary thereof and containing, by estimation 3.07 acres be the same more or less, as shown on the plan hereunto annexed and thereon outlined with red colour. And Lots Seven (7) Eight (8) Nine (9) and Ten (10) in the subdivision of apportion of Section Thirty-four, Block Four, North Range Seven (7), West, Map 710.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
Two Thousand (\$2000.00) Dollars

of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Five Hundred (\$500.00) Dollars Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

the sum of \$500.00 on the 15th day of August 1941 the sum of \$500.00 on the 15th day of January 1942 and the sum of \$500.00 on the 15th day of November 1942

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of Six 6% per cent. per annum, payable in like manner and on the days and times as the principal sum hereby secured

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOETH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed. THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith. IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOETH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

PROVIDED that in default of payment of any instalment or principal or interest as hereinafore provided and as often as such default shall happen, at the option of the Vendor the total principal and interest shall immediately become due and payable

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor. AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided. AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows

Tsurukichi Urano and Kikue Urano,
132 William Road, Stevenson, B. C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

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

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness "Patricia M. Rennie"
Street Address Barrister Solicitor
City New Westminster, B. C.
Occupation _____

"A. E. Steves"

"T. Y. Urano"

"K. Urano"

FOR ATTORNEY

I **Hereby Certify** that on the _____ day of _____, 19 _____

at _____

of _____

and acknowledged to me that he is the person who subscribed the name of _____

to the annexed instrument as the maker thereof, that the said _____

is the same person mentioned in the said instrument as _____

the maker thereof, and is still alive to the best of his belief, and that he, the said _____

knows the contents of the said instrument and subscribed the name of the said _____

thereto voluntarily as the free act and deed of the said _____

under authority of a power of attorney which has not been revoked.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at _____ day of _____, 19 _____
in the Province of British Columbia, this _____ day
of _____
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 acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR THE SECRETARY (OR OTHER OFFICER) OF A CORPORATION

I **Hereby Certify** that, on the _____ day of _____, 19 _____

at _____

of _____

appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument

as the maker thereof, and whose name is subscribed thereto as _____

of the said _____

party and affixed the seal of the _____

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to carry on business in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, _____ day of _____, 19 _____
at _____
British Columbia, this _____ day of _____
in the year of our Lord one thousand nine hundred and _____

"Patricia M. Rennie"

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

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

| DATE PAID | PRINCIPAL | INTEREST | PAID TO |
|-----------|---|----------|-----------------------------------|
| | I HEREBY CERTIFY THAT THE FOREGOING WORDS ARE A TRUE COPY OF THE ORIGINAL WHEREOF THEY PURPORT TO BE A COPY | | OCT, 1/48 <i>J. E. McElroy</i> |

VETERANS' LAND ACT

SMALL HOLDING APPRAISAL REPORT

R.O. New Westminster

R.O. File R.O. 1990

D.O. Vancouver

D.O. File 1846

Rge. 7w, Map 790.

Area, or acreage 12.14Ac.

Veteran's Name

Legal land description E₂ of Lot 49, Lots 50 and 51 of Sec. 35, Blk. 4N. Rge. 7w, Map 790.

Municipality of Richmond, N.W.D.

Post Office address of property R.R. #1, Steveston, B.C. (Williams Rd.)

Vendor's Name Edith, Alice, Steeves, Address R.R. #1, Steveston, B.C.

Nearest city, town, or village Vancouver, 11 miles. Rail point B.C.Ry. Stn. 400 Ft. east -- miles

Municipality (in Prairies and B.C.) Richmond, County (in East) B.C.

GENERAL DESCRIPTION OF COMMUNITY

Is community a desirable one? Yes Is it likely to improve or deteriorate and in what way? Improve, will build up, as close to the B.C.Ry. station.

Is it a new development, or subdivision? No. Are present property values normal, subnormal, or inflated? Inflated, Predominating nationality British Religion Prot & R.C.

Employment opportunities, what are they and where? Steveston canneries 1 1/2 miles south, or Vancouver, 11 miles north, where there are many chances of employment,

Principal centre and population Vancouver 400,000 Number of industries 715

Normal number employed 84,000 Is employment seasonal or continuous? Both

PARTICULARS OF PROPERTY

Has property access to main road? Yes Distance to main road 2 blks. west, Type and condition of this road and is it usable the year round? Yes, hard surface,

Transportation facilities to employment B.C.Ry. Cost of fares 22¢ Steveston

Distance to nearest: Transportation 400' Place of employment 11M. Shopping centre 1 1/2M. Market 1 1/2M.

Steveston 1 1/2M. Bridgeport 5M. Churches and denominations Prot., 1 1/2M. -- R.C. Marpole, 6M. North

| Public utilities | Water supply | Sewer | Electricity | Telephone |
|--|--------------|-------|-------------|-----------|
| Is service available..... | Yes | No | | Passes |
| If installed, yearly cost..... | 16.00 | | 24.00 | 18.00 |
| If not installed, cost to provide service..... | | | | |

WATER. If no public utility water supply, is drinking water available from other source? Public Utility, If not, what is required and cost?

DRAINAGE. Natural, sewers, pump, ditches, etc. and cost Ditch along the front, also along the west line, the strip along the east line is very poorly drained, but if the road allowance is opened up the deep ditches will take care of this,

FENCING. Type, condition, ownership of line fences; if fencing required give type and cost Only a 4 strand barbed wire along the east line which is fair,

RIGHTS. Describe any rights or easements concerning property Nil

WEEDS. Name and extent Free

TREE FRUITS. Number of trees, varieties, age and condition 6 cherry, 1 pear, 2 plum, 2 apple

SMALL FRUITS. Area, kinds and condition 8.34 Acres in Logan Berries and in fair shape, the posts are fairly solid and the wire is O.K.

If property has any valuable features not already indicated, specify

LAND VALUE AND CLASSIFICATION

| Area | | Level, rolling, hilly | Soil: kind, depth in inches | Kind of subsoil | Nature of crops | Value per acre \$ | Total Value \$ |
|--------|------------------------------|-----------------------|-----------------------------|-----------------|---------------------|-------------------|----------------|
| 12.14A | Cultivated..... | Level | Clay Silt 8" | Clay | Logan Ber's & Oats. | \$300 | \$3642.00 |
| | Suitable for cultivation.... | | | | | | |
| | Unsuitable for cultivation.. | | | | | | |

12.14A total area

Value including fencing and water supply.....\$ 3642.00

Value orchards, small fruits or other assets add to land....\$

Total value of land.....\$ 3642.00

Cost of breaking, or clearing and breaking the land shown as "Suitable for cultivation" is

State how property was identified.....Sketch and Richmond Municipal Hall,

BUILDINGS

| No. | Kind of Building | Class | Size | Height | Brick, frame, log, etc. | Foundation | Roof: type and condition | Age of bldg. | State of repair of bldg. | Present Value \$ |
|---|------------------|-------|-----------|--------|-------------------------|------------------|--------------------------|--------------|--------------------------|------------------|
| | House 3/4 | | 18' x 24' | 10' | Frame | posts | Ced Sh Pr. | 15 yrs. | Poor | \$100.00 |
| | Shed S of H. | | 12' x 12' | 8' | " | " | " | " | No | Value |
| | " in centre | | 20' x 24' | 11' | " shell | Rgh Brds & Shipl | poor | | | 15.00 |
| | " SW corner | | 30' x 50' | 9' | " | " | drop sidg. | Pr. | | 40.00 |
| Would say these Bldgs are worth as lumber to be torn down, in dismantling the lumber would be damaged. (around \$75.00) | | | | | | | | | | |
| Total value of buildings | | | | | | | | | | \$155.00 |

HOUSE. Basement: Size Nil Finish --- Floor --- Drainage Ditch
 Chimneys: Number one Material Brick Built from ground or brackets Bracket fir (1pl
 Number of rooms: Downstairs 4 Upstairs Nil Attic Nil Interior finish: Floors
 Walls. Mixed, brds. papered, Woodwork poor Exterior finish. Cad Shingles Pr
 Are buildings painted? No Condition of paint? Nil Are buildings equipped with
 lightning rods? (specify which) No
 Heating system: Type, suitability and condition Kitchen stove
 Is house wired for electricity? Yes If plumbing installed, describe fixtures and condition
 Sink and hot water boiler, owned I am told, by the tenant, Mr. H. Lockhart, who also has
 some lumber which he intends flooring one of the bedrooms to keep the wind out.
 Are there any unusual features or peculiarities about these buildings? They are all very poor, I would
 suggest either moving them off the place or dismantle them to use the Lbr.
 Detail building restrictions, if any Re-municipal permit
 By whom confirmed Richmond Municipal Hall
 Is there any special fire hazard adjacent to property? No. If so describe and state
 distance Nil
 Distance from adjacent buildings in each direction 30' West, 200' East,
 Itemize repairs, additions or alterations required and cost Would need new bldgs.

Total cost \$

List new buildings required and cost

Total cost \$

DIAGRAM OF PROPERTY

Scale 4 chains - 1 inch

(Appraiser should fill in scale used in making diagram)

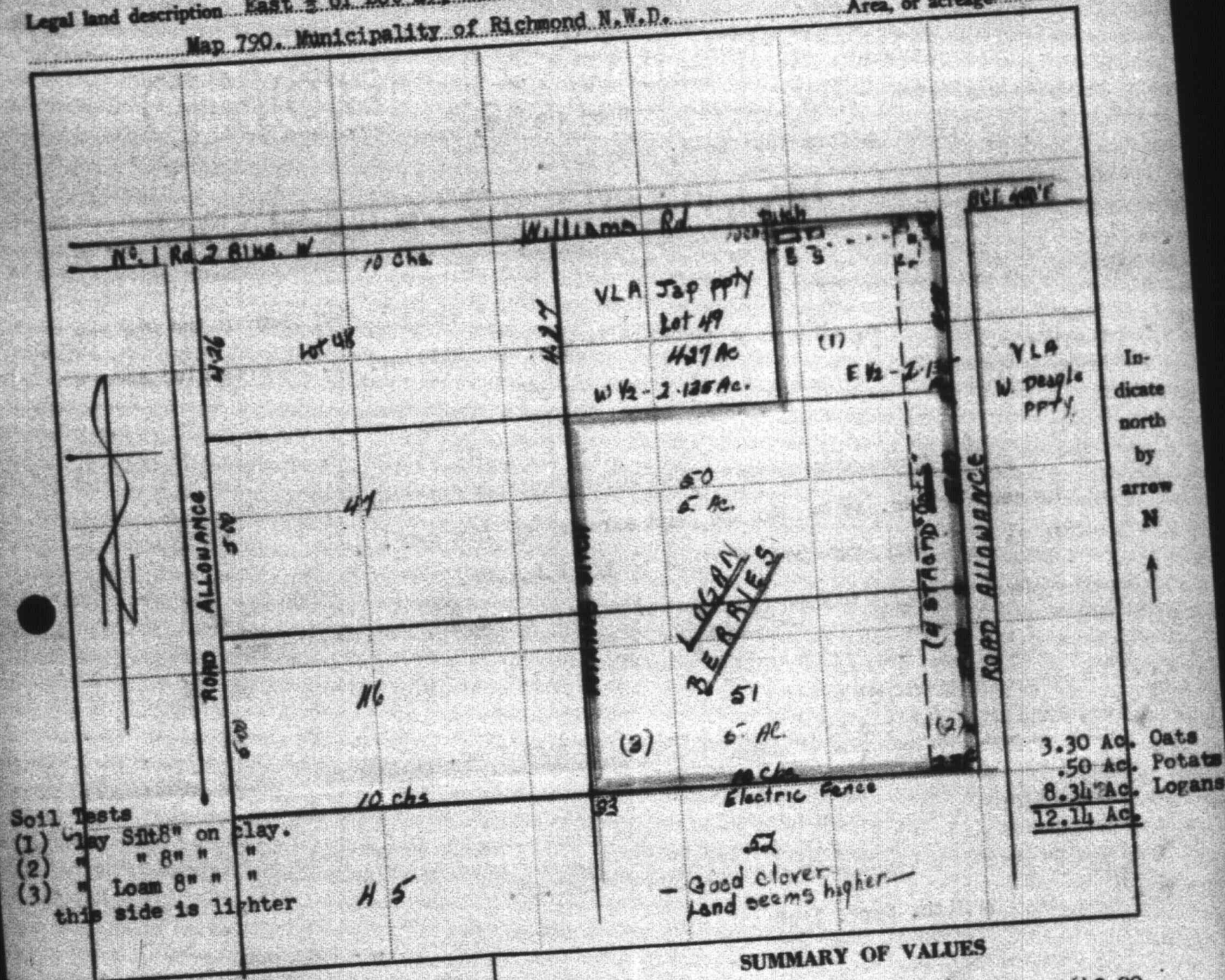
R.O. New Westminster

R.O. File 1990

D.O. Vancouver

D.O. File 1846

Legal land description East 1/2 of Lot 49, Lots 50 and 51 of Sec. 35 Blk. 4N, Rge. 7W.
Map 790. Municipality of Richmond N.W.D. Area, or acreage 12.14



Soil Tests
(1) 1st 8" on clay.
(2) " 8" " "
(3) " Loam 8" " "
this side is lighter

LEGEND

- Cultivated area - yellow outline
- Cultivable after clearing and/or breaking - green outline
- Waste land - leave white
- Steep slopes - wavy line
- High knolls - circle with cross
- Fence: barbed wire - x-x-x-x
- Fence: woven wire - o-o-o-o
- Fence: rail, stump or stone - H
- Buildings: house - B
- barn - G
- granary - G
- Well - circle with dot
- Soil test holes: (1), (2), (3) etc.
- Trees: x x x x x

SUMMARY OF VALUES

| | |
|----------------------------------|------------|
| Total value of land..... | \$ 3642.00 |
| Value buildings add to land..... | \$ Nil |
| Total value of holding..... | \$ 3642.00 |

RECAPITULATION OF PERMANENT IMPROVEMENTS REQUIRED AND COST

| | |
|--|----|
| Water supply..... | \$ |
| Drainage..... | \$ |
| Fencing..... | \$ |
| Clearing and breaking..... | \$ |
| Repairs to existing buildings..... | \$ |
| New buildings..... | \$ |
| Total cost of improvements required..... | \$ |
| Above improvements would add to value of property..... | \$ |

Taxes: Present assessment, Land \$ 2279.00 Buildings \$ 670.00 Total \$ 2949.00
Specify land, school, drainage, dyking, irrigation or other taxes or charges against land 67.74
Taxing authority Municipality of Richmond, Total annual taxes \$ 67.74
Insurance in force on buildings \$ Nil Expiry date -
V.L.A. 16 (Revised 15-11-44)

GENERAL

Are there any other V.L.A. holdings in this locality? Yes If so distance from this property BC/1109P Wm. Deagle lots 61 to 64 on the east line of this ppty. also a Jap V.L.A. W¹ of lot 49 (Minioka) also 30 Ac. west of that again from Mrs. Ida Steeves
 Have any post-war small holdings, housing or subdivision plans been started or projected by municipal or other public authority, or by private enterprise? Yes V.L.A. If so explain and describe BC/1022P (J.W. Thompson Est.)

Is property above or below average for the district? Good Average, Explain in what way Land is fairly uniform just here, good soil.

Give available information on recent sales of properties in the vicinity The above purchases by us.

What was the date and what were the conditions of the last sale of this property? Has been in the Steeves family for some time, this is a daughter of Mrs. Ida Steeves, Mr. Steeves died some years ago.
 What is average rental cost of homes in the vicinity? 30.00

Is your valuation based on real estate prices, agricultural productive capacity or other special feature? Present prices, as we own the land surrounding this ppty.
it is also very good land, & close to the B.C.E.Ry.

Do you consider this a suitable proposition for a small holding? To be cut up, yes, definitely.

Give your opinion as to salability or ready marketability of property under ordinary conditions Yes, this district has had a resale value for some time.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and location of the property it is my opinion that its value is \$ 3642.00.

Date of inspection 24th. Sept. 1945 19 Appraiser "W.E. Robinson"

We have considered the above appraisal and all available information regarding the property.
 In our opinion its sound value, under present conditions is \$ 3642.00
 We consider this property (insert suitable or unsuitable) Suitable for the purposes of the Veteran's Land Act. We recommend that it be purchased within the following price range \$ 3642.00 to \$ 4200.00

Remarks Fitting very nicely with our adjoining holdings BC/1078, 651 and 1109P
 Date Oct 30, 1940 Chairman, Regional Advisory Committee "T. Godfrey"
 (Chairman and at least one member of Committee must sign this statement) Member, Regional Advisory Committee "J.J. McLellan"
 Member, Regional Advisory Committee

District Office Review Desirable property adjoining VLA subdivision. Recommend purchase at \$4000.00 or near offer.

Reviewing Officer "J.A. Case"
 District Superintendent's decision Purchase at \$4200.00

Date Jan. 24th 1946 District Superintendent For A. Berner
 I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
 October 27, 1948. Page 4 Ed. Watson

28th May, 1948.

| | | |
|----------|---------------------------|--------------------------------|
| CLAIMANT | Tsurukichi URANO | Regn No 05210 |
| CLAIM | Federal Truck Chattels | \$1200. 197.27 \$1397.27 |
| | Custodian credit CLAIM | 700. \$ 697.27 |
| | | (Correct gross \$750.00) |

REFERENCESHISTORY

1937 (Claim states 1938) FEDERAL TRUCK model 15 1942 license 03494.

Truck 1. (T.1) BC Police letter 19 Oct 43 notes above truck trans. by Urano to Francisco Friars of Atonement on 9 Mar 42.

T.2 Cstdn letter to Urano 22 Oct 43 asks if truck sold to Friars or just transferred for duration.

T.3a.b. Cstdn requests BC Sec Comm to inquire as per T.2 22 Oct 43. BC Sec Comm reply 8 Nov 43 notes Urano stated to them that he sold truck outright to Friars for \$150.00

T.4 Declaration by URANO 20 Jan 44 notes truck NOT sold to Friars, merely transferred verbally for duration of war. The Claim states truck 1938 model, BC Police (T.1) and Declaration state truck 1937 model. Urano in Declaration requests Cstdn to sell truck and credit his account.

T.5 TENDERS:

| | | | |
|-----------|-----------------|--------|----------------|
| 9 Nov 43 | Lee's Transport | \$475. | (to Friars) |
| 12 Nov 43 | Jack Cameron | 250. | N.B. re damage |
| 25 Nov 43 | Lee's Transport | 475. | (to Cstdn) |
| 10 Nov 43 | Dan Kupchak | 450. | |
| 11 Nov 43 | Earl Harmota ? | 550. | |
| 12 Nov 43 | Shue Yuen Co. | 625. | |
| 20 Nov 43 | Western Cartage | 550. | |

T.6 Friars transfer vehicle to Custodian 11 Feb 44

T.7 Truck appraised by McDermott Motors Ltd.: Selling price \$966.
less Repairs 681.15
VALUE 284.85

T.8 Tenderers as per T.5 notified truck to be auctioned on or about 18 Apr 44

T.9 Auctioned 18 Apr 44. Gross \$750. Exp. \$86.32 Net \$663.68

CHATELS

Chattel list as per JP Declaration 25 Apr 42 typed on Analysis Form.

PP.1 Receipts herewith for all articles loaned as per JP declaration. Still on loan according to file.

PP.2 BC Sec Comm through Cstdn Steveston Agent ship chattels 5 Feb 44. Bill Lading itemizes some articles but mostly stated as "Boxes, cartons etc EFFECTS". No record on file to indicate contents.

PP.3 Mackenzie's memo to FILE d/28 Feb 44 appears to cover the administration of the chattels.

NOTE: No chattels were inventoried by the Cstdn Steveston representative nor any removed to storage. As no inventory was taken upon Urano's evacuation and the shipments was not itemized it would appear that no itemized disposition of chattels is possible. The Analysis has been prepared on the basis of Claimed articles against Declared articles, with those for which no history is obtainable being placed in the "Declared-not found" column.

JC/.. which

File 5956

February 28, 1944.

PP 3

MEMORANDUM

To: FILE

From: Mr. R. B. Mackenzie

Re: Tsurukichi URANO

The position of the chattels belonging to the above named is rather confusing. Referring to Mr. Green's Memorandum of February 12th, the goods which were declared to be in a boarded up house at 132 Williams Road, were removed to a barn at the back of Mrs. I. B. Steves' house. Most of these goods were asked for on Custodian Release dated October 16th 1943, and shipped to URANO in February.

Mrs. I. B. Steves acknowledges, on February 17th, holding some goods which were loaned to Miss Edith Steves, her daughter. The balance of the loaned goods were shipped at the same time as mentioned above.

Mr. E. H. Herbert acknowledges on February 17th having in his care the chattels loaned to him.

Regarding the farm implements said to be left in the barn at 132 Williams Road, Mr. Herbert states that URANO sold most of the crates and boxes before evacuation and that there are a few hoes and shovels left in the barn. He also states that the barn was broken into the very day URANO was evacuated and many times since; so there is no doubt some of the farm tools have been stolen.

In a letter dated December 11th, 1942, URANO for the first time mentions three cords of wood which he would like to have sold. On February 17th, 1943, I made some investigation and was informed by Mr. Herbert that URANO sold the wood to various neighbours and was paid for it.

(over)

NAME URANO, Teurukichi

REGISTRATION NO. 05210

FILE NO. 9956

The following chattels were sold by public
auction at 912 Powell, Vancouver B.C. on April 18, 1944

Federal truck 1 1/2 Ton

\$ 750.00

EXHIBIT No. 614-11
DATE Aug. 25/48
FILED BY G. S. O. Rice

Total:

\$ 750.00

Less Expenses:

(Auctioneer's Fee: \$75.00
(Advertising: 9.97
(Moving: 1.35

\$ 86.32

Net Proceeds Credited:

\$ 663.68

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering list No.

Vancouver 17

Remarks.

EVACUATION SECTION

Rec'd NOV 29 1943

File No.

Ans.

Referred

BRITISH COLUMBIA SECURITY COMMISSION.
CUSTODIAN RELEASE FORM

Address c/o P. Janzen,
B.O. Box 98, Coaldale

Date Oct. 16/43

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, Tsurutachi URANO, Police Registration No. 05210

hereby request you to release to me the under-noted property
stored at I.B. Steeves, Steveston, B.C.

in possession of I.B. Steeves, Steveston, B.C.

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

As per back of page

EXHIBIT NO.

DATE

FILLED BY

614-12

Aug. 25/48

V. A. Rice

Original Address Williams Rd., Steveston, B.C.

Date Evacuated to Vancouver May 19, 1942.

Date Evacuated to Present Address May 21, 1942

Number in Family - 12 years and over 2

Number in Family - 5 to 11 years old 1

Number in Family - under 5 1

TOTAL NUMBER IN FAMILY 6

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per:

Tsurutachi Urano
Claimant Signs Here

Received \$10.00 Nov. 17/43

Deposited to Receiver General Nov. 18/43

Vancouver, B.C. November 18th 1943

C.C. Robinson, Esq.,
P.O. Box 635, Steveston, B.C.

Custodian of Alien Property,
506 Royal Bank Bldg., Vancouver, B.C.

O.K. to ship goods in the usual way via Richmond Transfer and C.P.R. freight, the freight
charges prepaid to our account at Vancouver. All charges at Steveston must be received the
after shipment. Truck should not be taken to the house until goods are located.

BRITISH COLUMBIA SECURITY COMMISSION

Per:

C.W. Fisher
C.W. Fisher, Transportation.

CHP:77

USED CAR APPRAISAL RECORD

NAME FEDERAL - Truck

ADDRESS _____

| | | | | | |
|----------------------|-------------------------------------|----------|--|--------------|--|
| Paint | <input checked="" type="checkbox"/> | \$ | | Make | |
| Tires | <input checked="" type="checkbox"/> | \$ | | | |
| Body & Fenders | <input checked="" type="checkbox"/> | \$ 50.00 | | FEDERAL | |
| Glass | | \$ | | | |
| Top | | \$ | | Body Style | |
| Nickelling | | \$ | | Open body | |
| Radiator | <u>replaced</u> | \$ 80.00 | | | |
| Running Boards | <input checked="" type="checkbox"/> | \$ | | Year | |
| Mats & Kick Pads | <input checked="" type="checkbox"/> | \$ | | 1937 | |
| Upholstery | <input checked="" type="checkbox"/> | \$ | | & Tan | |
| Hardware | <input checked="" type="checkbox"/> | \$ | | APIS F. | |
| Motor Expense | <u>2nd 2nd 20 H</u> | \$ 45.80 | | License | |
| Transmission | <u>replaced</u> | \$ 70.00 | | | |
| Rear Axle | <u>replaced</u> | \$ | | | |
| Universal Joints | <input checked="" type="checkbox"/> | \$ | | Serial | |
| Clutch | <input checked="" type="checkbox"/> | \$ | | 92955 | |
| Spring | <input checked="" type="checkbox"/> | \$ | | | |
| Brakes | <input checked="" type="checkbox"/> | \$ | | Mileage | |
| Tighten Up | <input checked="" type="checkbox"/> | \$ | | 32464 | |
| Muffler | <input checked="" type="checkbox"/> | \$ | | | |
| Sundries | <u>1.00</u> | \$ 14.60 | | Remarks | |
| Wash & Clean Motor | | \$ 2.00 | | <u>not #</u> | |
| Clean Interior | | \$ 2.00 | | 581764 | |
| Oil & Grease, Change | | \$ | | | |
| Oil & Check Over | | \$ 4.00 | | | |
| Total | | \$ | | | |

Mod. interested in _____
 Selling price \$966.00
 Salesman _____
 Less Repairs \$681.15
 Date _____
 Appraised by _____
 Allowance \$284.85
 For immediate acceptance only.

Address all communications to:
THE COMMISSIONER
British Columbia Provincial Police
(Motor-vehicle Branch)
Victoria, B.C.

TELEPHONE - EMPIRE 1111
LOCAL 306

Your File No. **Q-96**



MOTOR-VEHICLE BRANCH
VICTORIA

In reply quote File No. **6/1 M.**

SUBJECT: Search.

October 19th, 1943.

F. Matheson, Esq.,
Specified Articles Dept.,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville St.,
Vancouver, B. C.

Dear Sir:

Relative to your letter of the 18th instant I beg to advise you as follows:-

1940 Federal Truck, 1942 licence #C5908, was transferred on March 9th, 1942, at the Motor Licence Office, Vancouver, B.C., from Eikichi Urano, 210 Steveston Highway, Steveston, B.C., to Franciscan Friars of Atonement, Second Ave., & Richmond, Steveston, Lulu Island, B.C. **9417**

On February 25th, 1943, at the Motor Office, Greenwood, 1943 licence #CJ-744 was issued for this vehicle in the name of Franciscan Friars of Atonement, Greenwood, B. C.

1937 Federal Truck, 1942 licence #C3494, was transferred on March 9th, 1942 at the Motor Licence Office, Vancouver, B. C., from Tsurukichi Urano, 152 Williams Rd., Steveston, B. C., to Franciscan Friars of Atonement, Second Ave., & Richmond, Steveston, Lulu Island, B.C. **5932**

1929 Chevrolet Truck, 1942 licence #C3495, was transferred on March 16th, 1942, at the Motor Licence Office, Vancouver, B. C., from Makino Yamamoto, 117 Steveston Highway, Steveston, B.C., to Franciscan Friars of the Atonement, Second Ave., & Richmond, Steveston, Lulu Island, B. C. **5461**

Yours truly,

George A. Hood,
Inspector O/C Motor Branch
for Commissioner of Provincial Police.

EX

EVACUATION SECTION
Rec'd **OCT 21 1943**
File No. _____
Ans. _____
Referred Matheson
Peter

May 5, 1947.

LIABILITY SUMMARYRe: Tsurukichi URANO
REG. No. 05210

A claim was lodged against Tsurukichi Urano by the Canadian Industries Ltd., in the amount of \$153.92. The sum of \$129.50 was paid by the Custodian on account of this claim on November 30, 1944, on the instructions of Mr. Urano, who states that this amount is the actual principal of this claim and he disputes the balance.

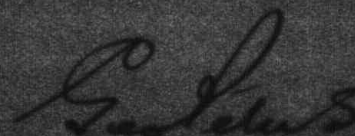
A letter was received from the Department of Labour, Japanese Division, on November 28, 1944, in which they state that Mr. Urano claims that the above-mentioned claim was really a charge against his brother-in-law, Hideo NAKAI, for whom Mr. Urano had purchased some fertilizer. Mr. Urano asked this office to collect this sum from Nakai, but no action seems to have been taken by the Custodian.

In the above letter the Department of Labour also state that Tsurukichi Urano claims that Mr. Gensaburo NAKANO was indebted to him in the amount of \$600.00, which represents a loan. No action was taken by the Custodian.

In his declaration of April 25, 1942, Tsurukichi Urano declared that the McKim Brothers of Steveston, B. C. were indebted to him in the amount of \$52.80 for strawberry crates. The Custodian wrote to the McKim Brothers on December 18, 1942 and again on May 5, 1944, but no answer was received. No further action was taken by the Custodian.

- 1) WRONG
- 2) WAS TAKEN
- 3) WE COLLECTED THIS

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



George Peters,
Office of the Custodian.

GP/EL

AFFIDAVIT RE CLAIM

IN THE MATTER OF:

T. Y. Urano

Debtor

AND:

Canadian Industries Limited

Creditor

I Fred D. Paterson

do solemnly declare and say:

1. THAT I am the Credit Mgr. of the abovementioned creditor and have knowledge of all circumstances connected with the debt hereinafter referred to.

2. THAT the said debtor was on the 1st day of May 1942 and still is justly and truly indebted to the said creditor in the sum of

ONE HUNDRED AND FIFTY-THREE & 92/100 Dollars \$ 153.92

as shown by the account hereto annexed and marked "A".

3. THAT the said creditor has not, nor has any person by his order to my knowledge or belief for his use, had or received any manner of satisfaction or security whatsoever save and except the following:

which I hereby value at \$ NIL

AND I MAKE this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the City

of Vancouver in the

Province of British Columbia, this

1st day of May A.D. 1942

A. L. Hunter
A Notary Public in and for British Columbia
A Commissioner for taking Affidavits within
The Province of British Columbia.

F. D. Paterson

File No. 5956

May 5th, 1944.

CLAIMS DEPARTMENT

Tsurukichi URANO - Reg. No. 05210

CREDITORS:-

1. Canadian Industries Ltd. \$153.92

129.50 paid Jan 29/44

*Dec 8/44 Can Industries Ltd advise they accept
129.50 in settlement
JW*

DEBTORS:-

1. McKim Brothers..... \$ 82.80 JP

Hideo NAKAI (T.URANO paid Canadian
Industries Ltd. \$129.50 & states that
claim is against brother-in-law,
Hideo NAKAI.....\$129.50

*115.00 paid
50.00
115.00
added to 82.80
for 198.80
Jan 28/44*

AMcA:ND

Cr Bal \$ 384.10

124.50

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Tsurukichi Urano

File No. 5956

*% J. E. Smith,
Coaldale, Alta*

Reg. No. 05210

Company Sun Life

Agency Vancouver

Policy No. 2190036

Premium - \$ 81.38

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month December Day 1

REMARKS:

21

Letter sent 28/8/43

COPY

Harry G. Johnston, K. C.
Barrister, Solicitor,
Notary Public, etc.

Columbian Block,
35 Sixth Street,
New Westminster, B. C.

J. D. Mather, Esq.,
315 Metropolitan Bldg.,
Vancouver, B. C.

*Disland
no property.*

Dear Sir:-

Re - Taurukichi and Kikue Urano

In accordance with your request, following is
statement in connection with the above, who purchased the
following:

By agreement for sale dated September 27th,
1941, from Allen Earl Steeves, Lots 49 to 58
both inclusive of Block A, Sec. 34, Blk. 4 N.
R. 7 West, Map 710 and Lot 11 save and except
the south 213.25 feet thereof as shown on
sketch and outlined red thereon of Sec. 34,
Blk. 4 N. R. 7 West, Map 710, N. W. D. at a
purchase price of \$2300.00 with \$300.00 paid
on execution,

| | |
|----------------------------------|-----------|
| Balance due | \$2000.00 |
| Interest at 6% to May 27th, 1942 | 80.00 |
| Amount due | \$2080.00 |

*addl Int to 27 May '42
due and 27 Sep '42*
270.00
2350.00

By agreement for sale dated March 29th, 1941,
from Allen Earl Steeves, the South 213.25 feet of
Lot 11 in Subdivision of portion of Sec. 34,
Blk. 4 N. R. 7 West, Map 710, having a frontage of
213.25 feet on No. 1 Road and extending with
uniform width for the full depth of said Lot 11
and adjoining the South boundary thereof and
containing by estimation 3.07 acres be the same
more or less as shown on the plan hereunto annexed
and thereon outlined with red colour and Lots 7, 8, 9
and 10 in the Subdivision of a portion of Sec. 34,
Blk. 4 N. R. 7 W. Map 710.
Purchase Price \$2000.00 with \$500.00 paid on execution.
Balance due \$1500.00

J. D. Mather, Esq., Cont'd.

| | |
|---|---------------|
| Balance due forward | \$1500.00 |
| Interest at 6% from March 29th, 1941 to August 15th, 1941 | <u>34.00</u> |
| August 15th, 1941 paid | \$1534.00 |
| | <u>534.00</u> |
| | \$1000.00 |
| Interest August 15th, 1941 to January 2, 1942. | <u>22.50</u> |
| January 2, 1942 Paid | \$1022.50 |
| | <u>423.78</u> |
| | \$ 598.72 |
| Interest at 6% from January 2, 1942 to April 20, 1942 | <u>10.50</u> |
| April 20th, 1942 Paid | 609.22 |
| | <u>50.00</u> |
| | 559.22 |
| Interest at 6% to May 19, 1942 | <u>2.79</u> |
| May 19th, 1942 Paid | 562.01 |
| | <u>25.00</u> |
| | \$ 537.01 |
| <i>add. Int to 27 Aug 42</i> | <u>73.17</u> |
| <i>amt. in ac. 27 Aug 42</i> | <u>610.18</u> |

Trusting this is the information you require.

Yours truly,

(Signed) Harry G. Johnston

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

PHONE STEVESTON 138

Reus

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 4 1942

78 GEORGIA STREET

Steveston, B.C.

Sept. 3rd, 1942.

Mr. F. G. Shears,
Assistant Manager,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Tsurukichi URANO, File #5956.

In reply to your letter of the 11th, August 1942. I visited Mr. A. I. Austin in reference to his payments of rent to Mr. H. G. Johnston. Mr. Austin produced the receipts which I examined and found the following payments had been made: April 20th, 1942, \$50.00, on May 19th, \$25.00 and on June 19th the final payment of \$75.00 was paid by him to Mr. Johnston.

In reference to the second paragraph in your letter dealing with the monies owing by Mr. Frank Howell on the Urano account, of which \$100.00 was due on August 1st, 1942. I wrote Howel on August 1st and again on August 19th in regard to the payment of this. I also called on him about six times, but all I could obtain was promises which he has not fulfilled. I would respectfully suggest that a sharp letter be forwarded to him by registered mail, from your office. This might have some effect.

Yours very truly,

Thomas C. King

*Sept 15/42
Mr. King phoned & said
he has collected \$100.00
from Howel today*

5956.

September 8, 1942.

Mr. T. G. King,
78 Georgia St.,
Stevenson, B. C.

Dear Mr. King:

Re: Tsurukichi URANO

With reference to the report of J. D. Mather on the above, a copy of which we believe you have, we note that the above rents a property from Edith Alice Steeves for the sum of \$150.00 yearly and that this rental is paid for 1942 and a part of 1943.


This property is sublet to G. H. Herbert of Williams Road who is to pay the sum of \$350.00 as rental of the house and as payment for the loganberry crop and is to pay a further sum, depending on the value of the crop.

We would ask you to kindly get in touch with Mr. Herbert at once and notify him that he is to pay these monies to you as agent for the Custodian.

The lease from Edith Alice Steeves is said to run from January 1st, 1941 for a period of five years. This being the case, we would ask you to report on the possibility of renting this property to the present tenant, or some other party for the future years of the lease.

Thanking you for your co-operation in this matter, we remain,

Yours truly,


F. G. Shears,
Assistant Manager.

GHP/P.

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

Peers
PHONE STEVESTON 138

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 27 1942

78 GEORGIA STREET

Stevedon, B.C.

October 22nd, 1942.

Mr. G. H. Peers,
Administration Dept'.
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Tsurukichi URANO, File #5956.

In reference to the above and Mr. E.H. Herbert, have been in communication and contacted this gentleman who in my estimation is very peaved for having to answer these several questions over and over. He informed me that there had been some days ago, two gentlemen from the Custodians office and one from the Soldiers Settlement of Canada, who drew out new leases and to use his own expression settled the whole matter for the year 1943. His reply was in regard to the additional sum which was supposed to come from the berry crop, that it cost so much to harvest them that there is no further sum available.

As far as the renewal of the land that Urano had originally leased from Miss Edith Alice Steeves Mr. Herbert informed me that he intended to release this land but was dealing with the owner Miss Steeves direct. I ascertained from Mrs I.B. Steeves that Urano had paid in full for 1942 ~~rental~~ and had exceeded this amount by approximately \$20.00 which would really apply against the 1943 rental.

Taking this matter as a whole it seems to me to me to be quite complicated. To make things a little clearer, Mrs. Ida B. Steeves is the mother of ~~Miss~~ Edith Alice Steeves.

Yours very truly,

Thomas C. King

P.S. For your information the new leases drawn was for Yoshio Yamamoto File #4964, and a Mineoka, who is an internee under Mr. Wrights file #138.

*Let Urano
re-lease
Does he want
to continue lease
Should
get
rebutal*

Harry G. Johnston, K.C.

Barrister & Solicitor

Notary Public etc.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 28 1942

TELEPHONE 710
P.O. BOX 335

Law Offices
Columbian Block
35 Sixth Street

New Westminster, British Columbia
Canada

October 27th. 1942

G.H. Peers, Esq.,
Administration Department
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir;

Re. Estate of D.A. McKee and Tsurukichi and Kikue
Urano. 5956

I beg to acknowledge yours of the 22nd. inst. with
reference to the above.

Since my letter of May 27th. 1942, to Mr. J.D.
Mather, I have received from Mr. Austin the sum of \$75.00, which
has been credited on the property rented by him, that is to say,
Lot 11 of a portion of Section 34, B.4, N.R. 7 N.W.D. which said
property Mr. and Mrs. Urano are purchasing under an agreement for
sale.

F.W. Howell was to pay the sum of \$100.00 on August
1st. 1942 and \$95.00 on November 1st. 1942, for rent of Lots 49 to
58 and 7, 8, 9, and 10 of portion of Sec. 34, B.4 N.R. 7 W.N.W.D. but to
date I have received no money from him.

Trusting this is the information re-
quired.

Yours truly,

HARRY G. JOHNSTON

Per. *SB*

HGJ:F

*8/5-1942
75% paid
Austin*

5956.

October 30, 1942.

Mr. Tsurukichi URANO, #05210,
c/o J. E. Smith,
Coaldale, Alta.

Dear Sir:

With regard to the property which you rented from Miss Edith A. Steves and sublet for 1942 to Mr. Herbert, we understand that Mr. Herbert was to pay you an additional sum pending on the value of the loganberry crop. Our agent, Mr. T. C. King, has contacted Mr. Herbert in this matter and he states that the cost of harvesting the loganberry crop was so high that he can make no payment whatever to you in this connection. Please advise us if this is satisfactory to you or not.

With regard to the lease of this property from Miss Steves, we understand that you have paid the lease in full for 1942 and also approximately \$20.00 which would apply on 1943 rental. Is it your wish to continue this lease or do you wish to withdraw from it? We are informed that Mr. Herbert would assume the balance of the lease if it was your wish to discontinue renting the property.

Please let us have a reply to this letter setting out your wishes in these matters as fully as possible in the very near future.

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

Harry G. Johnston, K.C.
Barrister & Solicitor
Notary Public etc.

TELEPHONE 710
P.O. BOX 335

Law Offices
Columbian Block
35 Sixth Street

New Westminster, British Columbia
Canada

5624

5623

November 18th. 1942 C

G.H. Peers, Esq.,
Administration Department
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Building,
Vancouver, B.C.

OFFICE OF THE ATTORNEY
JAPANESE EVACUATION
RECEIVED
NOV 19 1942

Dear Sir;

Re. Estate of D.A. McKee and T. and K. Urano.

Replying to yours of the 29th. ultimo, I herewith
enclose copy of my letter to Mr. Mather dated May 27th. 1942,
which sets out in detail the transactions and will save me going
into the matter again.

| | |
|---------------------------------|---------------|
| Balance due at May 27th. 1942 | \$537.01 |
| Interest | 2.68 |
| | <u>539.69</u> |
| Austin paid June 19th. 1942 | 75.00 |
| | <u>464.69</u> |
| Interest to November 19th. 1942 | 11.65 |
| Balance due | <u>476.34</u> |

My letter to you of October 27th. 1942 gave all
other information.

Yours truly,

HARRY G. JOHNSTON

Per. *HB*

FB

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

J. E. Smith
Loganberry, Alta.
EVACUATION SECTION
Rec'd DEC 17 1942
File No. 3956
Ans. *Ans.*
Referred *Pers*

Dear Sir:-

Thank you very much for your letter of October 30th. With regard to your request for a reply on the contracted payment due me on the Loganberry crop, it is my wish to secure whatever revenue on it, but as you state if no payment is possible, I feel there is no course for me ^{but} to accept the situation as it is.

It is my intention to continue the lease on the property, and to sublet it as in 1942. However, in connection with payments on rental, there is a house belonging to me standing on the property, that was not rented to Mr. Herbert, but that word has reached me that a party is occupying the premises. My wish is to transfer the rent derived from the house to Miss E. Storer for payment on the lease. Incidentally, the rent on the house due me is ten dollars (\$10.00) a month from July 1942.

As you well know, I am on a beet farm with my family. Unfortunately, earnings on this work was very limited and at present I find it pretty difficult, as a matter of fact, impossible to make ends meet. If you can send me any balance due me on the rental of the house and property, your efforts will be greatly appreciated.

There is another item which I would like you to investigate for me. Prior to my departure from Stevenson, I sold some strawberry cartons to

Messrs. McKee Bros., at the corner of Nos. 5 and No. 9
Roads, Stereiton. There is a balance still due me
from that sale, so that if you can send me that amount,
you will be helping me considerably.

Could you let me know what became of my
belongings stored at my premises? Could you do me
a favor by seeing that the chattels are stored intact?
There are three cords of wood I would like to be sold.

I know you are a busy man, but if you can
spare a few moments and look into the matter
and inform me at your earliest convenience, you
will be doing me a great favor.

Yours truly,

J. Murano,

05210

File # 5956.

Harry G. Johnston, N.C.
Barrister & Solicitor
Notary Public etc.

TELEPHONE 710
P.O. BOX 335

Law Office
Columbian Block
35 Sixth Street

Westminster, British Columbia
Canada

| |
|-------------------------|
| EVACUATION SECTION |
| Rec'd MAR 12 1943 |
| File No. 5956 + 5902 |
| Ans. |
| Referred <i>Russell</i> |

March 11th. 1943

5956-Anderson
Office of the Custodian,
Japanese Evacuation Section
Royal Bank Building,
Vancouver, B.C.

Attention Mr. Alexander.

Dear Sir;

Re. Estate of D.A. McKee and Tsurukichi and
Kikue Urano.

*to whom?
not to me
my*

I am informed by Mr. F.W. Howell, as I previously mentioned to you over the telephone, that he paid money into your office, on your instructions, instead of paying it into my office as Co-Executor of the Estate of David Alexander McKee, to the credit of the agreement for sale between Allen Earl Steves and the above-mentioned Japanese, The said Allen Earl Steves having mortgaged his property to D.A. McKee and having obtained a release of a portion in order to sell to the Japanese, instructed the Japanese to make all payments to me to credit his mortgage indebtedness I would therefore ask that you forward the payment to me as soon as possible.

Yours truly,

HARRY G. JOHNSTON

Per. *EB.*

FB

MEMORANDUM

June 8, 1943.

File No. 5956

To: Mr. G. T. Mackay

From: Geo Peters

Re: Taurukichi URANO

Lots 7, 8, 9, 10, Pt. of Sec. 34, T12, R. 7 W., Map 710, comprising 9½ acres more or less, rented from Miss Edith Alice Steeves for the sum of \$150.00 per year, the lease expiring on December 31, 1945. (In 1942 Urano leased 6½ acres to Mr. E. H. Herbert for the sum of \$350.00.)

*This is wrong
Should be property
situated at 132
Williams Road*

Mr. Thomas C. King, agent, in a letter on October 22, 1942 reports that Mr. Herbert was dealing with the owner, Miss E. Steeves, regarding leasing of this property direct.

A letter from Urano dated December 11, 1942 stated that it was his intention to continue to lease this property and sublet it to Herbert on the same basis. In this letter he states that his house on the property was not rented to Herbert in 1942.

Our Mr. Peers in his letter of December 18th to Miss Steeves advises her that Urano wished to continue renting the property.

On January 8th a letter was received from Miss Steeves stating that she had rented 9½ acres to Mr. Herbert, although Urano's lease was in good standing and \$20.00 was paid on January 15, 1943. Herbert then paid \$50.00 in October, which was the balance of the payment due on Jan. 15, 1943 and agreed to make a further payment of \$80.00 when due on Oct. 1, 1943.

There is a letter on file dated Jan. 14 from Mr. Anderson to the Soldier Settlement of Canada to contact Mr. Herbert for renewal of his lease. In his memo of Feb. 26, Mr. Russell enquires if Mr. Anderson has had any reply from the Soldier Settlement Board. On March 23rd in his memo to file, Mr. Russell suggests that lease be obtained from Mr. Herbert for 1943 at \$225 or \$250 per year - which, after paying ground-rent of \$150 would leave a revenue for Urano.

A memo was received from Mr. C. C. Robinson dated May 28th. The information therein was obtained from Mr. Herbert who states that Urano, not having paid anything to Miss Steeves for 1942, has broken his lease and has no further interest in this property.

We would suggest that Miss Steeves had no right to enter into a lease of agreement with Mr. Herbert unless she was acting as agent for Urano and the monies paid by Herbert in October could only be credited to Urano's account, as Urano's lease at that time was not in default.

We understand the house is rented by Herbert to an outside family at \$10.00 per month and you will notice that Urano states in his letter of December 11, 1942 that the house was not rented to Herbert in 1942.

We understand that you will be checking in this district very shortly and suggest you see Miss Steeves and ask for a copy of her lease with Urano, as in her letter of Jan. 8th she only sent an extract.

We think Mr. Herbert should be made to realize that he is not renting this property from Miss Steeves, but from Mr. Urano, and an arrangement should be made whereby some revenue over and above the ground rent would go to Urano.

CP:MDH

5956

509 Royal Bank Building
Vancouver, B.C.
July 3rd, 1944

Mr. H.G. Johnston, K.C.
New Westminster, B.C.

Dear Sir:-

Tsurukichi URANO and
Re: Parcel 1 - Lots 7, 8, 9, 10,
S. 213.25 feet of lot 11, lots 43
to 58 inclusive, Blk. A, Sec. 34,
Lot 4 N, Range 7W, Map 710, Municipality of Richmond.

Parcel 2 - Lot 11 save and except
S 213.25 feet thereof Blk. A
of Sec. 34, Blk. 4 W, Range 7W, Map
710 Municipality of Richmond.

With reference to our interview of June 28th,
last our file on the above named indicates that titles
to these properties are registered in the name of
Allen Earl Steves and subject to a mortgage covering
both properties in favour of Margaret V. McKee and
Harry G. Johnston in trust.

We understand that a sale of these properties
was made from Mr. Steves to URANO by way of agreements
of sale which are unregistered and that all payments under
the agreements were to be paid to you in reduction of
Mr. Steves indebtedness under the mortgage.

The latest information on our file from you in
regard to the amounts owing under the agreements is as
follows:

| | | |
|-------------------|--------------------------------|-----------|
| <u>Parcel # 1</u> | - Owing as at November 19/42 - | \$ 476.34 |
| <u>Parcel # 2</u> | - Owing as at May 27, 1942 - | 2080.00 |

We understand that all rentals, from the time
URANO leased the properties up to the time the properties
became vacant, were collected by your office with the
exception of \$100.00 due August 1st, 1942 which the Custodian
received from Mr. Frank Howell and \$37.07 of this
amount has been applied on taxes. Will you kindly let us
have an up to date statement of the balances owing under
the agreements for sale as our last statement from you is
dated November 18th, 1942.

This property was included in our catalogue of
properties for sale but no tenders were received. It is the
Custodian's intention to dispose of URANO'S interest in these
properties at as early a date as possible.

We are writing URANO requesting that he send us the
originals of the agreements of sale for registration.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/PR

August 11th, 1944

Mr. I. T. Barnet,
District Superintendent,
Soldier Settlement and Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Re: Catalogue No. 874 - Lots 49-58 & 7-11 all
inclusive of Blk. A, Sec. 34, Blk. 4N, Rge.
7W, Map 710 containing 18.37 acres m. or l

Dear Sir:

I am in receipt of your of the 8th instant in
which you inquire regarding the above.

It would appear that this property was being
bought by the Japanese under an Agreement of Sale from Mr. Allen
Care Steves, Steveston. The approximate situation at the moment
is as follows:

| | |
|---|-----------|
| Principal & Interest due under mortgage | \$2961.00 |
| Arrears of Taxes | 165.00 |

and with other charges it would likely take about \$3200.00 to clear
this property.

The valuation which we have on this property
is not in excess of this amount and it has been advertised for
sale and so far we have not received any offers. We would, there-
fore, have no objection to you negotia ing with Mr. Steves if you
so wished, or if you would offer the above amount, we would endeavor
to arrange for a quit claim or a transfer of the property to your
Director.

Yours truly,

FGS/MHG

F.G. Shears,
Director.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
DEPARTMENT OF VETERANS AFFAIRS

YOUR FILE NO.

PLEASE QUOTE BC/749P

518 Rogers Bldg.,
Vancouver, B. C.

March 15, 1945

F. G. Shears, Esq.,
Director, Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

| | |
|----------|---------------|
| Rec'd | MAR 16 1945 |
| File No. | 5966 |
| Ans. | <i>Peters</i> |
| Referred | |

Dear Sir:

Your Catalogue No. 874
Lots 49 to 58 and 7 to 11 of Blk. A,
Sec. 34, Blk. 4N., Rge. 7W, Map 710

This will acknowledge receipt of Certificate of Title No. 181598E in the name of The Director, The Veterans' Land Act covering the above described lands being purchased by the Director at a price of \$3200.00, the said purchase price to be paid upon production of Certificate of Title in the name of the Director, free from encumbrances without cost to the Director and with taxes adjusted to the date of sale, namely the 25th of August, 1944.

Some difficulty has been occasioned in arriving at the proper adjustment of taxes due to the fact that this Department inadvertently paid in full both the 1943 arrears and the 1944 taxes with the intention of making adjustments by deducting from the purchase price your Department's share thereof.

Unknown to this Department, your Department apparently also made a payment on account of such taxes. The matter was discussed between our Mr. Broadbent and your Mr. Peters when your Mr. Peters requested that we obtain a refund from the Municipality of Richmond of the over-payment resulting of \$126.22, accounted as set out below:

| | |
|---------------------|---------|
| Total Taxes owing | |
| 1943 Taxes | \$94.68 |
| 1944 Taxes | 87.60 |
| Interest on Arrears | 4.97 |

| | |
|---|----------|
| Total amount paid by This Department | \$187.25 |
|---|----------|

PROPERTIES SUSPENSE ACCOUNT

15/3/45

Custodian's Proportion of
above to 25/8/44

| | |
|-----------------------|---------|
| 1943 taxes | \$94.68 |
| 1944 taxes to 25/8/44 | 56.95 |
| Interest | 4.97 |

\$ 156.60

Paid By the Custodian on
Account of above to Muni-
cipality

126.22

Balance payable by Custodian \$ 30.38

Total Purchase Price \$3200.00

Deduct Custodian's propor-
tion of taxes not paid 30.38

Balance payable to Custodian \$3169.62 *Balance 3170.19*

I enclose herewith on account of the above sum of \$3169.62 Receiver General of Canada cheque in favour of the Secretary of State for \$3,043.40, this being the balance to credit of the account at the moment, we having paid \$156.60 therefrom as indicated above. So soon as the further sum of \$126.22 is refunded to us by the Municipality of Richmond we will forward the same to you.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

[Signature]
T. Tedrick,
SOLICITOR, VETERANS' LAND ACT

TT/MM
ENC.
REG.

5956

March 2, 1948.

Mr. Tsurukichi URANO,
Reg. No. 05210,
Box 17,
Coaldale, Alberta.

Dear Sir:

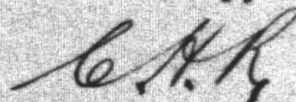
We have for acknowledgment your unsigned letter of the 14th instant, and in reply wish to advise that your property was sold, a statement of which has already been sent to you.

It was sold for \$3,200.00, but as you were ~~still~~ purchasing same under an Agreement for Sale on which there was still a balance owing of \$2,922.05, the net proceeds from the sale of your property were credited to your account in the amount of \$223.24.

Your chattels, including farm implements, were left in the care of Mr. E. H. Herbert, and the only item that came under the control of the Custodian was a Federal truck which was sold and the net proceeds credited to your account.

A statement of your account was sent to you on December 12, 1947.

Yours truly,



C. H. Reed,
Office of the Custodian.

CHR/fm

16th June, 1948.

Messrs. Ritchie & Heskvale,
Acadia Building,
612 - 3rd Ave., S.,
LETHBRIDGE, ALTA.

Dear Sirs:

RE: Tsurukichi URANO
Regn No 05210

With reference to your letter of 20th Nov., 1947 and our answer under date of 24th Nov., 1947.

At date of our above-mentioned letter the file of T. Urano had not been summarized, and on the basis of correspondence indulged in by a former member of the Custodian staff it was considered by the under-signed that an amount of \$200.00 had in fact been credited to Urano in compensation for buildings erected by him on property owned by Miss Edith A. Steeves, the legal description of which being as follows:

R¹/₂ Lot 49, R²/₂ Lot 50, R²/₂ Lot 51, Sec 35
R4N/7W, Mun. of Richmond, Dist. New West'r., BC.

Review of the file for purposes of an Administrative Summary has proven the above contention to be incorrect, and the previous correspondence referred to was an attempt only by the Custodian to force Miss Steeves to recompense Urano for the structures erected by him. How or from where the amount of \$200. as valuation of the buildings was obtained is not clear on file, and presumably was an arbitrary figure decided upon as a basis for settlement.

On approaching the Veterans' Land Act, the undersigned was advised that the VLA in their valuation of the structures had set a figure of \$155.00 for same, however, when that body purchased the land from Miss Steeves they did not allow her any compensation for same due to the condition of the buildings. Although Miss Steeves did not derive any financial benefit from Urano's buildings, it was decided by this office that she be approached with a view of obtaining the amount of the VLA valuation. This has now been done, and we are pleased to announce that a cheque in the amount of \$155.00 was received this morning. This amount has been placed to Urano's credit.

It is regretted that due to the Administrative Summary not having been completed at date of your query incorrect information was provided you, and trust that the facts above presented will suffice for your preparation and presentation of Urano's claim.

Yours truly,

J. Gunning

OFFICE OF THE CUSTODIAN.

JG/..
c.c. T. Urano
Box 17, Coaldale, Alta.

J. E. Mathers, Esq.,
915 Metropolitan Building
Vancouver, B. C.

May 27th. 1942

RP
5

Dear Sirs;

Re: Tsurakichi and Kikuo Urano

In accordance with your request, following is
statement in connection with the above, who purchased the
following:

By agreement for sale dated September 27th.
1941, from Allen Earl Steves, Lots 49 to 56
both inclusive of Block A, Sec. 34, Blk 4 N.R. 7
West, Map 710 and Lot 11 save and except the
south 213.25 feet thereof as shown on sketch and
outlined red thereon of Sec. 34, Blk 4 N.R. 7, West,
Map 710, N.W.D. at a purchase price of \$2300.00
with \$300.00 paid on execution,
Balance due \$2000.00
Interest at 6% to May 27th. 1942 80.00
Amount due \$2080.00

By Agreement for sale dated March 29th. 1941,
from Allen Earl Steves, the South 213.25 feet of
Lot 11 in Subdivision of portion of Sec. 34, Blk.
4 N.R. 7 West, Map 710, having a frontage of 213.25
feet on No. 1 Road, and extending with uniform width
for the full depth of said Lot 11 and adjoining the
South boundary thereof and containing by estimation
3.07 acres be the same more or less as shown on the
plan hereto annexed and thereon outlined with red
colour, and Lots 7, 8, 9, and 10 in the subdivision
of a portion of Sec. 34, Blk. 4 N.R. 7 W. Map 710.
Purchase Price \$2000.00 with \$500.00 paid on execu-
tion
Balance due \$1500.00

J. E. Mathers, Regt., contd.

| | |
|--|------------------|
| Balance due forward | \$1500.00 |
| Interest at 6% from March 29th. 1941 to August 15th. 1941 | 34.00 |
| August 15th. 1941 Paid | <u>\$1534.00</u> |
| | 534.00 |
| | <u>\$1000.00</u> |
| Interest August 15th. 1941 to January 2nd. 1942 | 22.50 |
| January 2nd. 1942 Paid | <u>\$1022.50</u> |
| | 423.78 |
| | <u>598.72</u> |
| Interest at 6% from January 2nd. 1942 to April 20th. 1942 | 10.50 |
| April 20th. 1942 Paid | <u>609.22</u> |
| | 50.00 |
| | <u>559.22</u> |
| Interest at 6% to May 19th. 1942 | 2.79 |
| May 19th. 1942 Paid | <u>562.01</u> |
| Balance due as of May 19th. 1942 | 25.00 |
| | <u>587.01</u> |

Trusting this is the information
you require.

Yours truly,

"H. G. Johnston"

HGF:F

Peers.

The Corporation of the Township of Richmond

4

R. C. PALMER
CLERK MUNICIPAL COUNCIL
ASSESSOR AND COLLECTOR

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 22 1942

TOWN HALL
BRIGHOUSE, B.C.

October 21, 1942.

TELEPHONE:
RICHMOND 1024

WHEN REPLYING
PLEASE QUOTE OUR
FILE NO.

G. H. Peers, Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B. C.

Dear Sir:

Your File 5956. Re: Tsurukichi URANO

In answer to your letter of October 28th, we do not have the above named as a registered owner of land in Richmond and the properties you describe on our roll are in the names of A. E. Steves, R. R. # 1, Steveston, and H. G. Johnston 35 6th Ave. New Westminster.

We have no record of any approval having been issued to subdivide Lot 11 into the South 213.25 feet and the remainder. The enclosed tax notice, therefore covers the whole of Lot 11.

With reference to item Lot 49-58 inclusive. We note that you have excepted the southerly 213.25 feet. Kindly note that Lots 50, 51, 54, 55, and 58 have a frontage on 4th Ave. in Steveston 130.9 feet each. The enclosed tax notice is whole amount of taxes of lots 49-58 inclusive without any exception.

I am

Yours very truly,

R. C. Palmer

R. C. Palmer,
C.M.C.

Lab 952

/EF

*46.57
4060
87.07*

*W. Johnston
H. Austin
payt.*

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 5956

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

December 21st, 1944.

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

Dear Sirs:

Re: Lots 49-58 incl., Lots 7-11 incl.,
A/34/B4N/R7W/710

I hereby acknowledge your cheque in the amount of
\$2,922.05, being payment in full of monies owing on the
above property, made up as follows:

Re. Agreement for sale dated Sept. 27th, 1941,
Lot 49 to 58 inclus. Blk.A. Sec.34 Blk.4N,
R.7W., Map 710 & Lot 11 Save and Except
S.213.25 ft. thereof. Balance principal due 2000.00
Interest to December 20th, 1944 387.61
\$2387.61

Re. Agreement for sale dated March 29th, 1941,
S.213.25 ft. of Lot 11 Subdiv. portion of Sec.
34, Blk.4 N., Range 7 W., Map 710, etc.
Balance principal due 464.69
Interest to December 20th, 1944. 69.75
\$534.44

Yours truly,

A.E. Stearns

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
August 25th, 1948.

IN THE MATTER OF THE CLAIM OF
TSURUKICHI URANO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

L.S. TURCOTTE, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

2
T. Urano,
In Chief.

THE SECRETARY: Case No. 614, Tsurukichi Urano.

TSURUKICHI URANO, the claimant herein,
being first duly sworn, testified
through the Interpreter as
follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Urano; will you sign these two documents, please,
before we start?

A (Witness complies).

10 Q Mr. Urano, you are making a claim for loss
arising from the sale of your farm?

A Yes.

Q I am showing you a statement signed by you setting
out the particulars of the farm, and of the
buildings, and of the crops, and so forth.

A Yes.

Q Is the information in that correct to the best of
your knowledge and memory?

A Yes.

20 MR. TURCOTTE: I will file that as an exhibit, your
Honour.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Q : Now from whom did you buy this farm?

A A. Steeves.

Q How much did you pay for it?

A Eight acres cost \$2000.00, and 11 acres a little
over \$2200.00, I think.

Q \$2300.00, is that right? Mr. Urano? I am showing
you two agreements for sale (indicating). Are
these the agreements covering the purchase?

30 A Yes.

3
T. Urano,
In Chief.

MR. TURCOTTE: I would like to tender these, your Honour,
as exhibits.

MR. RICE: The two of them as one exhibit.

MR. TURCOTTE: I think so. They are two different
agreements for sale. One is for \$2000.00 and one
is for \$2300.00.

THE SUB-COMMISSIONER: They might go in as one exhibit.
(AGREEMENTS MARKED EXHIBIT NO. 5).

MR. TURCOTTE: Q So that the land cost altogether,
10 the two pieces cost you \$4300.00?

A Yes.

Q Now after you bought it, what did you do in the way
of improving it?

A I put in three rows of six-inch pipe.

Q For what purpose? A For drainage
purposes.

Q For drainage? A Yes.

Q I see. A And then I
built a ditch on both sides.

20 Q I see. Well what did you grow there?

A There were five acres of strawberries.

Q Did you plant those? A Yes.

Q Well, in addition to that land -- apart from that
altogether, when were the buildings built or where
were the buildings that you were living in?

A I lived in a rented house about three-quarters of
a mile north of the farm belonging to Mrs. Steeves.

Q How did you have some buildings on a piece of
property that you rented from Mrs. Steeves,

30 Edith Alice Steeves? A Yes.

Q How who built these buildings?

A I did.

Q And who owned the buildings?

A I did; they were mine.

Q Yes. Now I am showing you a document (indicating) covering a lease of the property that you rented from Mrs. Steeves; is that what that is supposed to be?

A Yes, from Alice Steeves.

10 MR. TURCOTTE: I would like to have that marked as an exhibit, your Honour.

(LEASE MARKED EXHIBIT NO. 3).

MR. REE: I don't think that is referred to anywhere in the claim, is it?

MR. TURCOTTE: Perhaps not.

MR. REE: Well I must object then, your Honour, that this forms no part of the claimant's claim. It is not declared and it is not claimed by the claimant.

THE SUB-COMMISSIONER: That is the claim for the lease?

20 MR. TURCOTTE: Well the lease, your Honour, has a provision giving Mr. Urano the right to remove these buildings at the expiration of the lease, and there was some settlement made by the Custodian in the amount of \$155.00 with Mrs. Steeves for those buildings. Now it would appear that he has not included a claim for that so that possibly I haven't any right to go into the matter.

THE SUB-COMMISSIONER: He hasn't made a claim but the
30 Custodian apparently sold his property, sold his

5
T. Urano,
In Chief.

buildings, did he not?

MR. TURCOTTE: Well, there is quite a mix-up in regard to that. I might read two letters with regard to it. One is dated the 24th of November, 1947, addressed to Messrs. Ritchie & Huckvale, and it reads:

10 "We beg to acknowledge receipt of your communications of the 20th instant addressed to the Commissioner, and referred to this office for answer.

"For your information please, the property leased by the above-mentioned Edith Japanese from Miss/Alice Steeves, was sold by this office as 'catalogue No. 674'.

20 "His interest in the premises erected thereon by himself was acknowledged by Miss Steeves, and upon sale this building was appraised by Order of this office and the amount of appraisal was deducted from the proceeds of sale and credited to Urano.

"All particulars in regard to the sale and the funds credited to Urano in consequence, were forwarded to Mr. and Mrs. Urano by this office on 19th March, 1946."

30 "On 5th May, 1947, a cheque in the amount of \$273.23, being net proceeds derived from the sale of the aforementioned building, plus balance of account derived from other sources, was forwarded to Urano. This cheque was returned without comment to this office

6
T. Urano,
In Chief.

"and re-deposited to his credit.

"Trusting that the above information
will be of service to you."

Then on the 16th of June, 1948, they wrote to
Messrs. Ritchie & Huckvale again as follows:

"With reference to your letter of 20th
November, 1947, and our answer under date of
24th November, 1947.

10 "At date of our above mentioned letter
the file of T. Urano had not been summarized,
and on the basis of correspondence indulged
in by a former member of the Custodian staff
it was considered by the undersigned that an
amount of \$200.00 had in fact been credited
to Urano in compensation for buildings erected
by him on property owned by Miss Edith A.
Steeves, the legal description of which
being as follows:

20 East Half, Lot 49, East three-quarters
Lot 50, East three-quarters Lot 51,
Section 35, B4N/7W, Municipality of
Richmond, District New Westminster, B.C.

30 "Review of the file for purposes of an
administrative summary has proven the above
contention to be incorrect, and the previous
correspondence referred to was an attempt only
by the Custodian to force Miss Steeves to
recompense Urano for the structures erected
by him. Now or from where the amount of
\$200.00 as valuation of the buildings was

7
T. Urano,
In Chief.

"obtained is not clear on file, and presumably was an arbitrary figure decided upon as a basis for settlement.

10 "On approaching the Veterans Land Act, the undersigned was advised that the V.L.A. in their valuation of the structures had set a figure of \$155.00 for same, however, when that body purchased the land from Miss Steeves they did not allow her any compensation for same due to the condition of the buildings. Although Miss Steeves did not derive any financial benefit from Urano's buildings, it was decided by this office that she be approached with a view of obtaining the amount of the V.L.A. valuation. This has now been done.

20 "And we are pleased to announce that a cheque in the amount of \$155.00 was received this morning. This amount has been placed to Urano's credit.

"It is regretted that due to the administrative summary not having been completed at date of your query, incorrect information was provided you, and trust that the facts above presented will suffice for your preparation and presentation of Urano's claim."

30 Now, it would appear from those two letters, which I would like to file as exhibits, that the Custodian did, to some extent at least, recognize Urano's claim in those buildings. Now, apparently, when

Y. Urano,
In Chief.

he made his claim out, he did not include them
but he had included them in his real property
statement.

(LETTERS MARKED EXHIBIT NO. 4).

MR. TURCOTTE Q: What buildings did you have there,

Mr. Urano?

A: My house,

my own house, my boy's house; there was one barn
and a garage and a bathhouse.

Q One what?

A: Bathhouse.

10 Q One bathhouse?

A: Yes, and

stable.

Q And a stable?

A: Yes.

Q How how long had you had this place rented?

A About 1933 or '4.

Q Well did you build the house?

A I built the house the year after I rented.

Q And you built all the other buildings, did you?

A Yes.

Q Now in your mind what did you think those buildings

20 were worth?

A: I don't

knew. The lumber cost me about \$1400.00 or \$1500.00.

Q That is altogether? That is the house and the barn
and the horse barn and the shacks, about \$1400.00?

A Yes.

Q That is right?

A: Yes.

Q You put it down in your form as \$1330.00. Well
that is about right, is it?

A Yes because that does not include the materials for
the woodshed and one or two small things.

30 Q Well now, did you build these yourself? I mean, did

9
T. Urano,
In Chief.

you do the work?

A: I did it

with the help of one carpenter.

Q I see. Now you are also claiming for the loss of
chattels, a truck, and some of your household
goods?

A: Yes.

Q I am showing you a statement (indicating), showing
some of these articles?

A Yes.

10 Q Is the information in that correct to the best of
your belief and memory?

A Yes.

MR. TURCOTTE I will put that in as Exhibit 5, your
Honour.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. TURCOTTE Q: Now the main claim that you have,
Mr. Urano, is in regard to your truck?

A Yes.

20 Q In which you claim that you paid \$1875.00 for
it and you put a \$300.00 body on it in 1936, and
you estimate that it was worth \$1200.00 when the
Gastonian took it away from you, or the Police?

A Yes.

Q Was it a new truck when you bought it?

A Yes, it was new.

Q Brand new?

A: Yes.

Q And a brand new truck body?

A Pardon?

Q A new truck body?

A: Yes.

30 Q And you had it in your possession something over
three, between three and four years?

T. Urano,
In Chief.

A Yes.

Q What did you use it for?

A Farming business.

Q Around the farm?

A Yes, around

the farm.

Q What shape was it in when the police took it away?

A It was in good condition. The pistons were in good working order and everything.

Q Everything in good working order?

10 A Yes.

Q Now you made a claim for a lot of small articles such as potato forks, hoes, shovels, boxes, kitchen stove, sewing machine motor, chairs, and other things. Are you sure you had all those articles?

A Yes.

Q Now the seeding machine; you are claiming \$25.00 for it, and I notice that the Custodian claims that you loaned it to somebody.

20 A I had two, and I loaned the old one to someone else and I am claiming for the other one. The one I am claiming for was brand new and had not been unpacked.

Q Had not been unpacked?

A Yes.

Q Well, they also say that you loaned 40 small one-hand hoes and three shovels; no, six hoes and three shovels?

A Yes.

Q You did that or didn't you?

30 A I am claiming for them.

V. Urano,
In Chief.

Q Well did you loan them to anybody?

A I owned about twenty odd hees and the ones I loaned I am not claiming for.

Q I see. That is all, thanks.

MR. RICE: I am submitting, your Honour, that the real estate was sold at its fair value.

I am submitting that the chattels claimed by the claimant were sold at their fair value.

MR. TURCOTTE: There is just the truck.

10 MR. RICE: Just the truck.

MR. TURCOTTE: The rest, apparently, were not found.

MR. RICE: Not found.

MR. TURCOTTE: No, not found.

MR. RICE: I am also submitting, your Honour, that any claim of the claimant that the Custodian may be responsible for is exorbitant.

I wish to submit as an exhibit, your Honour, a valuation of the property by Coulthard, Sutherland & Company, Limited, valuing the same at \$2755.50. That includes Lots 7 to 11 and Lots 49 to 58, both inclusive, in Block "A" of Section 32.

20

(VALUATION MARKED EXHIBIT NO. 6).

THE SUB-COMMISSIONER: Mr. Rice, I notice in the original claim filed that it says Section 34. Your appraisal refers to Section 32. Is that an error there?

MR. TURCOTTE: Possibly the agreements would give the correct description.

30 THE SUB-COMMISSIONER: The agreements refer to Section

T. Urano,
In Chief.
Discussion.

34.

MR. TURCOTTE: 34?

THE SUB-COMMISSIONER: Yes.

MR. RICE: Both agreements do, do they?

THE SUB-COMMISSIONER: Yes.

MR. TURCOTTE: If this is the same firm that valued the two houses in the other case we had a little while ago, they might have the wrong farm in this case.

MR. RICE: There is another reference there in that
10 letter, I believe, giving the street number.

MR. TURCOTTE: Well, this is 18 acres.

MR. RICE: I believe there is another description given on the property in Coulthard, Sutherland & Company, Limited, appraisal.

MR. TURCOTTE: May I see that exhibit, please?
(Exhibit 6 by Mr. Turcotte).

MR. RICE: The J.P. form refers to his property as 132 Williams Road, Steveston, B.C.

MR. TURCOTTE: It is pretty hard to say from this
20 exhibit, your Honour. He says in this letter that there are no improvements on the property of any import. He apparently doesn't deal with the strawberries or anything like that.

MR. RICE: Well I am submitting, your Honour, that there is just an error in the description and that it is the same land. The J.P. form and the claim form both set out the land descriptions dealing with Section 34.

I also wish to submit a memorandum respecting
30 the real property claim showing that the same was

sold to the V.L.A. for \$3200.00.

(MEMORANDUM MARKED EXHIBIT NO. 7).

MR. RICE: I submit an analysis, your Honour, of personal property claim which shows the sale of the truck only for \$750.00 and the other property was not found, although there is record there showing that it had been shipped and loaned by Urano.

(ANALYSIS MARKED EXHIBIT NO. 8).

10 MR. RICE: I also wish to submit a used car appraisal record of the truck in question appraised by McDermott Motors, Limited, to which is attached their account for \$3.00, showing that the truck was appraised at \$966.00 less the cost of repairs \$681.15, making a net appraisal of \$284.85, and the account attached for the appraisal is \$3.00.

(DOCUMENTS MARKED EXHIBIT NO. 9).

CROSS-EXAMINATION BY MR. RICE:

20 Q I show you a document, Mr. Urano, and ask you if that is your signature to the same?

A Yes.

Q That is your signature? A Yes.

MR. RICE: This is dated, your Honour, January 20th, 1944, at Lethbridge, Alberta, and I won't bother putting it in. No, I will put it in as an exhibit, your Honour, if I may. In referring to it I might just go over it briefly by saying that this witness declared that he had transferred this truck to the Franciscan Friars of Atonement

30

T. Urano,
Cross-Exam.

on the 15th of January, 1942, requesting them to hold the truck until such time as he could be able to take possession of it again. That understanding was made verbally with the Franciscan Friars and no document exchange. And he further declared that he now needed funds for his personal use and requested the Custodian to sell the truck to the Franciscan Friars of Atonement and to credit the proceeds to his account with the Custodian.

10

THE SUB-COMMISSIONER: That request was not carried out, was it?

MR. RICE: It was sold at auction.

THE SUB-COMMISSIONER: By the Custodian?

MR. RICE: By the Custodian, yes.

THE SUB-COMMISSIONER: Do you wish it filed as an exhibit?

MR. RICE: I do, your Honour.

THE SUB-COMMISSIONER: Exhibit 10.

20

(DECLARATION MARKED EXHIBIT NO. 10).

MR. RICE: Q You turned the truck over to the Franciscan Friars before you were evacuated?

A Yes.

Q And they used the truck for two years?

A When I handed it over to them it was my understanding that they were not going to use it. Whether they did or not, I don't know.

Q Didn't you pretend that you had sold the truck to the Franciscan Friars for \$150.00?

30

A What was that question again?

BY THE REPORTER: "Didn't you pretend that you had sold the truck to the Franciscan Friars for \$150.00?"

A No, but I wanted them to send it to me here in Alberta.

MR. RICE: I wish to tender an auction sheet, your Honour, showing the truck was sold for \$750.00 less the auctioneer's fee of \$75.00, advertising \$9.97, moving \$1.35, total expenses of \$86.32, with the net proceeds credited to the claimant of \$663.68.

(AUCTION SHEET MARKED EXHIBIT NO. 11).

MR. RICE: Q Now you left some chattels with Mr. E.H. Herbert, did you not?

A Yes.

Q A plow, a disc, and two wheelbarrows?

A Yes.

Q Is that right?

A: Yes, and

8 horses.

Q Eight horses?

A: Yes, and two

20 manure forks.

Q Yes, anything else?

A: Did the

Custodian sell those things?

Q Well I am just asking you now if you left them.

A Yes.

MR. TURCOTTE: There is no claim for those that I can see.

MR. RICE: Well you are abandoning the claim then, are you?

MR. TURCOTTE: Well there is no claim for a plow, a disc, and two wheelbarrows.

MR. RICE: Q: Well then, you left with Mrs. Steeves
a hoe and two shovels?

A One double axe, two shovels, and a rubber hose,
50 feet of rubber hose, and a number of hoes, and
I received one shovel in Alberta and one axe.
I am not claiming for any of those things, only
for the things that were in my own house.

MR. TURCOTTE: You will notice in his J.P. forms he
has two double axes worth \$5.00, one axe was
10 shipped to him and the other axe at a price of
\$2.50 he is claiming for. I think this man has
been very careful about everything.

MR. RICE: Yes, but he loaned one to Mrs. Steeves.

MR. TURCOTTE: Well, yes, he loaned three shovels,
six hoes, 1 water hose, that is what he loaned to
her, according to this J.P. form.

MR. RICE: Q: And then you turned over to Mr. Rikas
one scale and a seeding machine?

A Yes.

20 Q That is right?

A: Yes.

Q And you loaned to Mr. Peter Lysak a potato plow
and cultivator?

A Yes.

MR. TURCOTTE: There is no claim for those.

A I am not claiming for those.

MR. RICE: Q: But you are claiming for the seeding
machine, aren't you?

A No, I am not claiming for the seeding machine
that I loaned.

30 Q You are not claiming for the seeding machine?

MR. TURCOTTE: That he loaned.

THE SUB-COMMISSIONER: That he loaned, he said.

MR. TURCOTTE: He said before that he had one new one that he had not unpacked yet.

MR. RICE Q: Well you only claim for one seeding machine; you don't claim for two.

A I am only claiming for one seeding machine.

Q But in the claim that you filed, you only referred to one seeding machine.

10 MR. TURCOTTE: Yes, that is all. He isn't claiming for the other one that he loaned. He said he had two.

MR. RICE: Well he didn't declare two.

MR. TURCOTTE: He didn't declare any.

MR. RICE: In the claim that he filed he only claimed for one.

MR. TURCOTTE: Well he didn't claim for a potato plow or a cultivator, loaned to Lysak, or the plow loaned to Herbert, or the water hose loaned to Steeves.

20

MR. RICE Q: Well didn't you sell your crates and boxes before you left?

A Yes.

Q And you got a claim in for them. Are those new ones or something else?

A No, I received the money from those.

Q You received the money for those?

A Yes.

Q For the crates, boxes and sacks?

30 A I got the money for the strawberry crates.

T. Bruno,
Cross-Exam.

MR. TUNCOTTE: Q: The strawberry crates, is that right?

A: Yes.

MR. RICE: Q: Is that your signature to that document (indicating)?

A: Yes.

Q: And this document is dated October 16th, 1943, whereby you released the Custodian to any claim you might have to the goods listed on the back of the document. I wish to tender that as an exhibit, your Honour.

10

(RELEASE MARKED EXHIBIT NO. 12).

MR. RICE: There is a shipping way bill attached to that. I think it would be just as well to let them both stay together as one exhibit.

THE SUB-COMMISSIONER: Very well.

MR. RICE: Q: In this list of chattels that you have given that you are releasing the Custodian from any further responsibility, the list of chattels that I have handed to you, you say, "The following are found in the large room on the south-west side between the walls. There is the narrow opening on the left side of the windows. The utensils are at the end of the rope if you pull the rope. Forks, knives and spoons. Three cooking knives, two Japanese stones for sharpening knives, one big Japanese axe like a knife, Japanese scythes, they are small knives with small handles."

20

30

If you pulled the rope they came down from the

T. Ureno,
Cross-Exam.

partition, is that it?

A Yes.

Q They were all hid?

A Yes.

You know, same style, my house all the time some people, you know, the wife go away and nobody with it, sometimes before, and I lose three saws before that and eight hoes.

10 THE INTERPRETER: He said that house breaking was very prevalent and people were breaking into the house all the time and they were hidden there in case of burglary.

MR. RICE: Q: What did the tools consist of that amounted to \$61.75 for which you are claiming?

MR. TURCOTTE: I put all the garden tools together there.

MR. RICE: Oh, I see, it is all the garden tools added up.

MR. TURCOTTE: Yes, the shovels, the hoes and rakes.

20 MR. RICE: Q: Then a sewing machine with a motor, or is it just a sewing machine motor that you are claiming?

A Just the machine motor.

Q How old was it?

A: About

1927 it was purchased.

Q And you took it off your sewing machine, did you?

A I was working piece work for Spencer's for about a year and a half and when that was finished, I took it off.

30 Q And you had worked with this motor for a year and a half?

T. Urano,
Cress-Exam.

A Yes, piece work.

Q Did you have the motor appraised by anyone?

A No, I just knew that it was \$30.00 when I bought it.

Q It was how much when you bought it?

A \$30.00 when I bought it.

Q \$30.00 when you bought it?

A Yes.

10 Q And after using it for a year and a half, and it is about 15 years old, and you still say it is worth \$30.00?

A I don't know what the value is.

Q Why did you swear that it was worth \$30.00?

A It has not been used very much. It is in practically new condition.

Q You admit you had used it a year and a half in some factory?

A I used it a year and a half in my home working on piece work.

20 Q In your home working on piece work?

A Yes.

Q Well that is the same thing as a factory almost, isn't it?

A I don't know exactly how much it was worth.

Q Are the rest of your values the same way?

A No. I do not understand the values of the sewing machine but the other things I know more about.

30 THE SUB-COMMISSIONER: That is probably as accurate as this man who appraised the truck.

T. Urano,
Cross-Exam.

MR. RICE: I beg your pardon?

THE SUB-COMMISSIONER: He is probably as accurate in his estimate of values as this man who appraised the truck.

MR. RICE: Well the truck was used two years then.

MR. TURCOTTE: And it was sold for \$750.00 after it was appraised for \$284.00.

MR. REER: Oh, I know, but there was a big jump in the price of trucks. You could get more for second hand trucks than you could for new. There was a big jump when that truck was sold in the trucks. I have bids here made on the truck and they ran all the way from \$250.00 to \$750.00.

THE SUB-COMMISSIONER: Well I am just suggesting that. Are there any further questions?

MR. TURCOTTE: That is all, your Honour.

THE SUB-COMMISSIONER: That is all, thank you.

(Witness aside)

20

(PROCEEDINGS ADJOURNED SINE DIE)

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

S. R. Howard
"S. R. HOWARD"
Official Reporter.

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

SUB-COMMISSIONER.

30

DEFENSE BRIEF
Tsurakichi URANO
File 9956
Case 614
PERSONAL PROPERTY
CLAIMS

1. CHattel CLAIM

\$197.27

a) Goods val. at \$128.37

Declared but not found.

Exh.12 notes items hidden in wall of house.
JP Form notes all chattels which were left
on farm will be looked after by Mr. E.H.
Herbert. Also that all chattels declared
other than those loaned would be left on
the farm.

b) Goods val. at \$ 29.90

No record at any time.

JP Form does not list -- no later inventory

c) Goods val. at \$ 10.20

Shipped.

Requisition and Bill of Lading - Exh.12

d) Goods val. at \$ 28.80

Loaned by Claimant (still on loan)

4 receipts for chattels: Herbert
Steeves
Hekis
Lysack

Transcript P.15 L.12 refers.

TRUCK CLAIM

\$1200.00

Appraised value
\$284.85

Sold for
\$750.00 (by Auction)

WITNESSES:

Wills (staff) re attendance at auction
McDermott Motors re appraisal.

P.21 L.6 of Transcript refers to difference
between Auction price and appraisal.
Suggested by writer that auction purchaser
did not inspect the vehicle properly as
Cameron's offer to purchase 4/12 Nov 43
states engine frozen - block broken, sitting
too long - tires rotten.

7 offers prior to auction \$250. to \$625.

P.9 L.18 of Transcript notes vehicle pur-
chased 1938. P.9 L 23 notes truck new when
purchased.

BC Prov. Police letter 19 Oct 43 note
truck as 1937 model.

Truck not declared on JP Form 25 Apr 42.
First Ctdn knowledge of truck Exh.10

P.14 L.24 Claimant states he doesn't know
whether Friars used the truck or not.
He therefore shouldn't have any knowledge
of the condition of the truck at time of
sale.

REAL PROPERTY CLAIMS2. REAL PROPERTY

NOTE: Part "A" deals with Real Property which Urano held under and Agreement for Sale. This property was catalogued and subsequently sold to VLA as a separate sale.

Part "B" deals with buildings erected by Urano on property which he leased from Mrs. Ida B. Steeves and under the terms of the lease had the right to remove the buildings at expiration or non-renewal of the lease.

PART "A"

Est. val. \$5483.
Claim 2283.

APPRAISED AT

\$2755.50

SOLD FOR

\$3200.

Witness: F.H. Coulthard

Est. claim value includes \$700. for strawberry plants. Transcript P.3 L.21 notes 5 acres straws. planted, while Exh.1 and Mather's report of 3/6/42 note 3 acres. Exh.1 notes straws. planted 1941 -- as plants only good for 3 years commercial picking, they ceased to be a commercial crop prior to sale in Sept. 1944

Est. claim value includes \$477. for Brick Drain Pipe. No information on file re drainage, Coulthard appraisal notes "NO IMPROVEMENTS OF ANY VALUE" (Exh.6)

Est. claim value includes \$6. for Fence Posts. Coulthard (Exh.6) merely notes property fenced.

GENERAL INFORMATION: Lots 7 to 10 incl. and S.213.25 ft of Lot 11 purchased under Agreement for Sale 29 Mar 41 \$2000. Lots 49 to 58 incl. and Lot 11 save and except the S.213.25 ft thereof purchased under Agreement for Sale 27 Sep 41 \$2300. (Exh.2)

PART "B"

Est. val. \$1330.
NET Claim \$1175.

APPRAISED AT
\$155.

Witness: VLA (Robinson)

Settlement \$155.

Counsel should read memo 10 Jun 48 Cuming to Shears and Transcript P.5 to P.8

Transcript P8 L6 Claimant "My house, my own house, my boy's house etc" Claimant had two sons -- one 12 and one 10

VLA letter 8 Jun 48 to Satdn notes:

| | |
|----------------------------------|---------------|
| "Chicken house (used as a house) | \$100. |
| Garage (no value) | -- |
| Shed | 15. |
| Packing shed | 40. |
| | <u>\$155.</u> |

Certified true copy of VLA appraisal herewith. See Page 2 from "BUILDINGS" foot of page.

Personal Property

Left with agent
1830

2883
per Mrs. Humbert

Name of Claimant
Custodian File

URANO, Sana Tsurukichi

Case 614

5956

| REAL PROPERTY | | | | | | | | | | Total |
|--------------------------------------|--|---------------------------------------|--|---|--|--|--|-------------|--|---------|
| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | V.L.A. Mission Village | | Total Award 125% of all Sale Prices: % of Amount Total | |
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% thereof | Charges 12.50 & Comm. | Sale Price | Total Award 80% of all Sale Prices: % of Amount Total | Sale Price | Total Award | | |
| | | 3200. | | | | | | | | 1100.00 |
| PERSONAL PROPERTY | | | | | | | | | | |
| Motor Vehicles | | Boats and Boat Gear | | | | | | | | Total |
| Sale Price | 25% thereof | Sale Price | Nelson Bros. 23.5% of Sale Price | Other Sales 28.5% of Sale Price | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Recorded Now Missing | 45% of amount in next preceding column | | | |
| 750. | 187.50 | | | | | | | | 187.50 | |
| 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 CHATELS | | | | | | | | | | |
| Claim for goods Sold By Auction | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Application of % ratio to amount in next preceding column | Sale Price of goods Sold by Tender | 12% of Sale Price | | | |
| | | | 46% | 128.57 | | | | | | |
| | | | | | 59.05 | | | | | 59.05 |
| TOTAL RECOMMENDATION | | | | | | | | | | 1346.55 |

5956

December 28th, 1950

Mr. Tsurukichi URANO,
Box 340,
Caldale, Alta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 614

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$ 1,346.55.

Cheque in your favour is enclosed for \$ 1,268.66 and we have paid the Co-Operative Committee .. \$ 77.89 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:BE
Encl.

CLAIM NO. 614 - Tsurukichi URANO

This claim is made in respect to an 18 acre parcel of land situate near Steveston, B.C., which was appraised by Coulthard Sutherland & Co. in April 1944 at \$2755.50. It was later sold to the Director, Veterans Land Act, in August 1944 at \$3200.00.

The evidence before me discloses that this property was bought by the claimant in March 1941 at the sum of \$4300.00, the contract for purchase providing for time payments.

Counsel submitted a joint proposal for payment of \$1100.00, more particularly in view of the purchase price paid by the claimant in 1941.

I withheld decision pending investigation of the price per acre paid by the D.V.L.A. for land situate in the same section of the same block, considered in Claim No. 485. I find that the D.V.L.A. paid \$250.00 per acre for the last mentioned property.

In the circumstances I consider that the land, the subject of this claim, is of equivalent value to that considered in Claim No. 485. I therefore approve Counsel's proposal, and RECOMMEND payment to the claimant of the sum of \$1100.00.

H. J. Bird
Commissioner.

January 11th 1950.