

13693

INFORMATION FROM R.C.M.P.

Date 24.12.42

Full Name TASHIRO, Giichiro (deceased) Mr.
(Surname in Block Letters)

Registration No. _____ Male - Female
(check) Age _____

Former Address Cedar Valley Rd., MISSION, B. C.

Date Evacuated N/R. RCMP Naturalized - Canadian-Born - National
(check)

Present Address Died Nov 13, 1940 at Mission B.C.

Married - Single
(check)

Name of Wife Mrs. TASHIRO Hyaku 132

Name of Husband _____

Name of Mother _____ Name of Father _____

Names of Children under 16 1st Eiji - 1928 Yoshikazu - 1932 Siji

Our File No. 13693 Registered with Custodian no
(yes or no)

Requested By M. J. Purnell

Additional Information remains when and where did this man die?

NA { For particulars please write either of his sons:
Yoshikazu TASHIRO - #14402 - c/o Route McMillan, Diamond City, B.C.
Eiji TASHIRO - #13259 - now c/o Route McMillan, Diamond City, B.C.
(this is the older brother)

[illegible]

Estate of Gilehiro TASHIRO

File No. 13693

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 3	Land Registry Office - Certificate of Encumbrance	\$ 2.00	\$	
1944 June 1	1943 taxes plus arrears	107.19		
June 16	Search fee vital statistics	.50		
October 4	Rents collected 1943 & 1944		190.00	
November 13	1944 taxes	30.88		
1945 June 12	Credit re Sale of Property		2.10	
August 6	B. C. Electric Railway Co. - deposit refund		2.96	
1946 February 7	Balance remitted to Official Administrator	54.49		
		<u>\$ 195.06</u>	<u>\$ 195.06</u>	

NIL

REAL PROPERTY SUMMARY

JAPANESE NAME: Giichiro TASHIRO, Deceased. File No. 13693.

CATALOGUE NO: Advertised by Mr. J.M. Streight, Official Administrator, New Westminster B.C., on May 3rd, 1945.

PROPERTY ADDRESS: 475 Cedar Valley Road, Mission, B. C.

LEGAL DESCRIPTION: Lots 1 and 2 of the North half of the South East quarter of Sec. 29, Township 17, Map 2849, Mun. of Mission, D.N.W.

TITLE: Registered in the name of Giichiro TASHIRO
~~Deceased~~

ENCUMBRANCES: ~~None Registered.~~ *Ordinary vesting in CofE. Oct 27/42 No. 24814*
Unregistered Letters of Administration to J.M. Streight, July 21st, 1945.
Special Vesting Order filed No. 24814, dated 26th March 1945, dated Mar 15/45 covering the interests of the widow & children

ASSESSED VALUE: Land \$540.00
Improvements \$900.00 - \$1440.00. Taxes - \$30.88.

CLASSIFICATION: This is a small fruit and vegetable farm.
The valuator reported on June 4th, 1945, in part as follows: "The property consists of 10 acres fronting on Cedar Valley Road, 1 1/2 miles from Mission on a rise of ground affording an excellent view of the Fraser River and Valley. The building located on the highest position is about 20 feet above the road requires an abrupt rise in the driveway. About half the property is in small fruits and asparagus, in poor condition, badly neglected to couch grass, with a scattered orchard of about 30 trees, the balance is in pasture or hay. The soil is a fair quality of sandy loam, ideal for small fruits".
"The property lies well for easy draining and cultivating.
The buildings consist of dwelling, 32'x46', of cheap lumber, very old and unpainted. The foundations and roof are in very poor condition. Electric Light, water piped to sink only. All the interior is finished in unpainted "V" Joint. Woodshed 12'x20', sagging badly. Barn 14'x34' built of rough lumber. Poultry building 20'x38' shingled outside and in fair condition, but rhubarb forcing room under the poultry building has depreciated the foundations. Picker's bunk house 14'x28', in very poor condition. Rhubarb forcing house 24'x50', finished outside in short cull cedar siding, has a loft on second floor, but the stairway has rotted and fallen away. 2 garages 20'x20' and 18'x18', are situated on road line, built of rough lumber and unpainted. All buildings are in very poor condition, and owing to their location (crowded together) and type of construction, are of very little value to the buyer.

I would therefore place the value of this property at:

for land	\$2,000.00
for all buildings	850.00
Total	<u>\$2,850.00</u>

signed "Hal Menzies".

HISTORY OF

ADMINISTRATION: This property was leased by Eiji TASHIRO, File 2875, son of Giichiro TASHIRO, along with his own property to Gerhard Abraham Janzen, on 2nd April 1942, for a term of 10 months from 1st April 1942, with option to extend lease, arrangements to be made with Pacific Co-Operative Union. Consideration \$550.00 paid.

An adjustment was made covering Lots 1&2 of N. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 2849, Mun. of Mission, D.N.W., which is the property belonging to Giichiro TASHIRO, on a basis of \$95.00 per year for 1943 and 1944. Rents collected \$190.00.

Giichiro TASHIRO died November 13th, 1940, at Mission, B.C., intestate and on 21st day of July 1944, Jack Milton Streight, Official Administrator, was appointed Administrator of the Estate of Giichiro TASHIRO, who, on March 5th, 1945, enclosed to us certified copy Letters of Administration in the above estate.

SOLD:

To William Alfred Goodman for \$2850.00 as at June 12th, 1945.
Approval of Advisory Committee - June 30th, 1945.

This property was advertised by J.M. Streight, Official Administrator, New Westminster, B.C., on May 3rd, 1945. The sale price, viz., \$2850.00 being paid into Mr. J.M. Streight's office.

On February 7th, 1946, we forwarded to Mr. J.M. Streight, Official Administrator, our cheque for \$54.49, which represented all the funds on hand in our office in connection with the Estate of Giichiro TASHIRO.

The following Fire Insurance Policy:

Phoenix Assurance Co. Ltd., Policy No. 181525 - \$650.00, covering the dwelling, was transferred to W.A. Goodman and a credit of \$4.98, unexpired Fire Insurance Premiums, was placed to the credit of Estate of Giichiro TASHIRO'S account.

OLD CERTIFICATE OF TITLE

No. 113886-E: The whereabouts of which was unknown. Duplicate was obtained by Official Administrator.

Certificate of Title No. 191811-E was to be delivered to Wm. A. Goodman by J.M. Streight, Official Administrator.

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

February 27th, 1947.

DAC:JS


D. A. CRAMER.

Rec'd	JUN 5 1945
File No.	13693
Ans.	
Referred	

June 4, 1945

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

EXHIBIT NO. 771-7
DATE October 5/48
FILED BY *Elva Aue*

Dear Sir:

Re: Lots 1 & 2 of N.1, S.E.1, Sec.29, Tp.17, Map 2849,
Municipality of Mission.

As requested in your letter of May 29th I have inspected the above property and find as follows.

The property consists of 10 acres fronting on Cedar Valley Road, 1 1/2 miles from Mission on a rise of ground affording an excellent view of the Fraser River and Valley. The building located on the highest position about 20 feet above the road requires an abrupt rise in the driveway. About half the property is in small fruits and asparagus, in poor condition, badly neglected to couch grass, with a scattered orchard of about 30 trees, the balance is in pasture or hay.

The soil is a fair quality of sandy loam, ideal for small fruits.

The water supply is from a deep well 150 feet from the house. It has an electric pump installed, but is out of order, and the tenants have been carrying water for the past year. The property lies well for easy draining and cultivating.

The buildings consist of dwelling, 32' x 46", of cheap lumber, very old and unpainted. The foundations and roof are in very poor condition. Electric light, water piped to sink only. All the interior is finished in unpainted "V" Joint.

Woodshed: 12' x 20', sagging badly.

Barn: 14' x 34', built of rough lumber.

Poultry building: 20' x 38' shingled outside and in fair condition, but rhubarb forcing room under the poultry building has depreciated the foundations.

Pickers bunk house: 14' x 28', in very poor condition.

Rhubarb forcing house: 24' x 50', finished outside in short cull cedar siding, has a loft on second floor, but the stairway has rotted and fallen away.

2 Garages: 20' x 20' and 18' x 18', are situated on road line, built of rough lumber and unpainted.

All buildings are in very poor condition, and owing to their location, (crowded together) and type of construction, are of very little value to the buyer.

I would therefore place the value of this property at:

for land -	\$2000.00
for all buildings-	\$850.00
Total-	\$2850.00

Yours truly,

Hal Mergent

HM:SP

13697

This is the Last Will and Testament

of me GIICHIRO TASHIRO

of the Municipality

of Mission

in the Province of

British Columbia,

made this Second

day of July

in the year of our Lord one

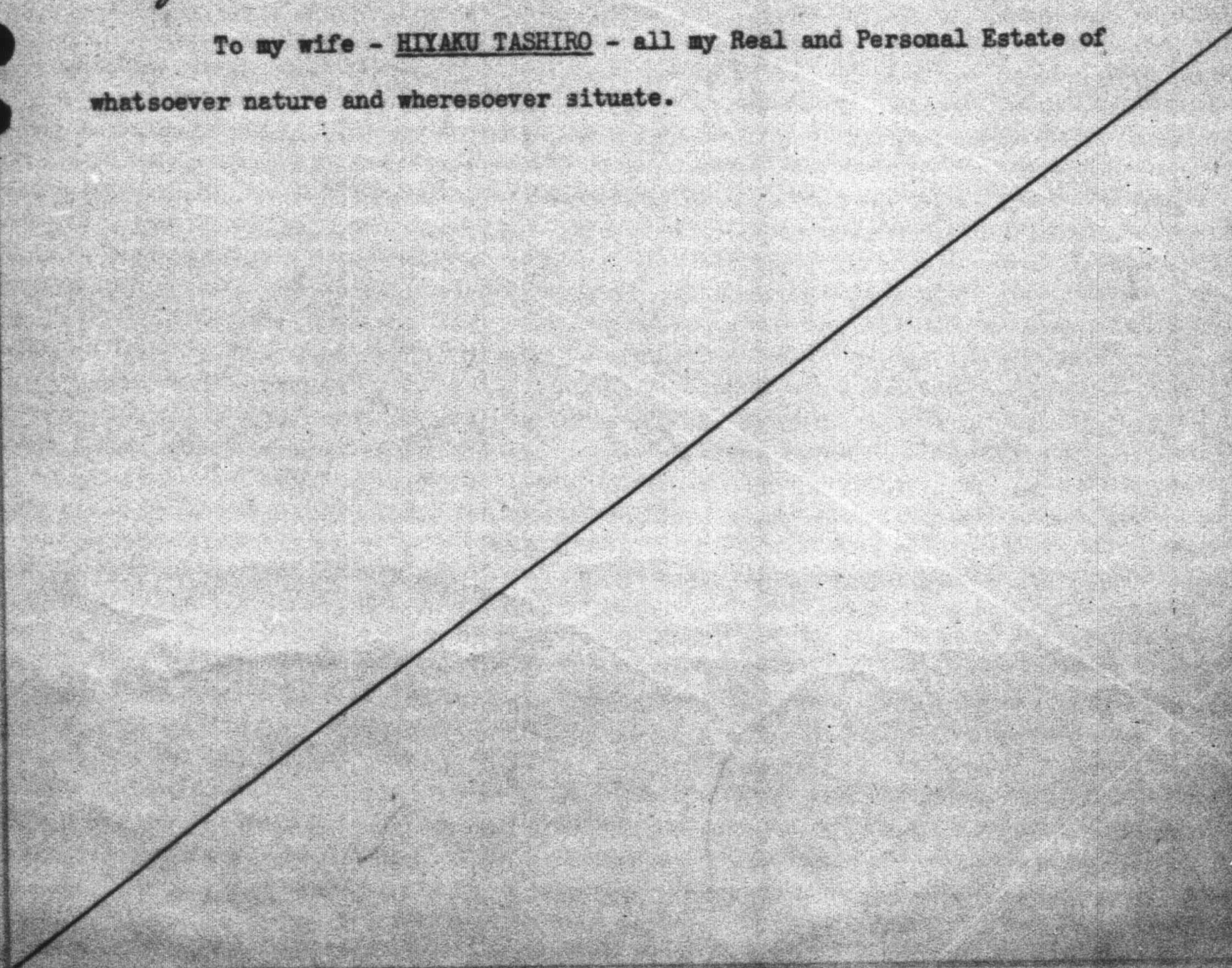
thousand nine hundred and -forty

I Hereby Revoke all former Wills and other Testamentary Dispositions by me at any time heretofore made, and declare this only to be and contain my last Will and Testament.

I Direct all my just debts, Funeral and Testamentary expenses to be paid and satisfied by my Execut hereinafter named as soon as conveniently may be after my demise.

I give, devise and bequeath all my Real and Personal Estate whatsoever and wheresoever in the manner following, that is to say:

To my wife - HIYAKU TASHIRO - all my Real and Personal Estate of whatsoever nature and wheresoever situate.



All the residue of my Estate, both real and personal, not herein before disposed of, I give, devise and bequeath unto

And I nominate, constitute and appoint

THE ATTACHED WILL IS A TRUE COPY OF THE ONE MADE
BY GIICHIRO TASHIRO DATED JULY 2ND, 1940.

JANUARY 15TH, 1944.

Hawthorne

A Notary Public in and for the
Province of British Columbia

and year first above written.

SIGNED, published and declared by the
said Giichiro Tashiro
the Testator as and for his last Will
and Testament in the presence of us who both
present together at the same time in his
presence at his request and in the presence
of each other have hereunto subscribed our
names as witnesses.

"G. Tashiro"

Name "M. Inaba"
Address Mission City
Occupation Farming

Name _____
Address _____
Occupation _____

Butch July 2nd 1940

MEMO

—OF—

Gilchiro Tashiro

Mission. B.C.

The Clarks & Harty Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 44

13693

December 29, 1942.

Mr. Eiji TASHIRO,
Reg. No. 13259,
c/o Rowe McMillan,
Diamond City, Alta.

Dear Sir:

Your late father Gishiro TASHIRO died leaving registered in his name Lots 1 and 2 of North half of South East quarter of Section 29, Township 17, Map 2E49, Mission District.

By the laws of this Country any property belonging to a person who has died must be placed in the hands of an administrator appointed by the Court. If this is not done we shall endeavour to protect this property but no money can be paid out except on account of taxes and charges for protecting the property.

We suggest, therefore, that an administrator be appointed without delay. While Trust Companies do this class of work they are not usually interested in small estates. The best alternative would probably be the Government official administrator in Vancouver. You could, if you wished, appoint your own lawyer. Your mother has the first right to say what should be done (according to Canadian law) but we are writing to you as the eldest son. Please discuss this matter with your brother Tashiro who is with you we believe and tell us without delay what the family wishes.

When replying you might fill in the enclosed form. Doing this now will save time and correspondence later.

Kindly reply as soon as you can.

Yours truly,

P. H. Russell.
Administration Department.

EXHIBIT NO. 771-8
DATE October 8/48
FILED BY *W. H. H. H.*

PER/CD
Encl.

2875 & 13693

November 12th, 1943.

Mr. A. E. Russell,
B. C. Security Commission,
Lethbridge, Alberta.

Dear Sir:

EIJI TASHIRO, No. 13259.

With reference to your letter of November 8th, in reply to the letter which we wrote to the above Japanese re the ownership of Lots 1 and 2, N. $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 2849, N.W.D.

The information contained in your letter does not clear up the situation. What we want to obtain is the evidence that EIJI TASHIRO is the owner of the above property. If you will look at the Certificate of Title No. 113886 E, you will find it registered in his late father's name, viz. Giichiro TASHIRO, so, this party has to either produce evidence by way of a Deed made out to him, or a certified copy of his father's Will, willing the property to him.

We wish to thank you for your kind efforts in trying to straighten this out to us.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner.

DAC:JS

Custodian Files #s
2873 & 13693

EVACUATION SECTION	
Rec'd	JAN 11 1944
File No.	
Ans.	<i>RRR</i>
Referred	

Lethbridge, Alberta,
December 29, 1943.

Mr. H. L. Brown, Office Manager, Vancouver, B.C.

Lots 1 & 2, N 1/4 SE 1/4 Sec. 29.

Re: ELLI TASHIRO, 21329.

With reference to the Custodian's letter November 12th, we have made further enquiry and have been supplied with the last Will and Testament of Gichiro Tashiro, which while apparently inadvisable as a Will, in view of its irregular execution, will nevertheless indicate the intention of the testator that his property should transfer to his wife Ryuku Tashiro. Its specific evidence in this instance is to the effect that the property of the late Gichiro Tashiro was not willed to his son, and therefore presumably by common law, the property automatically reverts to his widow as next of kin.

It would be appreciated if Custodian will please advise subject person as to the status of this Estate at the present time, and as to whether the Custodian wishes any further action taken at this time to enable transfer of title to the legal heir; and as to whether the Custodian will meantime protect the interests of the legal heir, by the payment of such taxes as may be necessary to maintain the title in good standing, even though it may be the intention to dispose of the land in question. Any other advice the Custodian's Department may give, to direct to subject person through us, will be appreciated.

Please return the document attached, when it shall have served its purpose.



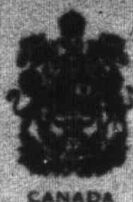
A. E. Russell.

V/
Enc.

REGISTER.

cc - H.L. Brown. ✓

DEPARTMENT OF
LABOUR



CANADA

JAN 11 1944
File No. 2875 + 13693
Ans. *by*
Referred *Crane*

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
January 7th 1944.

Dept of Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir,

Re Eiji TASHIRO #13259
Custodian File No. 2875 & 13693

With further reference to our letter of November 11th and yours of the 12th we now enclose a copy of a letter received from our Alberta representative, together with the Will of Giichiro TASHIRO. Kindly return this document to us after perusal.

We shall be glad to have your advice in regard to this matter.

Yours truly,

M.L. Brown
Office Manager.

MS
Regd enc.

2875 & 13693.

January 18th, 1944.

REGISTERED MAIL.

Mr. E. L. Brown,
Office Manager,
B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

E. TASHIRO - Registration No. 13259.

With reference to our various letters in connection with the above named Japanese, and especially your letter of January 7th, enclosing a copy of Mr. Russell's letter from Lethbridge, of December 29th; we are returning herewith the Will of Oshiro TASHIRO. As this Will is witnessed by only one person, it is not valid, but I would advise that it should be kept as it shows the intent of the maker.

Regarding the further questions asked by Mr. Russell, we are passing this letter on to the proper department and they will forward a reply.

Will you please accept our thanks for your trouble taken in this matter, and please pass them on to Mr. Russell.

Yours truly,

(D.A. Graham)
for Ian Macpherson
Title Examiner

DAC:JS
Encl.

CRUX & McMASTER

Appraisers and Solicitors

G. F. McMASTER
A. B. DUNCAN CRUX

308 RANDALL BUILDING
535 WEST GEORGIA ST.
VANCOUVER, B. C.

TELEPHONE MAINE 9877

EVERY SECTION

Rec'd MAR 18 1944

File No.

Ans'd

Referred

March 16, 1944

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.
Vancouver, B. C.

Attention Mr. Wright

Dear Sir:

EVACUATION SECTION

Rec'd MAR 18 1944

File No.

Ans.

Referred

509

Re: Giichiro Tashiro - Lots 1 & 2 of
N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 2849,
Municipality of Mission

As indicated in our discussion with you yesterday it becomes important to know the precise date of the death of the above named Japanese to determine whether title can be given to real estate on the basis that the property vested in the Custodian ipso facto or whether such vesting will only occur after extraneous evidence has been brought in, such as upon the Official Administrator procuring letters of administration showing an intestacy and an interest in the estate in favour of a Japanese.

As soon as this information has been received from you we can continue with the necessary legal steps to put the matter in order.

Yours truly,

CRUX & McMASTER

PER:

G. F. McMASTER

GFM/ME

2875
13693
Evacuation Section

509 Royal Bank Building,
Vancouver, B. C.
March 23rd, 1944

Messrs. Cruz & McMaster,
308 Randall Building,
538 West Georgia Street,
Vancouver, B. C.

Attention: Mr. McMaster

Re: Giichiro Tashiro - Lots 1 & 2 of
N₁ of S_{1/2} of Sec. 29, Twp. 17, Map 2849,
Municipality of Mission

Gentlemen:

With reference to your letter of the sixteenth instant, we beg to advise you that we have on our files a copy of the Will of the late Giichiro Tashiro, formerly of 475 Cedar Valley Road, Mission, B. C., dated July 2nd, 1940.

However, this Will, bequeathing his estate to his wife, Miyaku Tashiro, is not valid as it is witnessed by only one person, but it does show the intent of the maker.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JT

Cc. Gruen & McMaster

13693 (Evacuee)
J.L. 78

509 Royal Bank Building,
Vancouver, B.C.,
10th May, 1944.

The Director,
Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Dear Sir:

Re: Giechiro TASHIRO and Lots 1 and 2 of the North
Half of the South East quarter of Section 29,
Township 17, Map 2849, Municipality of Mission,
in the District of New Westminster.

The above described property is included in the list of parcels sold to Director, Veterans' Land Act. We find that the title to this property is recorded in the name of Giechiro TASHIRO and that the owner died prior to the 26th day of February, 1942.

The Orders-in-Council conferring upon the Custodian the power to liquidate real property belonging to persons of the Japanese race in the protected area of British Columbia would not apply in this case and the Custodian therefore withdraws the property from the Agreement.

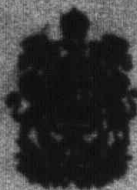
Will you be kind enough to acknowledge receipt of this communication.

Yours truly,



R.D. Richardson,
Farm Department.

KWW/LG



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. 13693

PLEASE QUOTE BC/293P

Dr Bal 10819

518 Rogers Bldg.,
Vancouver, B.C.,
May 23, 1944.

T.S.

Attention Mr. Richardson.

Please file in #13693
W.

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B.C.

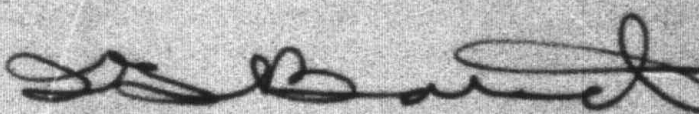
Dear Sir: Re: Giichiro TASHIRO
Lots 1 & 2 of N $\frac{1}{2}$ of SE $\frac{1}{4}$ Sec.29, Tp.17,
Map 2849, N.W.D. - Mission Munic.

We have for acknowledgment your letter of May 10th in which you advise that Orders-in-Council conferring on the Custodian power to liquidate real property belonging to Japanese in the protected area would not apply in the above case. The property is registered in the name of Giichiro Tashiro and it is understood that he died prior to the 26th of February, 1942.

You will note that this Department disbursed the sum of \$107.19 covering taxes and insurance premium, and we shall be glad to have your cheque to cover. Tax receipt is enclosed.

Steps will be taken to assign the existing lease and crop order under the terms of which no rentals have been collected to date.

Yours truly,


District Superintendent.

JK:R.J.
Encl.

Y

June 8th, 1944

Office of the Custodian
509 Royal Bank Building
675 West Hastings Street
VANCOUVER, B.C.

Attention Mr. Wright

Dear Sir:-

Re - Properties sold to Director
under Veterans' Land Act
Your file No. 1247-A

We note your instructions that in some fifteen parcels the title is in the name of a Japanese who has died prior to the Orders-in-Council coming into effect, and the beneficiaries either evacuees or alien enemies have not taken out Letters, probably to offer an obstacle to the Custodian. We are of the opinion that the Orders-in-Council in their present form will not assist. Reg. 12 (2) (P.C. 1665 as enacted by Sec. 4 of P.C. 2483) does not appear to us to assist in that it relates to property "belonging to any person of the Japanese race" but those words in the defining section of P.C. 2483 mean and are therefore restricted to a person of the Japanese race required to leave the protected area, and that description could not apply to a deceased owner who had died before the Orders-in-Council came into effect requiring the Japanese to leave this area.

There appears, therefore, no regulation which is applicable to these registered owners and the utmost the Custodian could assert is that under P.C. 2483 there is vested in him the equitable or beneficial interest which has passed by devolution to the beneficiaries; that vesting in the Custodian does not however permit him to proceed directly against the title. The Administration of Estates Act, Chap. 2, Sec. 106 provides that real estate vests in the personal representative therefore the right of these respective beneficiaries must be against the personal representatives when appointed and similarly as the rights of these beneficiaries are vested in the Custodian the Custodian's right must be limited to a right against such personal representatives when appointed. There appears to be two methods whereby you may get title in the legal state:-

1. By having the Official Administrator apply. Under the Administration of Estates Act, Chap. 5, Sec. 47 the Official Administrator may apply in the event of (a) a person dying intestate or leaving a will with an Executor not willing and competent to take probate, or where the executor resides outside the Province, and (b) that the deceased had his fixed place of abode in the County or had no fixed place of abode in the Province but had assets within the County and the Official Administrator so applying can see that no relatives within the Province entitled to share in the estate are ready and competent to take out Letters. Under Section 48 the Official Administrator is obliged to take out Letters where all the heirs and next-of-kin in the Province renounces or requests him to do so. We assume that the beneficiaries will not permit complying with Sec. 48 but Sec. 47 would appear to apply in that the beneficiaries although being within the province have by neglecting to take out Letters over a considerable period must have shown that they are not ready to take out such Letters. There would appear no difficulty in complying with the remainder of Sec. 47

13693
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2689
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
June 14th, 1944

J. H. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Re: Gichiro TASHIRO, Deceased, and
Lots 1 and 2, of the North Half of the South East
Quarter of Section 29, Township 17, Twp 2849, Muni-
cipality of Mission, District of New Westminster

Dear Sir:

Search at the Registry Office reveals that title to the above described parcel is in the name of Gichiro Tashiro. We have been advised that this man died prior to evacuation of the Japanese, and under the circumstances the Orders in Council, directing the Custodian to control Japanese assets left in the protected area, would not apply. The exact date and place of death is not known to us, but we are writing the Department of Vital Statistics.

Enclosed herewith you will find copy of a Will and you will note from this that it is dated the 2nd of July, 1940, and we also direct your attention to the fact that there is but one witness.

According to the information on our files, the following are the heirs at law:

<u>Widow:</u>	Mrs. Ryoko TASHIRO, c/o Rose McHullen, Diamond City, Alberta
<u>Sons:</u>	Yoshikazu TASHIRO, c/o Rose McHullen, Diamond City, Alberta
	Keiji TASHIRO, c/o Rose McHullen, Diamond City, Alberta
	Seiji TASHIRO, c/o R. Buckman & A.C. Cleveland, Barons, Alberta

This property is assessed for \$1,440.00 as follows: Land - \$540.00,
Improvements - \$900.00.

13693
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Excise Section

J. H. Straight, Esq.,

-3-

June 14th, 1944

There is a debit balance in the books of the Custodian amounting to \$108.19. This is made up as follows:

Taxes paid	\$ 94.19	
Fire Insurance	13.00	
Certificate of Encumbrance	<u>1.00</u>	\$ 108.19

We also have a claim on file from the Standard Oil Company amounting to \$8.00, but are not certain that this is against the Estate, as it may refer to another Japanese with the same initials.

In keeping with the Government's policy of liquidating all Japanese assets, we would like to dispose of this parcel and await your suggestions after you have had time to consider the foregoing facts.

Yours truly,

E. F. WRIGHT
COUNSEL TO THE CUSTODIAN

KWB/JF
Encl.

ADDRESS OFFICIAL COMMUNICATIONS TO
DIRECTOR
DIVISION OF VITAL STATISTICS
PARLIAMENT BUILDINGS
VICTORIA, B.C.



PROVINCIAL BOARD OF HEALTH
DIVISION OF VITAL STATISTICS

ENEMY SECTION	
Rec'd	JUN 22 1944
File No.	13693
Ans'd	2689
Evacuee Section.	

June 21st, 1944.

K. W. Wright, Esq.,
Office of the Custodian,
Dept. of the Secretary of State,
509 Royal Bank Bldg.,
VANCOUVER, B. C.

Sir: Re: Gitchiro TASHIRO, Deceased.

In reply to your enquiry of the 15th inst. we may inform you that the death of the above-named man is duly registered as having occurred on November 13th, 1940 at Mission, B. C.

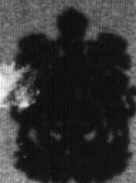
An official receipt for 50¢ covering the search fee in this connection is enclosed herewith.

Yours truly,

DIVISION OF VITAL STATISTICS.

J. W. Wright
Director.

/FC
Enc.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. 13693

PLEASE QUOTE BC/293P

Vancouver, B. C.,
July 6th, 1944.

The Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B. C.

Attention: Mr. Richardson

Dear Sir:

Re: G. Tashiro - Lots 1 & 2, N $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 29, Tp. 17

Will you please refer to our letter of the
23rd of May last.

As this property was included with the E.
Tashiro property in lease to G. A. Janzen, it is not possible
to assign the same, and we have taken steps to cancel the exist-
ing lease and a new lease has been drawn to cover only the pro-
perty we are acquiring. The rental on the entire property was
set at \$145 and under the new lease Janzen is to pay \$50 and has
been advised that he must make arrangements for a lease of the
other property through your office. No rentals have been paid
to us, and we hold an accepted crop order on the P.C.U. for
\$145. Jan 1944

We may say that we have been unsuccessful in
collecting 1943 rentals as the sum of \$145 was deducted from the
tenant's account with the P.C.U., but in view of the fact that
the Japanese concerned were indebted to the P.C.U., the proceeds
from the crop order were retained and applied by the P.C.U. to
the account of the Japanese.

On the basis of the apportionment of 1944 rental,
this department is entitled to receive the sum of \$50 for last
year, and it would seem that when the current crop order is met,
we should retain the sum of \$100 and remit the balance in the sum
of \$45 to your office.

Yours very truly,

I. T. Barnet
District Superintendent

JK/MM

VLA 105

COPY ON FILE 2875

Janzen Lease Expires
Sept 30/44

Office of the Custodian

2. An alternative method could be set up by amending the Orders-in-Council to provide that the Custodian could enquire whether evacuees or enemies were the beneficial owners of any property registered in the name of the deceased, and if he were of that opinion could direct that such property vest in him.

The latter method would carry the advantage of giving you control of the disposal of this property whereas there are disadvantages to relying upon the Official Administrator. In the first place there must be in every instance some doubt as to whether grant will be made to an Official Administrator; that can be defeated by any beneficiary deciding to take the grant and having taken the grant could then decline to go on the register. Further, certain Official Administrators have taken the position that both Sec. 47 and 48 must be complied with. We do not so read the Statute and the Official Administrator at New Westminster, where the majority of these properties will lie, would apply under Sec. 47 irrespective of compliance with Sec. 48.

Further the power of sale contained in the Official or other Administrator must be subject of the limitations of that office but you will appreciate that an Administrator is not a Liquidator, and we can expect each Official Administrator to act with considerable precaution and not necessarily dispose of the properties as we may direct. It is, therefore, evident that only by amending the Orders-in-Council could the control of this administration be obtained by the Custodian. If there be any reason against amending we could have the Official Administrator at New Westminster apply.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD

Per: Signed F.A.S.

FAS/EB

In the Supreme

Court of British Columbia



In the matter of

Giichiro Tashiro

, deceased,

and

In the matter of the "Administration Act."

DATED THE 21st DAY OF July, A.D. 1944

petition and
UPON reading the affidavits of Jack Milton Streight

, it is ordered,

that Jack Milton Streight

, Official Administrator for the

County of Westminster

, shall be Administrator of all and singular

the estate of Giichiro Tashiro

, deceased,* intestate, who

died on the 13th November, 1940, at Mission, British Columbia

and that notice of this Order be published in one
issue of a newspaper circulating in the district in which the de-
ceased resided.

J. M. Coady, J.

Value of Estate - \$1440.00
Extracted by Alex. S. Duncan,
Solicitor.CERTIFIED A TRUE COPY
[Signature]
Deputy District Registrar

★ Insert

This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.

PHONES
Mission Office 65, Plant 55
Matsqui 5411

**GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB**

30th September, 1944.

Richardson 13693- Johnston.
sent to Anderson

copy for Feb 28th phase
R

In answer to your letter of the 29th instant.

Trusting this is the information you require,
we remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per:

Geo. A. Reid
Office Manager.

GAR/as

13693 Evacuee

509 Royal Bank Bldg.,
Vancouver, B. C.,
October 12th, 1944.

J. H. Streight, Esq.,
Official Administrator,
405 Westminster Trust Bldg.,
New Westminster, B. C.

Dear Sir:

Re: Estate of Gilchiro TASHIRO, Dec'd

With reference to our recent conversation, will you kindly send us a copy of the letters of Administration which have been issued to you in connection with this estate.

As you have been unable to locate the Certificate of Title covering the property owned by the deceased, we would suggest that you take steps to obtain a duplicate Certificate of Title. When the duplicate Title is received, will you kindly advise us and instruct us in regard to advertising the property for sale.

We understand that you will obtain a valuation of this property prior to its being offered for sale, and we would be pleased to receive a copy for our file.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/O'B

13693
Evacuee

509 Royal Bank Building,
Vancouver, B. C.,
January 5th, 1945.

J. M. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Estate of Michiro TASHIRO, Deceased

On October 12th, 1944, we wrote you in connection with the above noted estate requesting that you send us a copy of the Letters of Administration issued to you and a copy of the valuation of the Real Property when received. We also suggested that you take steps towards the issuance of a new Certificate of Title, and when this was done that you advise us so that we might attend to advertising the property for sale by tender.

We would appreciate your letting us have a report of this estate showing the progress being made in the above mentioned matters.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHF/O'B



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

ENEMY SECTION	
Rec'd	JAN 12 1945
File No.	
Ans'd	
Refer'd	

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

January 11th 1945.

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

Att: Mr. Wright

Re: Estate of GIICHIRO TASHIRO, dec'd
your file 13693, Evacuee

Dear Sirs:

I beg to advise you that Letters of Administration were issued to me on July 21st 1944. To date the Solicitor has been unable to obtain duplicate Certificate of Title and this is holding up matters.

Yours very truly,

JMS*WP


OFFICIAL ADMINISTRATOR

NEW WESTMINSTER OFFICE
500 WESTMINSTER TRUST BUILDING
PHONE 618

MISSION CITY OFFICE
CATHERWOOD BUILDING
PHONE 86

ALEXANDER S. DUNCAN
BARRISTER AND SOLICITOR

NEW WESTMINSTER: B. C. No.
15th January 1945.

ENEMY SECTION
Rec'd **JAN 16 1945**

Ans'd
Refer'd *Peers*
Rec'd **JAN 16 1945**
File No. **13693**
Ans. *Peers*
Refer'd *Peers*

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:--

Re: Estate of Glichiro Tashiro dec'd.

On behalf of Mr. J.M. Streight, Official Administrator here, I applied for and obtained letters of administration to him of the estate of the above-named deceased. A portion of the estate consisted of Lots 1 and 2 of the North Half of the South East quarter Section 29 Township 17 Map 2849 covered by Certificate of Title No. 113886 E. This Certificate of Title had been in the possession of The Canadian Bank of Commerce at Mission City, B.C. for safe-keeping but apparently was delivered to someone by the Bank on the 23rd March 1942. The Bank seems to be under the impression that delivery was made to the deceased but that cannot be the case as the deceased died November 13th 1940.

I have been endeavouring on behalf of the Administrator to register the property above described in his name as such but have been unable to obtain the Certificate of Title mentioned.

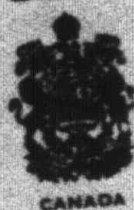
On September 21st last I wrote to Mrs. Hyaku Tashiro, c/o Rowe McMullen, Diamond City, Alta. asking her to forward this to me if it were in her possession or she could obtain it. I have received no reply to that letter and I am wondering if there is any way that your office might contact her and perhaps obtain some knowledge of the whereabouts of the certificate.

Yours truly,

ALEXANDER S. DUNCAN.

ASD.WP.

DEPARTMENT OF
LABOUR



CANADA

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
February 2nd 1945

ENEMY SECTION

Rec'd FEB 5 1945

File No.

Ans'd

Refer'd

MR Peers

Dept of Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr K. W. Wright

Dear Sir,

Re Estate of Gilchiro TASHIRO
Mrs Hyaku TASHIRO #13708
Custodian File #13693

EVACUATION SECTION

Rec'd FEB 5 1945

File No.

13693

Ans'd

Refer'd

2 Wright

Referring to your letter of January 17th
our Lethbridge Welfare Officer informs us that he
has not yet received a reply from Mrs TASHIRO'S
son, who is working in the Chisholm Sawmills, and
apparently he is the only one in the family who
knows anything about the title. Our Welfare Officer
informs us that he will forward the requested in-
formation as soon as received by that office.

Yours truly,

M. L. Brown
Office Manager

MMS

NEW WESTMINSTER OFFICE
500 WESTMINSTER TRUST BUILDING
PHONE 615

MISSION CITY OFFICE
GATHERWOOD BUILDING
PHONE 86

ALEXANDER S. DUNCAN
BARRISTER AND SOLICITOR

NEW WESTMINSTER: B.C.,
19th February 1945.

ENEMY SECTION	
Rec'd	FEB 20 1945
File No.	
Ans'd	
Refer'd	

K.W.Wright, Esq.,
Counsel to the Custodian,
509 Royal Bank Building,
VANCOUVER: B. C.

Dear Sir:-

Re: Estate of Giichiro Tashiro deceased
Your file No. 13693 Evacuee Section

With reference to your letter to me of the 2nd inst. enclosing copy of a letter of the same date to Mr. J.M.Streight, Official Administrator here, I am wondering if you have had any further communication with reference to the Certificate of Title in question. In view of the recent delivery of the Title, namely, the 23rd March 1942, I have some considerable hesitancy in suggesting an application to the Registrar of Titles for a new Title as he must be supplied with reasonable evidence that the same has been lost or destroyed and until the communication is received from the parties who took the Title from the bank on the date in question, I doubt very much whether the Registrar would consider seriously an application for a new Title.

Yours truly,

ALEXANDER S. DUNCAN.

A.

ASD.WP.

13693, 1938, 5534,
2875, 2689 - Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
February 26th, 1945

Alexander S. Duncan, Esq.,
Barrister and Solicitor,
500 Westminster Trust Bldg.,
New Westminster, B. C.

Re: Estate of Giechiro TASHIRO, Deceased

Dear Sir:

We acknowledge with thanks receipt of your communication of the 19th instant.

When writing Mr. Streight on the 2nd instant, it was not our thought to have you apply to the Registrar under Section 160 of the Land Registry Act as there is no definite evidence that the Certificate has been lost. We believed the Official Administrator might rely on Sections 131-134 inclusive, as these empower the Registrar to order production and in his discretion cancel any outstanding Certificate.

In keeping with the Government's policy, parcels of real estate belonging to persons of the Japanese race are being steadily liquidated. You are no doubt familiar with the practice that is followed in this regard. The procedure entails obtaining independent appraisals and calling for tenders by public advertisement. The offers go before the Advisory Committee on Rural Properties under the Chairmanship of Judge Whiteside, and if the offers are equivalent to or exceed the valuations, the Committee then recommends acceptance and all documents are sent to Ottawa for signature of The Secretary of State.

We are furnishing you with this information for the reason that it is possible to liquidate these Estate parcels by taking advantage of Section 4 of P.C. 2483, dated the 27th of March, 1942, in part as follows:

"(2) The Custodian may, notwithstanding anything contained in this Regulation, order that all or any property whatsoever, situated in any protected area of British Columbia, belonging to any person of the Japanese race shall, for the purpose of protecting the interests of the owner or any other person, be vested in the Custodian, and the Custodian shall have full power to administer such property for the benefit of all such interested persons, and shall release such property upon being satisfied that the interests aforesaid will not be prejudiced thereby.

(3) For the purposes of the control and management of such property by the Custodian, the Consolidated Regulations Respecting Trading With The Enemy (1939), shall apply mutatis mutandis to the same extent as if the property belonged to an enemy within the meaning of the said Consolidated Regulations".

Section 23 of the Revised Regulations Respecting Trading With The Enemy (1943) provides as follows:

"(1) Where any real estate or interest therein is vested in the Custodian he may issue a certificate stating that such real estate or interest therein is vested in the Custodian and such certificate shall be registered without charge in the Land Titles Office or registration office in the district in which the real estate is situate, but failure to register such a certificate shall not release the real estate or interest therein from the provisions of these Regulations.

(2) After the registration of such certificate and upon the written request of the Custodian, the proper officer in the Land Titles Office or registration office in the district in which the real estate is situate shall, where there is provision for transfer of titles, forthwith and without charge transfer the title of the real estate or interest therein affected by the Custodian's certificate into the name of "The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943)", without any transmission or other application or further proceeding. The title to the land or in-

13693, 1938, 5534,
2875, 2689 (Evacuee Sec.)

Alexander S. Duncan, Esq.,

-2-

February 26th, 1945

terest therein shall be transferred as hereinbefore provided, notwithstanding that the Custodian has not in his possession or under his control the Certificate or any other document relating to the title to the said real estate or interest therein.

(3) The interest of any enemy in such real estate shall be regarded as having effectively dealt with by any such action on the part of the Custodian.

(4) The Custodian may issue a certificate vacating any certificate of vesting previously registered, and the vacating certificate shall be registered in the Land Titles Office or registration office, as the case may be, without charge".

The Registrar is prepared to accept Special Vesting Orders together with a Certified Copy of Letters Probate or a Certified Copy of Letters of Administration. Herewith you will find the form of Order that we would send to Ottawa provided Mr. Streight approves this procedure. It appears that this would overcome many of the obstacles that stand in the way of liquidation by the Official Administrator, including the application for an order to cancel the Certificate of Title. The title would be transmitted into The Secretary of State and if sale was effected the proceeds would be paid to the Official Administrator for distribution to those entitled.

We are sending a copy of this letter to Mr. Streight and would be glad if you would discuss the matter with him as soon as possible.

Mr. Shears and the writer plan to attend a meeting of the Advisory Committee at New Westminster next Friday afternoon. We would be glad to meet Mr. Streight and yourself some time during the morning and if convenient, will arrange to be in Mr. Streight's office at 11 a.m.

Thanking you in anticipation of your co-operation, we remain,

Yours truly,

K. F. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

13683, 13738, 2534,
2875, 2882 - Revenue Section

507 Royal Bank Building,
Windsor, N. C.
March 3rd, 1945

J. W. Straight, Esq.,
Official Administrator,
New Westminster, B. C.

Dear Mr. Straight: Re: Estate of GICHINO TASHIRO

With further reference to our letter of the 26th ultimo, and to confirm the arrangements agreed upon in the course of the interview yesterday, when Mr. Duggan and Mr. Duggan were present, we outline the various steps required to be taken in order that the parcel of real estate belonging to this Estate may be liquidated.

1. Mr. Duggan is to forward a certified copy of Letters of Administration to this office.
2. Letters of Administration are to be filed in the Registry Office by you and the Custodian is to be furnished with particulars of such registration.
3. You are to obtain an independent appraisal and offer the property for sale by public tender.
4. You are to send us a list of all tenders received, together with a copy of valuation, copy of advertisement, and your recommendation as to acceptance or otherwise.
5. We are to obtain a Special Vesting Order from The Secretary of State in form submitted on the 26th ultimo, subject to amendment to Clause 6 as follows:
"AND WHEREAS The Secretary of State of Canada acting in his capacity as Custodian has been informed that the said GICHINO TASHIRO, deceased, left his surviving spouse TASHIRO, widow, and the following children, etc".
6. The Special Vesting Order will be filed in the Registry Office by the Custodian and you will be furnished with a copy of such order and the particulars of registration.
7. The offers received together with valuation you have obtained and an independent appraisal secured by the Custodian, are to be submitted to the members of our Real Property Advisory Board.
8. Provided the highest offer is in line with such valuations, the Board will probably recommend acceptance and documents will then be prepared by this office and go forward to Ottawa for signature of the Custodian together with the Board's recommendation.

13605, 13606, 13611,
13711, 13712 - Bureau Section

J. B. Stewart, Esq.

March 1st, 1945

Re: Forwarded the Certificate approving the sale will be completed by this office and the proceeds forwarded to you for distribution to those entitled.

It was also agreed that if satisfactory offers are not received by you, the Certificate will authorize the property for sale by tender in the hope that liquidation in line with the Government's policy may be effected.

In the procedure decided upon will be followed in any other cases now in hand, so consider it is important to have a clear understanding in order that you may have the necessary instructions to your Solicitors.

An early acknowledgment, together with your comments, would be very much appreciated.

Yours very truly,

L. B. WHITE
ATTORNEY TO THE GOVERNMENT

136/37

13693, 1938, 5534, 2875,
2687 Evacuee Section

509 Royal Bank Building
Vancouver, B. C.,
March 22nd, 1945.

J. M. Streight, Esq.,
Official Administrator,
New Westminster, B.C.

Dear Sir:

Re: Estate of Gilehiro TASHIRO

Attached please find a copy of a Special Vesting Order in connection with property described as Lots 1 and 2 of the North $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of Section 29, Twp. 17, Map 2849, Municipality of Mission. This Order is being filed at the Land Registry Office, New Westminster.

It will now be in order for you to advertise this property for sale by tender. After the close of tenders, the offers received should be forwarded to this office, together with a copy of the valuation, and your recommendations as to disposal, so that the matter may be referred to the Rural Advisory Board, for their decision.

In the event of sale, the documents of Conveyance will be drawn by this office and executed by the Custodian in Ottawa.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B
Attach.

Copy sent to A.E. Duncan, Esq.,
New Westminster, B.C.

13693
Process Section

509 Royal Bank Building,
Vancouver, B. C.,
May 22nd, 1945.

J. M. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Estate of Gilchire TASHIRO

With reference to our telephone conversation of today we regret to advise you that we have no independent valuation of the above noted property on our file.

On March 22nd last we wrote you in connection with this property as follows:

"Attached please find a copy of a Special Vesting Order in connection with property described as: Lots 1 and 2 of the North $\frac{1}{2}$ of the S. E. $\frac{1}{4}$ of Section 29, Township 17, Map 2849, Municipality of Mission. This Order is being filed at the Land Registry Office, New Westminster.

It will now be in order for you to advertise this property for sale by tender. After the close of tenders, the offers received should be forwarded to this office, together with a copy of the valuation, and your recommendations as to disposal, so that the matter may be referred to the Rural Advisory Board, for their decision.

In the event of sale, the documents of Conveyance will be drawn by this office and executed by the Custodian in Ottawa."

13693

- 2 -

May 22nd, 1945.

J. M. Streight, Esq.,

When you are in receipt of an offer for this property ,
which you consider to be acceptable, we will be pleased to have you submit
it to this office so that the transaction may be completed as outlined in
our letter quoted above.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GWP/O'B



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

ENEMY SECTION	
Rec'd	MAY 26 1945
File No.	
Ans'd	
Referred	
408 WESTMINSTER TRUST BUILDING NEW WESTMINSTER, B. C.	

May 23rd 1945.

Mr. K.W. Wright,
Office of the Custodian,
509 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: Estate of T. TASHIRO dec'd
your file 13693

Dear Sir:

The property known as Lots 1 & 2 of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ Section 29, Township 17, Map 2849, Mission Municipality, was put up for sale by tender May 3rd 1945 in the Fraser Valley Record. The following offers were received:

J.J. Mitchell	1810.00
Soldier Settlement Board	1825.00

I phoned Mr. Mitchell this morning regarding his offer to see if he wished to increase it as I advised him an offer had been received a few dollars more than his, this being the final offer of the Soldier Settlement Board. I thought it only fair that he should be given every opportunity to purchase as he had purchased other properties far above valuation. He advised me that he was not anxious to receive this property as a Mr. Jensen is the tenant on same and has six children and he did not wish to remove them, and as far as he was concerned his offer was the best he could do.

~~Under the circumstances I would recommend that the Soldier Settlement Board offer be accepted.~~ *I suggest that further offer be obtained.*

I enclose valuator's report.

Yours very truly,

JMS*WP
encl.

OFFICIAL ADMINISTRATOR

F.S. TAYLOR

Mission City, B.C.

May 23, 1945.

J.M. Streight, Esq.,
Official Administrator,
405 Westminster Trust Bldg.,
New Westminster, B.C.

Dear Sir:

In reply to your telephone request of today, I appraise the value of Lot 67 of lot 1, Group 3, Map 841, Village of Mission, as approximately \$1300.00.

As regards Lots 1 and 2 of the North half S.E. 1/4 Sec. 29, Township 17, Map 2849: - I figure this property is worth between \$3,000.00 and \$3,500.00. The buildings on this property are old and in poor shape; and only about one-half of it is under cultivation; and the soil needs building up. Possibly a higher price could be obtained but I figure the above is its true value.

If any of the tenders you have received are not accepted I would like to have the opportunity to dispose of these properties, upon receipt of your instructions.

Yours very truly,

FST/VJ

F.S. Taylor

C
O
P
Y

C
O
P
Y

F.S. TAYLOR

Mission City, B.C.

May 29, 1945.

J.M. Streight, Esq.,
Official Administrator,
405 Westminster Trust Bldg.,
New Westminster, B.C.

Re: Lots 1 and 2 of the North half
S.E. 1/4 Section 29, Township 17, Map 2849

Dear Sir:

This letter is to confirm our telephone conversation today, stating that I have received a firm offer of \$2500.00 cash for the above property.

I wish to state that I went up again today with the prospective purchase, who made the above offer, and examined the property more thoroughly than I did when I submitted my appraisal of the value on May 23rd, and decided that I have valued the property at that time too high as I found today that most of the buildings are ready to fall down and are of very little value.

If the above offer is accepted the purchaser would demand a guaranteed date when they could take possession, as they do not wish to dispose of their Edmonton property until they know that they can occupy the above mentioned property at a specific date.

They also would like to know if the present tenant's lease gives him the right to take off this years' crop.

Trusting this matter will have your favourable attention and awaiting your reply.

Yours very truly,

FST/VJ

F.S. TAYLOR



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

ENEMY SECTION	
Rec'd	JUN 4 1945
File No.	13693
By	MR. Tolbert

406 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

TELEPHONE:
703

June 2nd 1945.

Office of the Custodian,
509 Royal Bank Bldg.,
VANCOUVER, B.C.

Att: Mr. K.W. Wright

Re: Estate of G. TASHIRO, deceased
your file 13693

Dear Sirs:

I enclose herewith copy of an offer
on the property for \$2500.00.

I can not give a guaranteed date for
possession but you might look into the matter and see
if there is any lease on the property.

I would also like to get a copy of
your valuator's report as per your letter of May 29th.

Yours very truly,


OFFICIAL ADMINISTRATOR

JMS*WP
encl.

File 13693

C
O
P
Y

June 4, 1945.

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

Dear Sir:

Re: Lots 1 & 2 of N. 1/2, S.E. 1/4, Sec. 29, Tp. 17, Map 2849,
Municipality of Mission.

As requested in your letter of May 29th I have inspected the above property and find as follows:

The property consists of 10 acres fronting on Cedar Valley Road, 1 1/2 miles from Mission on a rise of ground affording an excellent view of the Fraser River and Valley. The building located on the highest position are about 20 feet above the road requires an abrupt rise in the driveway. About half the property is in small fruits and asparagus, in poor condition, badly neglected to couch grass, with a scattered orchard of about 30 trees, the balance is in pasture or hay.

The soil is a fair quality of sandy loam, ideal for small fruits.

The water supply is from a deep well 150 feet from the house. It has an electric pump installed, but is out of order, and the tenants have been carrying water for the past year. The property lies well for easy draining and cultivating.

The buildings consist of dwelling, 32' x 46', of cheap lumber, very old and unpainted. The foundations and roof are in very poor condition. Electric light, water piped to sink only. All the interior is finished in unpainted "v" Joint.

Woodshed: 12' x 20', sagging badly.

Barn: 14' x 34', built of rough lumber.

Poultry building: 20' x 38' shingled outside and in fair condition, but rhubarb forcing room under the poultry building has depreciated the foundations.

Pickers bunk house: 14' x 28', in very poor condition.

Rhubarb forcing house: 24' x 50', finished outside in short cull cedar siding, has a loft on second floor, but the stairway has rotted and fallen away.

2 Garages: 20' x 20' and 18' x 18', are situated on road line, built of rough lumber and unpainted.

All buildings are in very poor condition, and owing to their location, (crowded together) and type of construction, are of very little value to the buyer.

I would therefore place the value of this property at:

for land	\$2,000.00
for all buildings	850.00
Total	\$2,850.00

Yours truly,

(signed) Hal Menzies.

HM:SP



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

ENEMY SECTION	
Rec'd	JUN 12 1945
File No.	
Ans'd	
Refer'd	

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

June 11th 1945.

Office of the Custodian,
509 Royal Bank Bldg.,
VANCOUVER, B.C.

Att: Mr. K.W. Wright

Re: Estate of G. TASHIRO deceased
your file 13693

Dear Sirs:

I enclose herewith copy of a
further offer for the property herein.

I would recommend immediate
acceptance of this offer and await your instructions.

Yours very truly,

JMS
OFFICIAL ADMINISTRATOR

JMS/P
encl.

F.S. TAYLOR

Mission City, B.C.

June 9, 1945.

J.M. Streight, Esq.,
Official Administrator,
405 Westminster Trust Bldg.,
New Westminster, B.C.

Re: Estate of G. TASHIRO deceased
Lots 1 & 2 of N $\frac{1}{2}$ of the SE $\frac{1}{4}$
of Section 29, Township 17,
Map 2849

Dear Sir:

With reference to our telephone conversation this morning -- regarding the price of \$2850.00 for the above property, wish to advise that I took the matter up with the present tenant, Mr. Janzen, and told him that the price had been raised \$100.00 above his offer and after consideration, he agrees to purchase this property for \$2850.00 cash, and has placed 10% of the latter amount with me. Balance to be paid on confirmation that the offer has been accepted.

The full name of the purchaser is
Mr. Gerhard Abraham Janzen.

Trusting this matter will have your
favourable consideration and awaiting an early reply.

Yours very truly,

F.S. Taylor

P.S. Offer subject to my commission
of 5%.

FST-VJ

C
O
P
Y

June 13th, 1945

MEMORANDUM

TO: MRS. A. G. MCARTHUR
FROM: MR. K. W. WRIGHT
RE: Estate of Giichiro TASHIRO, and
Lots 1 and 2 of the North half of the
South East quarter of Section 29, Town-
ship 17, Map 2849, Mun. of Mission, NWD

The above described property is registered in the name of
Giichiro TASHIRO, deceased.

Letters of Administration have been granted to Mr. J. M. Streight,
Official Administrator, and he has advertised the property for sale. The
bids did not measure up to the valuation, but we have now been advised that
Gerhard Abraham Janzen, the tenant, is willing to pay \$2,850.00 cash, being
the equivalent of Mr. Hal Menzies' valuation (see report of June 4, 1945).
We have informed Mr. Streight that recommendation for acceptance will go for-
ward to Ottawa.

Will you be kind enough to have the necessary documents prepared,
including Transmission and Conveyance, in order that we may ask the Custodian
to execute the documents. Special Vesting Orders have been filed in the
Registry Office.

When the documents are returned from Ottawa they should be sent
to Mr. Streight in order that he may complete the sale.

We attach File No. 13693 for your information.


K. W. WRIGHT

KWW/JF
Attach.

Mr Anderson. When reviewing his file, please
note adjustments by way of requisition Oct 2/44
making sure that the accounts of the son and
deceased father have been properly charged.
Also check refund V.L. 9 Sept 22/44
This is OK. *W.L.*

Lots 1 & 2 were leased under adjustment on a basis of
\$95.00 per year for 1943 and 1944. *W.L.*

June 16th, 1945

MEMORANDUM

TO: FILE NO. 13693

MINUTES OF ADVISORY COMMITTEE MEETING
HELD AT NEW WESTMINSTER, FRIDAY,
JUNE 15, 1945

RE: Estate of Giichiro TASHIRO

Mr. Wright reported that Giichiro TASHIRO is the owner of Lots 1 and 2 of the North Half of the South East Quarter of Section 29, Township 17, Map 2849, Municipality of Mission.

This property was advertised by Mr. J. M. Streight, Official Administrator, in the Fraser Valley Record on May 3, 1945. In response to this advertisement the following offers were received:

J. J. Mitchell	1810.00
Soldier Settlement Board	1825.00

Revised offers had been asked for and Mr. Streight has now received one from Mr. F. S. Taylor on behalf of Mr. G. A. Janzen, to purchase the property at \$2,850.00, and in his letter of June 9th, 1945, recommended immediate acceptance.

Mr. Hal Menzies, in his report of June 4, 1945, valued this property at \$2,850.00.

The Board approved recommendation made by Mr. Streight and also that the documents of transfer be signed by The Secretary of State acting in his capacity as Custodian.

K. W. WRIGHT

KWW/JF



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

ENEMY SECTION

Rec'd JUL 17 1945

File No. 13693

Ans'd

Refer'd

MR Peter

July 16th. 1945.

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

13696

Mr. K. Wright

Dear Sirs: Re: Estate of G. Tashiro deceased.

Janzen has paid his money into this office,
kindly forward a statement of adjustments of rents, taxes
and fire insurance.

Yours truly,

JMS*S

It has been suggested by the purchaser if not too late
that the title issue in another persons name who is putting
up the money. Kindly advise.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

ENEMY SECTION

Rec'd JUN 19 1945

File No.

Ans'd

Refer'd

MRS. M. A. M. R.

TELEPHONE:
703

405 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

June 18th 1945

Office of the Custodian,
509 Royal Bank Bldg.,
VANCOUVER, B.C.

Att: Mr. K.W. Wright

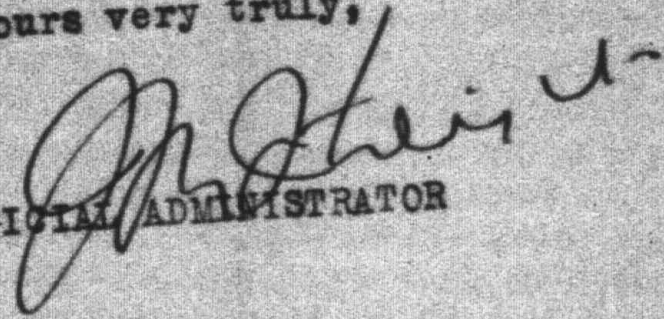
Re: Estate of GIICHIRO TASHIRO dec'd
your file 13696
Evacuee Section

Dear Sirs:

In reply to your letter of June 12th, I beg to advise Gerhard Abraham Janzen's address is Mission, B.C., his occupation is Farmer and he is a British Subject.

I understand the full amount of the purchase price will be available June 30th.

Yours very truly,


OFFICIAL ADMINISTRATOR

JMS/WP

13693

July 19, 1945.

J. M. Streight, Esq.,
Official Administrator,
405 Westminster Trust Building,
New Westminster, B. C.

Dear Sir:

Re: The Estate of Giichiro TASHIRO, Deceased.
Lots 1 & 2/N₂ of SE₁ Sec. 29, Tp. 17,
Map 2849, Municipality of Mission.

We have to acknowledge your letter of July 16th
advising that the full amount of the purchase price for the above
property has now been received by your office.

Please advise Mr. Jansen, the purchaser, that
upon receiving a written direction from him, the documents of
conveyance will be drawn according to his request. He will of
course not overlook giving the full name, address, occupation
and nationality of the transferee named by him.

As soon as the documents are returned signed
from Ottawa a statement of adjustments will be sent forward and
assignment of insurance completed.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS

Mission City, B.C.,

July 26th, 1945.

The Custodian,
Legal Department,
Royal Bank Building,
VANCOUVER, B.C.

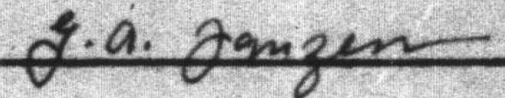
Dear Sir:

RE: ESTATE OF G. TASHIRO DEC'D

I hereby request and authorize the
Custodian to prepare a Deed covering Lots 1
and 2 of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 29
Township 17 Map 2849, Mission, to William
Alfred Goodman of Hatzic in the Province of
British Columbia, Farmer, who is a British
Subject by birth.

Yours truly,


Witness.



13693

REGISTERED

August 13, 1945.

Mr. J. M. Streight,
Official Administrator,
405 Westminster Trust Bldg.,
New Westminster, B. C.

Dear Sir:

Re: Estate of Giichiro TASHIRO (dec'd)
Cedar Valley Road, Mission, B. C.
1 & 2/4 S2 29/17/2849

Attached please find signed deeds covering the above described property sent to you for registration. Kindly notify us when registration has been completed.

We understand that there is an oral lease covering this property for the period October 1, 1944 to September 30, 1945 for \$145.00. Of this amount \$50.00 was allowed for reshingling the house and \$50.00 allowed for planting half an acre of strawberries, the balance of \$45.00 payable in cash has not yet been received by this office from the tenant who is also the purchaser but this amount may now have been collected by you in which case please notify us.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

24/1/46
Value of property will be increased by having house reshingled and $\frac{1}{2}$ acre cultivated. Above Estate will benefit by receiving better selling price in consideration of allowances as stated in this letter.
W. J. J.

File No. 13693.
Advertised.

September 19th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Giichiro TASHIRO - Deceased
Hun. of Mission
Lots 1 & 2 of N. $\frac{1}{2}$ of S.E. $\frac{1}{4}$
of Sec. 29, Twp. 17, Map 2849,
District of New Westminster.

With reference to the registration of the above described property, we beg to call your attention to the copy of your letter dated August 13th, sending the original Transmission and Deed to Mr. J. M. Streight, for registration. As this should have been registered by us, in this office, I have had Mr. Streight return to us the signed copy of the Transmission and Deed for the file. The Transmission number is 191811-E and the Deed is 191812-E, in the name of William Alfred Goodman.

You will see by Mr. Streight's letter dated September 15th, 1945, that he is asking for a remittance of \$9.20, covering the costs of registering in the name of the Secretary of State. This is wrong. The proper division of the costs of registration should be as follows:

Chargeable to the Japanese - \$2.50

" " " Purchaser - \$10.20

so we are really indebted to Mr. Streight, in this case, for the sum of \$2.50.

I called at Mr. Streight's office on Tuesday, September 18th, and explained all this to him.

D. A. Cramer

DAC:JS

Special Sale through J. H. Streight
File No. 13693
Cedar Valley Road, Mission, B. C.
1 & 2/4 SE 29/17/2849/Ann. of Mission

October 13, 1945.

WILLIAM ALFRED GOODMAN
(purchaser)

In account with: J. H. Streight, Official Administrator

STATEMENT OF ADJUSTMENTS

(As at June 12, 1945)

	DEBIT	CREDIT
Purchase price	\$2,850.00	
Cheques received by J. H. Streight		\$2,850.00
Registration fees on deed - \$2,850.00	10.25	
Insurance premium - \$13.00 (Ex. Aug. 6/46)	4.98	
Purchaser's proportion of taxes for 1945 paid - 203/365 x \$31.32	17.42	
Balance owing by purchaser		32.55
	\$2,882.55	\$2,882.55

BALANCE OWING BY PURCHASER

\$32.55

*Mr. Streight charged the
purchaser \$10.25 for come registration
fees, therefore the amount to adjust
will be \$22.35. 50¢ should be paid*

13693

December 14, 1945.

Mr. William A. Goodman,
Hatsie, B. C.

Dear Sir:

Re: Special Sale
Cedar Valley Rd., Mission, B. C.
182/11: SB: 29/17/2849/Ann. of Mission

Deed to the above described property has now been registered in your name and we are ready to deliver control to you.

Adjustments as of June 12th, 1945, as shown on the enclosed sheet, have been calculated and a balance of \$32.55 has been charged to you. Please mail us a cheque for this amount and at the same time return to us the attached control receipt, duly signed.

We are also enclosing Phoenix Assurance Company, Ltd., Policy No. 181525 which has been assigned to you.

Certificate of Title covering the above property will be delivered to you by Mr. J. E. Streight, Official Administrator, New Westminster, B. C.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 3

cc to Mr. J. E. Streight

Special Sale
File No. 13693 / *NKdeels* *TASHIRO Giichiro*
Cedar Valley Rd., Mission, B. C.
1&2/N₂ SE₄ 29/17/2849/Mun. of Mission

Control of the above described property is by me hereby acknowledged and
I agree that all adjustments and incidents connected with the sale to me
of this property have been settled.

Receipt is also acknowledged of Phoenix Assurance Company, Ltd., Policy No.
181525, which has been assigned to me.

Dated at Mission City B. C., this 18th day of December 1945.

Signed *W. A. Goodman*

Return to the Custodian

P.O.Box 299,
Lethbridge, Alta.,
December 21, 1945

The Custodian's Office,
Dept. of the Secretary of State of Canada,
Vancouver, B. C.

Dear Sir: Re: Estate of Hyaku Tashiro (Estate of
 Giichiro Tashiro, deceased)

I have been informed that the above estate have been duly
sold by your office. I would like to have full particulars concerning
this sale, immediately.

The above estate is mentioned in the Title, (No. 113886 E).
The location I will mention to your convenience, Lot one and two (1 and 2)
North half of South-east quarter, section twenty-nine (29), township seven-
teen (17) in the map #2849, District of New Westminster.

Because of my age, I am more or less unable to earn my living.
Situation has become so acute, I am having difficulty meeting my living
expenditure. I would more than appreciate any income of any source, for
instance a payment on my estate sale.

Please look into this matter immediately. It would mean
the utmost to my welfare.

I thank you.

Yours truly,

"Hyaku Tashiro"

(initials)

13693.

January 9th, 1946.

Mr. James M. Campbell,
Barrister & Solicitor,
Box 501,
Mission City, B. C.

Dear Sir:

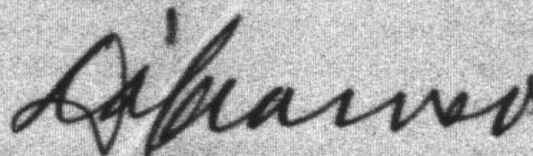
William A. Goodman and
Estate of Giichiro TASHIRO.

We beg to acknowledge receipt of your letter of December 31st, asking if we will arrange to get the Title herein from Mr. Streight and send it to you.

As Mr. J. M. Streight made the registration in connection with the Title, we understand that the Certificate of Title was sent direct to him.

As you are Solicitor for Mr. Goodman, we hereby suggest that you apply direct to Mr. Streight for the Title.

Yours truly,



D.A. Cramer
(Conveyancer)

DAC:JS

13693 & 2689
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
February 6, 1946

J. M. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Re: Estate of Gichiro TASHIRO, Dec'd

Dear Sir:

Please find enclosed herewith our cheque, for the sum of \$54.49, which represents all funds at credit in the above account with the Custodian, as shown in the attached statement.

We are also enclosing herewith copy of letter, dated December 21, 1945, received from the widow of the deceased, Mrs. Hyaku Tashiro, Registration No. 13708, together with copy of communication received from the Department of Labour, Japanese Division, dated January 18, 1946, relative to a monthly remittance. We would appreciate your complying with Mrs. Tashiro's request by forwarding to her a cheque for \$60.00 through the Department of Labour, Japanese Division, pending distribution of funds to which she is entitled.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF
Encl.

STATEMENT OF ACCOUNT

Estate of Giichiro TASHIRO, Deceased, File No. 13693

	<u>DR.</u>	<u>CR.</u>
<u>1942</u>		
Dec. 3 Certificate of Encumbrance	1.00	
<u>1944</u>		
June 1 Tax arrears	66.11	
1943 taxes	28.08	
Insurance	13.00	
June 16 Director, Dept. of Vital Statistics	.50	
Sept. 26 Director, V.L.A., refund of rents collected		45.00
Oct. 4 Balance 1943 rental, \$50.00 and 1944 rental in full \$95.00		145.00
Nov. 13 1944 taxes	30.88	
<u>1945</u>		
Apr. 13 Certificate of Encumbrance	1.00	
June 7 Valuation fee	17.75	
Aug. 6 Refund B.C. Electric Rly. deposit		2.96
Sept. 27 Registration Fees	2.50	
Dec. 20 Adjustments re sale of property		22.35
<u>1946</u>		
J. M. Streight, Official Administrator	54.49	
	<u>\$ 215.31</u>	<u>\$ 215.31</u>

File Nos. 13693 & 2689 (Evae)

April 24, 1946

MEMORANDUM

TO: THE ACCOUNTING DEPARTMENT

FROM: MR. W. J. JOHNSTON

RE: Estate of Oichiro TASHIRO, Dec'd

Please find attached Hereto Province of British Columbia cheque for the sum of \$300.00 for the credit of Mrs. Hyaku TASHIRO, Widow, Registration No. 13708, File No. 2689, forwarded to us at the request of Mr. J. H. Streight, Official Administrator.

The Department of Labour, Japanese Division, wrote us under date of January 18, 1946, as follows:

"Referring to your letter of the 28th ulto., Mrs. Tashiro requests that a monthly remittance of \$60.00 be forwarded to her.

As this woman is self supporting in Alberta this Department has no objection to her funds being released to her in any amount she may request.

Mrs. Tashiro asks if you will be kind enough to forward her a full statement of her account".

We discussed this matter with Mrs. Scooby of the Department of Labour, Japanese Division, today, and she suggested that we send Mrs. Tashiro an immediate remittance of \$120.00, covering payments for March and April, and subsequent payments of \$60.00, commencing May 20th, until these funds have been liquidated.

W. J. JOHNSTON

WJJ/JY

Attach.

CC: Mr. Anderson

2687 & 13693

25th April, 1946.

Mrs. Ryaku TASHIRO,
Registration No. 13708,
P.O. Box 299,
Lethbridge, Alberta.

Dear Madam:

In accordance with your request for funds forwarded through the Department of Labour, we have attached hereto Custodian cheque in the amount of \$120.00, which sum represents remittance for maintenance of March and April. Arrangements have been made with J.M. Streight, the Official Administrator, of your deceased husband's estate, whereby monthly remittances of \$60.00 can be expected until the bulk of the funds held by him, under the Estate, are released.

We are unable at this time to send you a statement of funds held under the Estate, as the funds are in the account of the Estate at Victoria, and no funds other than those sent by Mr. Streight to this office, which will be sent to you monthly, are held at this office.

Yours truly,

W.E. Anderson,
Administration Department.

WFA:RA
Encl.



J. M. STREIGHT

OFFICIAL ADMINISTRATOR

TELEPHONE:
703

ENEMY SECTION	
MAY 30 1946	
File No.	
Ans'd	<i>by Jean Roy</i>
Refer'd	NEW WESTMINSTER, B. C.
May 29, 1946.	

Attention Mr. Johnson

The Office of Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

Re: Estate of G. Tashiro
Your File 13693-2689

I herewith enclose the following documents taken from the
Safety Deposit Box, Canadian Bank of Commerce at Mission, please
acknowledge receipt of same:-

* Membership certificate of Provident Mutual Benefit Association
No. P H 5 dated November 23/29 for \$3,000 in the name of
Giichi Tashiro and in favor of his son, Eiji Tashiro

* Membership certificate of Provident Mutual Benefit Association
No. P H 4 dated November 23/29 in the name of Hiyaku Tashiro
and in favor of her son, Eiji Tashiro

New York Life Insurance Co. Policy No. 7490542 for \$1,000.00
on the life of Hyaku Tashiro. *Pol. has no value. See letter 12/6/46.*

Fire Insurance Policy of Legal and General Assurance Society
Lt. No. 1416 for \$1,300, expired July 28/36

* Both Provident Mutual
certificates lapsed
several years ago.
Provident Benefit Assn.
May 31/46. *loff*

JMS:FB
Encls.

Yours very truly,

J. M. Streight
OFFICIAL ADMINISTRATOR.

BC 293-P

BC/293-P

Page 1

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. JL-78

Land Description Blocks 1 and 2, S.E. 29-17

Containing 10 Acres

Owner's Name G. TASHIRO

Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance $\frac{1}{2}$ mile

Market Town Mission Distance $\frac{1}{2}$ "

Church (give denomination) Various - all denominations Distance $\frac{1}{2}$ "

Nearest School Mission Distance $\frac{1}{2}$ "

State how property was identified: Established boundaries, by map and road.

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

Hard surfaced road along east side. Gravelled road on south side.
(Cedar Valley Road).

Is this district a good one? Run down. Now only good when small fruits are high.

Employment opportunity Fair. Fruit association, cannery, and nearby mills.

Predominating Nationality and religion: Mixed. R.C. predominant in past years, but now none predominant.

Describe Fencing and its condition: No fencing Value \$

Water supply: Well 80'. Pumped into house with electric pump. Value \$ inc. in land.

BUILDINGS ON FARM

13692

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 32	Lbr.	8'	Shgl.	25?	cement	fair	850.00
Addn.	12 x 30	"	7	"	"	blk.	"	
Addn.	6 x 16	"	6	"	"	"	"	
Verandah	8 x 54	"	8	"	"	"	"	30.00
BARN	12 x 20	"	8	"	"	"	poor	
" Addn.	12 x 12	"	8	"	"	"	"	25.00
Woodshed	10 x 16	"	8	"	"	"	"	15.00
Bath House	8 x 12	"	8	"	"	"	"	300.00
Gar House	20 x 38	"	12	"	10	"	fair	150.00
2nd House	14 x 20	"	10	"	25	"	poor	425.00
Hot House	22 x 45	"	12	"	10?	"	fair	

(NOTE: Barnhouse is a 2 storey building, with hot house in lower storey;
Hothouse is two storey building with rooms in upper storey.)

(Electric Lighting)

Total present day value \$ 1805.00

Total Value Buildings add to farm \$ 900.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Present tenants are cleaning it up in good shape.

\$

Describe the basement and chimneys: dugout. Brick ohimney on bracket.

No. rooms downstairs? 5 Upstairs? none How finished T. & G. lumber, unpainted.

Are buildings painted? No. Condition of paint -

Distance from nearest bush No bush.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
10	North & south slope from crest of cen- tral ridge.	Silty loam av. 8"	Sandy clay.	Logan, straws, & raspas; small asparagus plot, fair patch of rhubarb	65.	650.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 650.00

Total added by buildings to value of farm \$ 900.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 50.00

Total value of farm \$ 1600.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Fully occupied. Now leased for this year to one Geo. Gerard, who is paying \$550.00 for this and a similar place nearby on a joint lease. Tillage good-rhubarb, raspberry & logan crops in fair shape. Strawberries in last year, and asparagus, poor. Stone fruits fair.

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

Fruit of the smaller varieties, on account of local markets.

Noxious weeds:

Couch grass & Canada thistles, the latter in limited quantity.

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

Mun. & School - \$28.08.
Mun. Dist. of Mission - Mission, B.C.

Date: 6th May 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 6th day of May 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

FL-78 - G. TASHIRO

Farm Appraisal Report

Remarks: The topography of this place is such that there is no impediment to straight cultivation. A central ridge gives good drainage and creates both north and south slopes. Place is overbuilt, many of the buildings not being required for the type of farming for which the place is suited. Rhubarb hothouses are particularly set up for forced rhubarb, and would be of no value to the place unless this is continued.

Strawberries are in the last year, and of no value to the farm, same with other crops. On a one year lease there is no incentive for upkeep of fruits, so they are all eliminated in their relation to the actual value of the farm. Lease expires Feb. 1st 1943.

Electric pump brings water to the buildings. Twenty apple, pear, peach and cherry trees will supply home with fruit, but little for sale as they are mostly old and in poor shape.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

20 trees. Peach, apple, plum and cherry.
(as home fruit only)

ORCHARDS, SMALL FRUITS, ETC.

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

	Present Value
20 trees. Peach, apple plum and cherry. (home fruit only)	\$ 50.00
Old trees except the peach trees, and none in good shape.	\$
Small fruits and crops rather indeterminate as to acreage. Estimated at:-	\$
Strawberries ---- 1.4 ac. final year.	\$
Asparagus ----- 0.6 ac.	\$
Raspberries ----- 1.1 ac	\$
Loganberries ---- 0.6 ac	\$
Rhubarb ----- 1.3 ac	\$
	\$
	\$
Total	\$

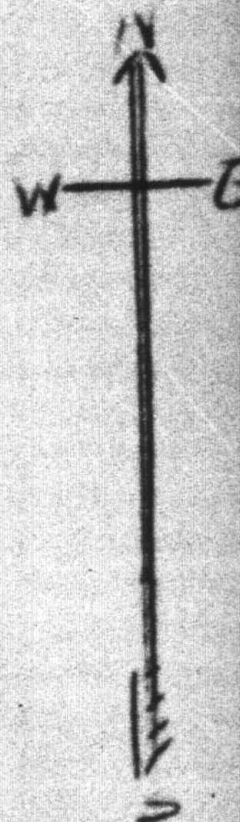
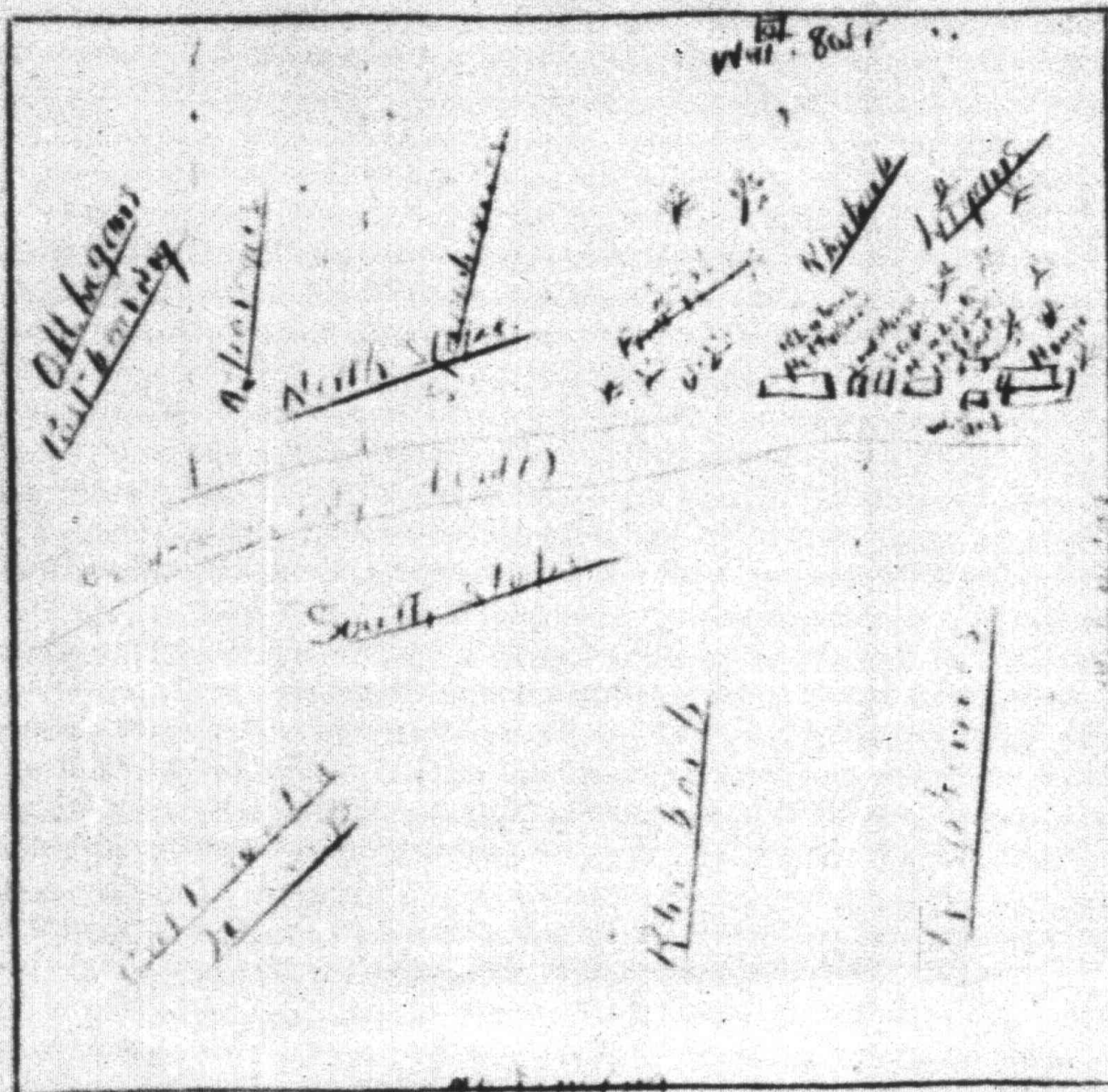
Amount fruit trees add to value of farm \$

Diagram of Property

Toshito Co

lots 1 + 2 - SE - 29 - 17

10 acres



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 1500.00

Date 19th May 1942.

"I.T. BARNET"

District Superintendent.

13693 & 2689
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
June 1st, 1946

J. M. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Re: Estate of Giichiro TASHIRO

Dear Sir:

We have for acknowledgment your communication of the 29th ultimo, enclosing the following documents taken from the Safety Deposit Box, Canadian Bank of Commerce, Mission, B. C.:

Membership certificate of Provident Mutual Benefit Association No. P H 5 dated November 23/29 for \$3,000.00 in the name of Giichi Tashiro and in favor of his son, Eiji Tashiro

Membership certificate of Provident Mutual Benefit Association No. P H 4 dated November 23/29 in the name of Hiyaku Tashiro and in favor of her son, Eiji Tashiro

New York Life Insurance Co. Policy No. 7490542 for \$1,000.00 on the life of Hyaku Tashiro ✓

Fire Insurance Policy of Legal and General Assurance Society Lt. No. 1416 for \$1,300. expired July 28/36.

Please accept our thanks for your attention to this matter.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF

NEW YORK LIFE INSURANCE COMPANY

A Mutual Company Founded in 1843

BRITISH COLUMBIA BRANCH OFFICE

1211 VANCOUVER BLOCK

VANCOUVER, CANADA

JOHN H. M. SMART, C.L.U., Manager

JAMES A. FORSYTH, Asst. Manager

June 15, 1946

HUGH R. PARKER, Acting Cashier

TELEPHONE MARINE 7564

Custodian of Enemy Property
675 W. Hastings St.
Vancouver, B. C.

ENEMY SECTION	
Rec'd	JUN 15 1946
File No.	1369/342689
Ans'd	48
Refer'd	

Attention Mr. W.J. Johnston

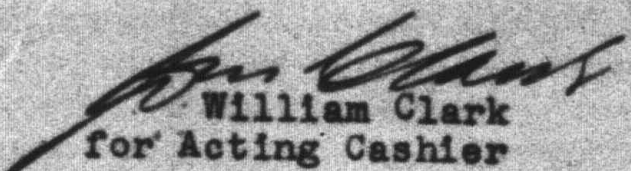
Dear Sir:

Re: Policy #7 490 542
Hyaku Tashiro

Further to our telephone conversation
of May 31 regarding the above numbered policy.

We are today advised by our Home Office
that this policy took effect October 15, 1919 and
lapsed October 15, 1920 before it had been in
force a sufficient length of time to have acquired
any cash value. The policy was therefore cancelled
on the Company's records and is without any value
at the present time.

Yours very truly,


William Clark
for Acting Cashier

WC-OP

TELEPHONE N. W. 703

J. M. STREIGHT
BARRISTER
AND
SOLICITOR

607 COLUMBIA STREET
NEW WESTMINSTER, B.C.

11th December, 1946.

EVACUATION SECTION	
Rec'd	DEC 12 1946
File No.	13693
Ans.	<i>OK</i>
Referred	<i>Anderson</i>

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

Dear Sirs:

re Estate of Giichiro Tashiro,
Your File No. 13693.

I beg to advise you that I am forwarding to your office a further sum of \$300.00 being an advance on the widow's share in the above Estate. I understand she is in need of funds.

I would like you also to submit evidence of the ages and the number of children of the said deceased, as the Estate will be divided one third to the widow and the balance to the children.

Yours very truly,

JMS:GB

Encl.

Anderson

Files 13693 and 2689

January 9, 1947.

MEMORANDUM.

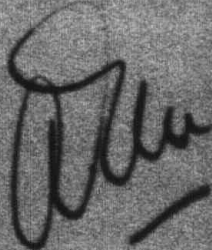
To: Accounting Department.

From: A. G. McArthur.

Re: Estate of Giiichiro TASHIRO, Deceased.

Attached please find Government of the Province of British Columbia cheque in the sum of \$300.00 for the credit of Mrs. Hyaku TASHIRO, #13708, File 2689. These funds represent an advance for her use from the estate of Giiichiro Tashiro, Deceased, File 13693, of which J.M. Streight is the Official Administrator.

AGM:AS
attach.

A handwritten signature in dark ink, appearing to be 'J.M. Streight', is written over the typed text of the memorandum.

13693, 2689, 2875,
5534, 1938.

May 2, 1947.

J. M. Straight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Giichiro TASHIRO, Deceased.
Our file #13693.

Would you please let us have a report on the
present position of the above Estate.

The files of the beneficiaries have been reviewed
and we wish to inform you that this office would like to
receive the shares payable to Hyaku Tashiro, widow; Ei-ji
Tashiro, son; and Seiji Tashiro, son. The Custodian,
however, will not be interested in the share of the son,
Yoshikazu Tashiro, which may be remitted to him direct.

According to the R. C. M. P. records, obtained from
the Department of Labour, the last known addresses of these
persons are as follows:

Hyaku Tashiro (Mrs. Giichiro)
Registration No. 13708
c/o Rowe McMullin
Diamond City, Alberta.

Mr. Ei-ji Tashiro
Registration No. 13259
c/o Rowe McMullin
Diamond City, Alberta.

Seiji Tashiro
Registration No. 06243
180 Brant Street
Burlington, Ontario

Yoshikazu Tashiro
Registration No. 14402
c/o Venetian Blind Company
Winnipeg, Manitoba.

We presume you will be obtaining Releases direct from
them before the funds are remitted.

Yours very truly,

AGM/AC

A. G. McArthur,
Office of the Custodian.

EVACUATION SECTION	
Rec'd	DEC 1 1947
File No.	13693
Ans.	
Refered	<i>[Signature]</i>
June 5, 1947	

Statement re

Estate of GILCHIRO TASHIRO.

From July 1945
to
May 1947

	Dr.	Cr.
By Cash		2850.00
" "		12.70
" "		84.49
Property		
I.R.O. fees		
Custodian, Bal. on hand		
To Cash		
Comm. re sale	142.80	
Legal	152.80	
Advertising	8.16	
I.R.O. fees	12.70	
Rent, Safety Deposit Box	10.60	
Exchange	3.75	
Custodian for H. Tashiro	600.00	
Expenses this office	89.92	
To Balance in Treasury	1903.36	
	<u>2917.19</u>	<u>2917.19</u>

1947

June 1

Re 29/47

H.M.S.

This is my statement,
J.M. Streight,
Official Administrator.

By Balance in Treasury

1903.36

1903.36

[Signature]

13693

October 16, 1947.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Giichiro Tashiro, Deceased.

As requested in our letter of July 24, we would appreciate receiving the usual statement of receipts and disbursements in this estate. If you are now prepared to distribute the assets to the beneficiaries we would, as stated in our letter of July 24, be pleased to receive the shares payable to the widow, Hyaku, and the sons, Eiji and Seiji. The Custodian will, however, have no objection to the share payable to the son, Yoshikazu, being remitted to him direct, provided that this office is advised when the remittance has been made.

Yours very truly,

/AC

A. G. McArthur,
Office of the Custodian.

CANADA

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

PHONE PACIFIC 6151

PLEASE REFER TO

FILE NO. 13693

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

November 28, 1947.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

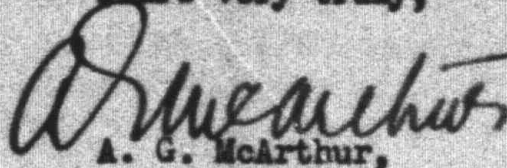
Dear Sir:

Re: Estate of Giichiro Tashiro, Deceased.

Would you kindly refer to our letter of October 16, 1947,
and let us have a statement of receipts and disbursements in this
Estate if now available.

Two of the heirs, namely Hyaku and Eiji Tashiro, are
claiming as beneficiaries under the Inquiries Act and we would
appreciate having a report on this Estate as soon as possible.

Yours very truly,



A. G. McArthur,
Office of the Custodian.

AGM/AC

MEMORANDUM

File No. 13693

November 29, 1947.

Re: Claim Filed by Hyaku and Eiji Tashiro as
Beneficiaries of the Estate of Gichiro TASHIRO,
Deceased.

Gichiro Tashiro died at Mission, B. C. on November 13, 1940, leaving a Will naming Hyaku Tashiro, his widow, sole beneficiary. This Will was not offered for Probate being considered invalid as it had only one witness. The Custodian requested Mr. J. M. Streight, Official Administrator, New Westminster, to apply for administration and Letters were granted to him on July 21, 1944. (The ~~next~~-of-kin ~~were~~ were all of age at this date).

The Real Property was appraised and advertised for sale by public tender by Mr. Streight sale price accepted by him but the property was conveyed by the Custodian by way of Special Vesting, Transmission and ~~Deed~~ *from Sale* signed by Ottawa on August 7, 1945. Proceeds were held by Mr. Streight for distribution and cash credit in Tashiro's account was forwarded to Mr. Streight on February 26, 1946, Mrs. Hyaku being so advised on April 25, 1946.

The Official Administrator has forwarded various sums to Mrs. Tashiro through this office but, at this date, had not reported on receipts and disbursements.

OK

AGM/AC

(Claim 8?)

PERSONAL PROPERTY SUMMARY

File No. 13693

17th April, 1947.


Re: Estate of Giichiro TASHIRO, Deceased.

The above Japanese died on the 13th November, 1940. The only personal property assets revealed on this file, are an electric light security deposit refund of \$2.96 by the B.C. Electric Railway Co., which sum was credited to the Estate account at this office in June, 1945, and a Safety Deposit box at the Canadian Bank of Commerce, Mission. This box was opened by the Official Administrator, Mr. J.M. Streight, and he forwarded four insurance policies to this office, but all had lapsed and were of no value.

This file reveals no other personal property.

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

HA

.....

File No. 13693.

July 31st, 1945.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. D. A. Cruser

Osichiro TASHIRO - Dec'd.
Hyaku TASHIRO, Yoshikazu TASHIRO,
Eiji TASHIRO and Seiji TASHIRO
Sons of Mission
Lots 1 & 2 of N. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of
Sec. 29, Twp. 17, Map 2849, D.N.W.
Certificate of Vesting No. 24824.

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

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... WILLIAM ALFRED GOODMAN.
4. Copy of letter showing to whom sold; and price paid
for property shown on Mr. Wright's memo to Mrs. Hearthur
dated June 13th, 1945.
5. Memorandum from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Whereabouts of Certificate of Indefeasible Title No. 113886-2,
is unknown - duplicate obtained by Official Administrator.

D. A. Cruser

DAC:JS
Atch.

Name of Claimant TASHIRO, Michio (Estate of)

Case 77

Custodian File 13693

Rejected

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										.00

Defence Brief

LETHBRIDGE
8 October 1948

Hayaku TASHIRO
and
Eiji TASHIRO

File No. 13693

Case No. 771

Claiming as beneficiaries of the Estate of Giichiro TASHIRO, deceased.

REAL PROPERTY CLAIM

(All claims shown are Gross)

Land & Buildings

Lots 1 and 2 of the North half of the S.E. Quarter of Section 29,
Township 17, Map 2849, New Westminster.

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$4880.	\$2850.	\$2850.

Witness: Appraiser, Mr. Hal Menzies.

This property was registered in the name of Giichiro TASHIRO who died on 13 November 1940. Deceased made a Will which, due to having been signed by only one Witness, was not acceptable for Probate.

These 2 claimants are beneficiaries of the Estate of their father, G. TASHIRO, and they are claiming on behalf of themselves and the other beneficiaries.

Letters of Administration were granted to Mr. J.M. Streight, the Official Administrator, on 21 July 1944 and he was appointed Sole Administrator of the Estate. The Sub-Commissioner at the hearing stated that he thought it would be all right to join him as a party, subject to whatever objections he might have. (Transcript Page 3)

Mr. Rice, appearing for the Dominion Government, submitted that there is no claim here, it should be made by the Administrator of the Estate not the beneficiaries. It was also submitted by him, that the Administrator, upon the advice of the Custodian, sold the property for its fair market value. (Trans. Pages 6 and 7)

As nothing had been done as regards administering this Estate, Eiji TASHIRO, one of the claimants was written to by the Custodian 29-12-42 instructing him to consult his mother and advise what steps he wished to take to have the Estate administered and as no reply was received by the Custodian, Mr. Streight was asked to undertake administration.

The property was appraised by Mr. F. S. Taylor, Real Estate Agent at Mission, at \$3500. The property was advertised for sale by Mr. Streight on 3 May 1945 and only two tenders were received, one for \$1810., the other for \$1825.

Mr. F. S. Taylor re-examined the property and valued it at a lower figure and in view of Mr. Taylor's statement that his first valuation was not correct, the Custodian instructed Mr. Hal Menzies to make an appraisal, which he did, valuing the property at \$2850.

Appraiser (Hal Menzies) reported that the house was very old and unpainted and built of cheap labour. The property is in small fruits and asparagus in poor condition. The foundation and roof of the house and all the buildings are in poor condition.

On the property being advertised for sale at the price at which it was appraised by Mr. Hal Menzies an offer was received at that price and Mr. Streight recommended that it be accepted. This was approved by the Advisory Committee and it was sold by the Administrator on 12 June 1945 and the proceeds credited to him.

No information has been received from the Administrator as to whether these funds have been distributed nor has he advised Custodian the names of the heirs to this Estate.

As Mr. J.M. Streight, the Administrator of the Estate, sold this property, it would appear that this claim is not within the terms of reference as recorded on the Analysis of Real Property Claim originally prepared by the Custodian for the hearing of the case at Lethbridge.

Summary of Defence Witnesses

Mr. Hal Menzies, Appraiser.

BMP/mw

Note: Distribution of the funds in this Estate was made by the Administrator in February 1947.

Mr. Braidwood

CASE NO. 771

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

10

Vancouver, B.C.,
October 4, 1949.

IN THE MATTER OF THE CLAIM OF
TOSEIRO ESTATE

PROCEEDINGS AT HEARING

20 APPEARANCES:

D. T. B. BRAIDWOOD, Esq., and
J. C. CAMPBELL, Esq.,

appearing for the
Dominion Government.

R. J. McMASTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D. P. CHRISTIAN, Esq.,

Official Reporter.

30 MR. BRAIDWOOD: This is an Official Administrator's sale
and this is the one your lordship made the ruling on.

D. W. Strachan,
In Oid of.

DAVID WILLIAM STRACHAN, already sworn:

DIRECT EXAMINATION BY MR. BRAIDWOOD:

Q We are looking for the southeast quarter of Section 39 and the north half of that and Lots land 2 of the north half.

A Facing on Cedar Valley Road, yes.

Q Is this property agricultural or residential?

A That is agricultural. That is right on the crest of the hill there.

10 Q And is there a residential potential?

A No. It is strictly farm land, whatever there is, and that might be -- it is difficult to say how valuable it is as farm land, because it might be rather hilly or might not. I know the land quite well.

Q I should tell you that this is described as "the topography of this place is such . . . slopes."

A Yes.

Q Have you any estimate for his lordship on what that property might have been worth on an acreage basis

20 in 1948?

A: It is cleared land, is it?

Q Yes, there are ten acres of land cleared.

THE COMMISSIONER: I think this was a sale in 1945.

MR. McMASTER: June, 1945, my lord.

MR. BRAIDWOOD: I am sorry. It was 1945 instead of 1944.

It is right near property No. 727, which we have been discussing.

THE WITNESS: Yes, it is just across the street from it.

MR. BRAIDWOOD: I would like your lordship to see the loca-

30 tion of these two properties. We have just been

D.W. Strachan,
In Chief.
Cross-Exam.

discussing these properties in 727, and 771 is right kitty-corner to that.

Q Would your remarks as to the acreage value on 727 be applicable to the present case, 771? You gave his lordship certain values of 727.

A I gave his lordship \$150.00 for cleared land there.

MR. McMASTER: Are we speaking of the same year, my lord?
I think that was 1944. This is 1945.

MR. BRAIDWOOD: Yes, a year difference.

10 THE COMMISSIONER: This is 1945.

MR. BRAIDWOOD: Q: Taking into account a year difference, that is 1945, what value per acre could you place on those lots?

A: Well, taking your report as correct that that is all farm land, if my memory serves me right, and I think it is correct, I would be willing to value that at \$175.00 an acre for the cleared land.

THE COMMISSIONER: Is this all cleared?

MR. BRAIDWOOD: Yes, ten acres.

20

CROSS-EXAMINATION BY MR. McMASTER:

Q According to one of the descriptions of the property filed in this case, the property is stated to consist of "ten acres fronting on Cedar Valley Road . . . and valley."

A: That is correct.

Q Would the view aspect of the property add to the ordinary agricultural value of the property?

A No, I wouldn't feel — I might be able to sell it a little more readily, but I can't see it enhances its value any. You have an unexcelled view of the

30

D.W. Strachan,
Cross-Exam.
Discussion.

charges made by the Official Administrator were no part of our charges.

THE COMMISSIONER: No. If there had been no evaluation here, they would have still been faced with the administration.

MR. McMASTER: Except they would have been free to take out administration themselves, my lord.

THE COMMISSIONER: Yes, that is true.

MR. BRAIDWOOD: This man died in 1938.

10 MR. McMASTER: My submission is if they had stayed here, they would probably never have bothered probating it until they wanted to sell it some time.

THE COMMISSIONER: They would have to do it some time, I presume. The circumstances given me here, together with the three valuations I have, lead me to the conclusion that the 10% recommendation here is excessive. I will cut that down to \$150.00 to cover contingencies and bring him up to \$5,000.00.

20 MR. McMASTER: In this case, my lord, I have no instructions from Mr. Virtue and I would ask leave on his behalf, if he wishes to pursue the matter, to deal with it.

THE COMMISSIONER: If he wishes to protest, he may do so, but I can tell you now it will not do him any good. It was made very clear at the time these overall recommendations were made that they would be subject to revision up or down, depending upon the circumstances of the individual case.

30 MR. McMASTER: The point is, he may want to instruct me to call further evidence.

THE COMMISSIONER: Do you think it would be of any advantage? We have had Mr. Strachan and Mr. Menzies, and we have the report from Mr. Tayler. Mr. Tayler's valuation was appreciably lower than Mr. Menzies'.

MR. McMASTER: I don't know what my learned friend will want to do, my lord.

THE COMMISSIONER: It is open to him to protest, if he wishes to, but I can tell you now I do not think he will get very far. You can tell him, Mr. McMaster, that he has been very ably represented here.

MR. McMASTER: Thank you, my lord.

I hereby certify the foregoing to be a true and accurate report of the said proceedings.

[Signature]
Deputy Official Stenographer

CASE NO. 771.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.JAPANESE PROPERTY CLAIMS COMMISSION.

BEFORE

(HIS HONOUR JUDGE L. H. STACK, SUB-COMMISSIONER)

Lethbridge, Alberta,

October 8th, 1948.

IN THE MATTER OF THE CLAIM OFHYAKU TASHIRO and EIJI TASHIRO.PROCEEDINGS AT HEARING.APPEARANCES:

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

W.S. RUSSELL, Esq., appearing for the Claimant.

MISS LILLIE THOMAS, Secretary.

MRS. LUCIE HANDFORD, Official Interpreter.

S.R. HOWARD, Esq., Official Reporter.

3
E. Tashiro,
In Chief.

whether he was an administrator or not, or
couldn't tell us, and for that reason they
just went ahead.

THE SUB-COMMISSIONER: I think it would be all right
to join him as a party, subject to whatever
objections he might have.

MR. RUSSELL: Yes, I think so.

THE SUB-COMMISSIONER: All right.

10

MR. RUSSELL: Q: I am showing you this summary of
evidence form relating to this estate of your
father for which you are claiming as one of the
beneficiaries and on behalf of the other beneficiaries.
This is your signature at the end?

A Yes.

Q And you supplied the information and material and
gave the instructions for the preparation of this
claim?

A: Yes.

Q And is this true to the best of your knowledge,
information and belief? You consider this to
be true to the best of your knowledge?

20

A Yes.

Q True?

A: Yes.

MR. RUSSELL: I will put it in.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: Q: I am showing you a picture of what
appears to be the porch in front of a house; what
house is that?

A: My father's
house.

Q Is this the house that is on the land which you
are claiming for?

A: Yes.

30

4
E. Tashiro,
In Chief.

Q Is that the front of the house or the back of
the house? A: The side; yes.
Q The side of the house? A: Yes.

MR. RUSSELL: I will put it in.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. RUSSELL: Q: I am showing you a picture of what
looks like the end of a building, and perhaps the
side of a building; this part here, the gabled
end, what is that? A: That is the barn.

10 Q A barn? A: Yes.

Q And you are claiming for the barn in your summary
of evidence? A: Yes.

Q And there is another building to the right, you
can see the door; what building is that?

A That is the chicken house.

Q Chicken house? A: Yes.

Q And those are buildings that are being claimed for.

MR. RUSSELL: This is a picture of a barn and a chicken
house that I am putting in.

20

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. RUSSELL: Q: I am showing you another picture, and
it appears to be a cultivated field in the fore-
ground here. Now, what field is that, do you know?

A Rhubarb. Strawberries in the foreground and
rhubarb in the background.

Q What land is that? A: My father's.

Q And that is the land that you are claiming for?

A Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

30

MR. RUSSELL: Q: Did you live with your father on
this land? A: Yes.

E. Tabhiro,
In Chief.

Q How do you know he paid \$2000.00 for this land?

A We all worked on the land and helped him and helped him to buy the land.

Q And you know that that was what was paid for it?

A Yes.

Q Now, you have quite an item here, clearing ten acres at \$200.00, \$2000.00. How do you make up that sum of \$200.00 per acre?

A That is for expenses incurred in clearing the land.

10

Q What were the expenses? A: We had to employ help and buy powder and other materials.

Q Well, does the \$2000.00 represent money paid out or does it represent partly an estimate and your own labour?

A: Yes, I am certain it cost that much; we paid out that much.

Q You actually paid out \$200.00 an acre?

A Yes.

Q In addition to your own work? A: Yes, aside from our own labours.

20

Q Who built the various buildings on the farm?

A The family.

Q Was a carpenter employed at all?

A Yes, only for the first building; the rest we did ourselves.

Q Which was the first building, the house?

A The dwelling house.

Q That was the one built in 1920? A: Yes.

Q Well, you say the total cost of the house was

30

\$800.00; you don't break it down into material and

T. Tashiro,
In Chief.

labour?

A: No.

Q What does the \$800.00 represent, an estimate of what the material cost and labour cost, or does it represent the entire cost of the building, or how did you reach this figure, the \$800.00, for the house built in 1920?

A: It includes labour and materials.

Q I see. Well, did you keep an accurate check on that or is that a good estimate?

10

A Yes, I consider it a fair value, a fair estimate.

Q You say the 1920 house was the only house in which you actually had the help of a carpenter?

A Yes.

Q Well, then, when you set down the costs of the other buildings, for example, the house built in 1925, you show a value of \$200.00; what does the \$200.00 represent?

A: Just the materials when we put our own labour in.

Q And you say that you spent \$200.00 for materials in 1925 when that house was built in 1925?

20

A Yes.

Q In addition to that you supplied the labour to build the house, is that right?

A Yes.

Q Is the same true of the barn, the two rhubarb houses, the woodshed, the two garages, the wash-house and the chicken house; is that the way that you arrived at those figures there?

A: Yes.

Q I think that is all.

30

MR. RICE: I am submitting, your Honour, that there is

E. Tashiro,
Cross Exam.

no claim here; it should be made by the administrator of the estate and not the beneficiaries.

10 I am submitting that the administrator upon the advice of the Custodian sold the property for its fair market value. The deceased died at Mission and left a will, but there was only one witness to his signature and the will was, therefore, not acceptable for probate. This witness, Eiji Tashiro, was requested to consult his mother and advise what steps she wished to take to have the estate administered by a letter of December 29th, 1942. No reply was received by the Custodian and Mr. J. M. Streight, Official Administrator, New Westminster, was asked to undertake Administration. Letters of Administration were granted to J.M. Streight on July 21st, 1944. The property was advertised, or first appraised by Mr. F. S. Taylor, real estate agent at Mission, who valued it at \$3500.00. It was then advertised for sale by tender, and the only two tenders received were, one from J. J. Mitchell for \$1810.00, and one from the Soldiers Settlement Board for \$1825.00. Mr. Streight then requested Mr. Taylor to re-examine the property, which he did, and valued it at a lower price.

20 In view of Mr. Taylor's statement that his first valuation was not correct, the Custodian had Mr. Hal Menzies make an appraisal of the property on June 4th, 1945, at which time he valued the land at \$2000.00 and all buildings at \$850.00. And on the property being advertised for sale at

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8
E. Tashiro,
Cross Exam.

this price, an offer was received from Gerhard Abraham Jansen on behalf of William Alfred Goodman, and the property was sold at that price.

MR. RUSSELL: What was that offer?

MR. RICE: \$2850.00, the appraised value put on the property by Mr. Mensies.

10

I wish to tender as an exhibit an analysis of the real property claim and a real property summary, and probably the two can go in as one exhibit.

(SUMMARIES MARKED EXHIBIT NO. 5).

MR. RICE: A tax statement of the Corporation of the District of Mission for the year 1943, showing the land assessed for \$540.00 and the improvements \$900.00.

(STATEMENT MARKED EXHIBIT NO. 6).

MR. RICE: A valuation and report of Hal Mensies with regard to this property.

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(DOCUMENT MARKED EXHIBIT NO. 7).

CROSS EXAMINATION BY MR. RICE:

Q Do you recall receiving a letter from the Custodian addressed to you and your mother in care of Rowe McMillan, Diamond City, dated December 29th, 1942, requesting you to take out administration of your late father's estate, a copy of which letter I show you?

A Yes, I remember this.

30

Q He remembers receiving a letter of which this is

E. Tashiro,
Cross Exam.

a copy? He got the original of which this is
a copy? A: Yes.

MR. RICE: I tender this, your Honour.

(LETTER MARKED EXHIBIT NO. 8).

MR. RICE: Q: I show you a proof of claim form; did
you complete that and is that your signature?

A: Yes.

MR. RICE: It is dated the 19th day of November, 1947.
I will put that in as an exhibit.

10

(PROOF OF CLAIM MARKED EXHIBIT NO. 9).

MR. RICE: Q: How old are you? A: 46.

Q: 46? A: Yes.

Q: Well, then, you would be only eighteen years of
age when your father bought this property?

A: Yes.

Q: Who did he buy it from? A: J. Abbett.

Q: And you know that he paid \$2000.00 for it?

A: Yes, I know.

Q: \$200.00 an acre for raw land that had not been
improved at all? A: Yes.

20

Q: You were here yesterday with a claim against the
Crown by yourself for your own loss?

A: Yes, but that was for myself.

Q: That was for yourself? A: Yes, my own
claim.

Q: When was the wash house built? A: We built it
first and then we re-built it in 1933.

Q: You built it first and then you re-built it in
1933? A: Yes.

30

Q: Well, in the claim that you filed you valued the

E. Tashiro,
Cross Exam.

wash house at \$25.00, but you say that it only cost you \$20.00 to build it. After it is about ten years old you say it is worth \$5.00 more than it cost you to build it. Can you explain why the value has gone up?

A Well, we put in several improvements.

Q In the claim that you filed last November, you say the value of the wash house is \$25.00, and in the statement that you filed here today, your summary of evidence, you say that it cost you for material and labour to build the wash house \$20.00. Why has the price gone up after you had used it for nearly ten years?

A Well, I consider it is worth more than that, but I am just putting in a claim for that; after building the place we put on siding and improved the place.

Q You say that you spent \$20.00 to built it, that is your sworn statement this morning, if it means anything, Exhibit 1, and yet in your claim you say the fair value after using it nearly ten years is \$25.00?

A: Well, we had spent more than \$20.00 on it, but I am just letting it go at that.

THE SUB-COMMISSIONER: Is that all, Mr. Russell?

MR. RUSSELL: That is all, sir.

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the transcript correct:
"S.R.HOWARD" Official Reporter *[Signature]*

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

SUB-COMMISSIONER.

June 16/48

ANALYSIS OF REAL PROPERTY CLAIM

FILE NO.: 13693

GLADIANT: Nyaku TASHIRO and Eiji TASHIRO, as Beneficiaries
of the Estate of Giichiro Tashiro, Deceased.LEGAL DESCRIPTION: Lots 1 and 2 of the North half of the South East
quarter of Section 29, Township 17, Map 2849,
Municipality of Mission, District of New Westminster.

DETAILS OF CLAIM:	Land	\$3000.00
	Buildings as follows:	
	House	\$800.00
	House	200.00
	Barn	150.00
	Rhubarb House	250.00
	Rhubarb House	200.00
	Woodshed	75.00
	Garage	100.00
	Garage	70.00
	Wash House	25.00
	Chicken House	10.00
		<u>1880.00</u>
	Total	\$4880.00
	Less Claimed	\$2030.00

TITLE: Registered in the name of Giichiro TASHIRO

ENCUMBRANCES: Custodian Vesting, October 27, 1942, Filed No. 24814.
Unregistered Letters of Administration to J.M. Straight,
July 21, 1944.
Special Vesting filed March 26, 1945, No. 24814, covering
the interests of the widow and children.

ASSESSED VALUE:	1943	
	Land	\$540.00
	Improvements	<u>900.00</u>
		1440.00
		Taxes - \$28.08

CLASSIFICATION: Small fruit farm consisting of ten acres.

RENTAL ARRANGEMENT: This property was leased by Eiji Tashiro, son of
Giichiro Tashiro, along with his own property, to
Gerhard Jansen on April 2, 1942 for a term of 10
months from April 1, 1942, with option to extend
the Lease, arrangements to be made with the
Pacific Co-operative Union. Consideration, \$550.00, paid.

ADMINISTRATION: Giichiro Tashiro died on November 13, 1940, at Mission.
He left a Will which, due to having been signed by only
one Witness, was not acceptable for probate. Eiji Tashiro
was requested to consult his mother and advise what
steps she wished to take to have the Estate of Giichiro
Tashiro administered (see letter on file December 29, 1942).
No reply was received and Mr. J. M. Straight, Official
Administrator, New Westminster, was asked to undertake
Administration. Letters of Administration were granted
to J. M. Straight on July 21, 1944.

ADVERTISED: The property was advertised for sale by public tender by J. M. Streight, on May 3, 1945.

APPRAISED: Mr. Streight obtained an appraisal of the property by Mr. F. S. Taylor, Real Estate Agent at Mission who placed the value at \$3500.00.

OFFERS: J. J. Mitchell \$1810.00
Soldier Settlement Board \$1825.00

(see letter from Streight, May 23, 1945.)

APPRAISED: F. S. Taylor re-examined the property and valued it at a lower price (amount not given) (See copy of his letter to J. M. Streight, attached to letter from J. M. Streight, June 2, 1945.

In view of Mr. Taylor's statement that his first valuation was not correct, the Custodian had Mr. Hal Mannies make and appraisal of the property, June 4, 1945, in which he gives the value as follows:

Land	\$2,000.00
All Buildings	<u>\$290.00</u>
	\$2,290.00

Mr. Streight called for revised bids and was successful in obtaining one in accordance with the appraisal of Mr. Hal Mannies.

In a letter dated June 11, 1945, Mr. Streight recommends acceptance of the offer of Gerhard Abraham Jansen in the sum of \$2850.00.

This price was approved by the Advisory Committee on June 15, 1945 (copy of Minutes on Claim File).

SOLD: As at June 12, 1945, and at the request of Gerhard Jansen, the Deed was executed in the name of William Alfred Goodman who, apparently, put up the money.

Adjustments were made in this office and the purchase price was paid by the Purchaser direct to Mr. Streight. Funds to the credit of the deceased in this office in the sum of \$54.49 were forwarded to Mr. Streight on February 7, 1946.

Although Mr. Streight has been asked for a report on this Estate, he has not advised whether distribution of the funds has been made to the heirs, nor has he advised this office of the names of the heirs. A Statement of Receipts and Disbursements relative to the Estate, received from Mr. Streight on December 1, 1947, is on the Claim File.

/AG

Mr. Rice:

As Mr. J. M. Streight, the Administrator of the Estate of Gijichiro Tachiro, sold the property, it would appear that this claim is not within the terms of reference.

The property was originally included in the V.L.A. deal but was withdrawn when it was found that the registered owner had died prior to the Evacuation. Soldier Settlement Board Farm appraisal report is attached for your information but, in view of the difference between the valuation made by the S.S.B. and Mr. Menzies' valuation, the S.S.B. appraisal has not been put on the Claim File as it would tend to discredit all other S.S.B. appraisals. For your information we also attach correspondence leading up to withdrawal of the property from the V.L.A. deal.

Copy

October 17th 1949.

MEMORANDUM

Re #77A - TASHIRO Hyakka and Kiji, next of kin of Gijichiro Tashiro deceased.

When this claim was brought before me for special consideration, I intimated that I would make a recommendation of \$150.00 in lieu of the 10 per cent recommendation which would apply on the over-all basis, being a reduction of \$135.00 below the over-all.

On further consideration, I have reached the conclusion that this claimant is not entitled to any additional award for the following reasons:

This property was appraised by F.S. Taylor at \$3500.00 and subsequently at a lesser sum, the amount of which Counsel for the Government was not able to furnish me. The Custodian thereupon obtained a further appraisal, namely, that of Harold Mensies, in June 1945, at the sum of \$2850.00. The sale was made in June 1945 at the amount of Mensies' appraisal.

More recently, i.e. in October 1949, D.W. Strachan Esq. a former and long-time resident of the Municipality of Mission, presently engaged in the real estate business, testified before me. He put a value on the land of \$175.00 per acre, total \$1750.00. The buildings are assessed at \$850.00 which gives a total value of \$2600.00.

Consequently the evidence before me shows: Municipal assessment \$1440.00; Mensies' valuation at \$2850.00; Strachan's valuation at \$2600.00. Only one tender was made at the appraised price of \$2850.00.

Under these circumstances I must conclude that the market value at the date of sale, namely June 1945 did not exceed \$2850.00. Consequently the claimant, in my opinion, is not entitled to any additional award, and I propose so to recommend.

(Sgd.) H.I. BIRD

September 27th 1949.

CLAIM NO. 771 - Ryaku and Hiji TASHIRO next of kin of the late Gichiro TASHIRO dead.

The deceased was the owner of 10 acres of farm land situate near Mission, B.C. at the date of his death in 1938. He died intestate, leaving him surviving a widow and daughter named above. The estate was subsequently administered by J.M. Straight, Official Administrator for the County of New Westminster, B.C.

Sale of the property was negotiated by the Administrator in consultation with the Custodian. A vesting order was filed in the Land Registry Office, whereby the property was vested in the Custodian, effective as of the date of the Order-in-Council P.C. 1665, whereby lands of persons of the Japanese race were vested in the Custodian.

Counsel have agreed to treat this claim as a test case covering all claims wherein the property of a deceased person of the Japanese race has been administered by an Executor or Administrator who has sold property in conjunction with the Custodian, such property having previously been vested in the Custodian.

Counsel for the Government contends that the property of the deceased under consideration in this claim, as well as in all other claims under similar circumstances, did not in law vest in the Custodian under the terms of the Order-in-Council, but in law were held by the Executor or Administrator, who consulted the Custodian in regard to the sale thereof as a matter of courtesy only.

In my opinion this objection is not well taken.

I consider that property in the related circumstances did in law, as well as in fact, vest in the Custodian under Order-in-Council P.C. 1665. Consequently, claims made under the terms of the Commission directed to us in respect of real and personal property beneficially owned by a person of the Japanese race are in the identical position of claims made by persons of the Japanese race who, prior to making the claim, were the owners of such property.

I therefore propose to consider claims which fall in this category, and make such recommendations as the circumstances appear to warrant.

(Sgd.) H.I. BIRD Comr.

October 17th 1949.

MEMORANDUM

Re #771 - TASHIRO Hyaku and Eiji, next of kin of Giichiro Tashiro deceased.

When this claim was brought before me for special consideration, I intimated that I would make a recommendation of \$150.00 in lieu of the 10 per cent. recommendation which would apply on the over-all basis, being a reduction of \$135.00 below the over-all.

On further consideration, I have reached the conclusion that this claimant is not entitled to any additional award for the following reasons:

This property was appraised by F.S.Taylor at \$3500.00 and subsequently at a lesser sum, the amount of which Counsel for the Government was not able to furnish me. The Custodian thereupon obtained a further appraisal, namely,- that of Harold Menzies, in June 1945, at the sum of \$2850.00. The sale was made in June 1945 at the amount of Menzies' appraisal.

More recently, i.e., in October 1949, D.W.Strachan Esq., a former ^{and} long-time resident of the Municipality of Mission, presently engaged in the real estate business, testified before me. He put a value on the land of \$175.00 per acre, total \$1750.00. The buildings are assessed at \$850.00, which gives a total value of \$2600.00.

Consequently the evidence before me shows: Municipal assessment \$1440.00; Menzies' valuation at \$2850.00; Strachan's valuation at \$2600.00. Only one tender was made at the appraised price of \$2850.00.

Under these circumstances I must conclude that the market value at the date of sale, namely,- June 1945, did not exceed \$2850.00. Consequently the claimant, in my opinion, is not entitled to any additional award, and I propose so to recommend.

H. Lind

September 27th 1949.

CLAIM NO. 771 - Hyaku and Eiji TASHIRO, next of kin of the late
Osachiro TASHIRO, deceased.

The deceased man was the owner of 10 acres of farm land situate near Mission B.C. at the date of his death in 1938. He died intestate, leaving him surviving a widow and daughter named above. The estate was subsequently administered by J.N.Streight, Official Administrator for the County of New Westminster B.C.

Sale of the property was negotiated by the Administrator in consultation with the Custodian. A vesting order was filed in the Land Registry Office, whereby the property was vested in the Custodian, effective as of the date of the Order-in-Council P.C.1665, whereby lands of persons of the Japanese race were vested in the Custodian.

Council have agreed to treat this claim as a test case covering all claims wherein the property of a deceased person of the Japanese race has been administered by an Executor or Administrator who has sold property in conjunction with the Custodian, such property having previously been vested in the Custodian.

Counsel for the Government contends that the property of the deceased under consideration in this claim, as well as in all other claims under similar circumstances, did not in law vest in the Custodian under the terms of the Order-in-Council, but in law were held by the Executor or Administrator, who consulted the Custodian in regard to the sale thereof as a matter of courtesy only.

In my opinion this objection is not well taken. I consider that property in the related circumstances did in law, as well as in fact, vest in the Custodian under Order-in-Council P.C.1665. Consequently, claims made under the terms of the

Commission directed to me in respect of real and personal property beneficially owned by a person of the Japanese race are in the identical position of claims made by persons of the Japanese race who, prior to making the claim, were the beneficial owners of such property.

I therefore propose to consider claims which fall in this category, and make such recommendations as the circumstances appear to warrant.

H. J. Bird
Commr.

October 17th 1949.

MEMORANDUM

Re #771 - TASHIRO Hyaku and Eiji, next of kin of Giichiro Tashiro deceased.

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On further consideration, I have reached the conclusion that this claimant is not entitled to any additional award for the following reasons:

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More recently, i.e., in October 1949, D.W.Strachan Esq., a farmer and long-time resident of the Municipality of Mission, presently engaged in the real estate business, testified before me. He put a value on the land of \$175.00 per acre, total \$1750.00. The buildings are assessed at \$850.00, which gives a total value of \$2600.00.

Consequently the evidence before me shows:
Municipal assessment \$1440.00; Menzies' valuation at \$2850.00; Strachan's valuation at \$2600.00. Only one tender was made at the appraised price of \$2850.00.

Under these circumstances I must conclude that the market value at the date of sale, namely, - June 1945, did not exceed \$2850.00. Consequently the claimant, in my opinion, is not entitled to any additional award, and I propose so to recommend.

Signed H.I.Bird