

465



POWELL STREET BRANCH  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE NO. 465*2 copies made*

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

## PERSONAL INFORMATION

NAME: HIRAKI, ChikaiHOME ADDRESS: 446 Keefer St., Vancouver, B.C.REGISTRATION NUMBER 02769 SEX: Male AGE: 54OCCUPATION: Roominghouse proprietor

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

EMPLOYER: NoneMARRIED? Never YesNAME OF WIFE OR HUSBAND: SawaADDRESS OF WIFE OR HUSBAND: 446 Keefer St., Vancouver, B.C.NAMES OF ANY LIVING CHILDREN: Yoshinori (M), Keiko (F)ADDRESS OF CHILDREN: 446 Keefer St. Vancouver, B.C.AGE OF CHILDREN: 14, 4.

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

## 1. LOCATION AND DESCRIPTION:

446 Keefer St, Vancouver, B.C: Lot 10, Blk 86, D.L.1962307 Oxford St, Vancouver, B.C: Lot 12, Blk 13, D.L.184 *soed*

## 2. BUILDINGS AND OTHER IMPROVEMENTS:

On Lot 10: 3 storeyed 44 roomed wooden building used as rooming house.On Lot 12: 5 roomed bungalow with attic, wooden frame.  
One garage.3. INSURANCE (Give particulars; state where policies are) On Lot 10: \$ 3,000 Liverpool  
441275. Prem. \$ 50.70 p.a. paid up to date. *Manitoba Ins. Co. Pol.No. 12811066*  
65986On Lot 12: \$ 3,200: Please refer to Sun Life Ass.Co., Mortgage Dept.4. TAXES (Amount and where payable) Lot 10: Abt \$ 200, Lot 12 abt \$ 70.  
Paid up to date. City of Vancouver, B.C.5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) The rooming house on Lot 10  
has been leased until March 1945 to Mrs Bertha Evang, 446 Keefer St  
Vancouver, B.C. at \$ 80 per month.The bungalow on Lot 12: Rented to Mr. Hideo Sakamoto, Rent \$ 85  
per month.



- B.C.  
Of Lot 10: At Court House, Vancouver  
Of Lot 12: Mortgage Dept of Sun Life  
Ass.Co., Vancouver, B.C.
7. STATE WHEREABOUTS OF TITLE DOCUMENTS None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: \_\_\_\_\_
2. LANDLORD'S NAME AND ADDRESS: \_\_\_\_\_
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \_\_\_\_\_
4. STATE WHEREABOUTS OF LEASE: \_\_\_\_\_
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) \_\_\_\_\_
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: \_\_\_\_\_

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: \_\_\_\_\_
- On Lot 10 (448 Keefer St. Vancouver, B.C.): The following goods will be stored in one of the rooms and the key to the room will be handed to "Custodians": Sundry furniture and household goods, clothing, kitchen utensils, 2 men's bicycles, 1 Singer Elec. Sewing Machine, Gramophone & records, etc., etc.,
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None



4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: Abt \$ 90000 Mortgage Dept of the Sun Life Ass. Co.  
Vancouver, B.C.

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

None

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

\$ 150.00 Victory Bonds 1941, in owner's possession.

8. BANK ACCOUNTS: Abt \$ 38.00 Royal Bank, Hastings & Main, Vancouver, B.C.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: At the Royal Bank, Carroll & Cordova, Vancouver, B.C.

#### LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: None

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

Dated this 31st day of March 1942.

B

(Signature)

b. Hiraki

Geo. O. O'Neil  
Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE 10-12-42

ur File No. 465

Full Name HIRAKI, Chikaj  
(Surname in Block Letters)

Registration No. 02769

Male - Female ☒  
(Check)

Age 27/5/ 1887

Former Address 446 Keefer, Vancouver, B. C.

Date Evacuated 11/1/42

Naturalized - Canadian-Born - National  
(Check) ☒

Present Address

Address OK 22-11-45 phone 5  
East Lillooet, B. C.

Married - Single ☒  
(Check)

Name of Wife <sup>nee</sup> (KUMAGAI) Sawa #02768

Name of Husband

Name of Mother dec'd

Name of Father dec'd

Names of Children under 16 Satoko (F) 18/4/25 #12007

Keiko (F) 8/2/38 Yoshinori (M) 30/3/28

Requested by Miss Carroll

Registered with Custodian yes  
(Yes or No)

Additional Information Proprietor of rooming house

18/303/27



REAL PROPERTY SUMMARY

JAPANESE NAME: Chikai HIRAKI Reg. No. 02769 File No. 465.  
PARCEL "A"

CATALOGUE NO: 125.

PROPERTY ADDRESS: 446 Keefer Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 10, Block 86, District Lot 196, Group 1, N.W.D., Plan 196.

TITLE: In the name of Chikai HIRAKI, Cert. of Title No. 39826-L.

ENCUMBRANCES: Nil.

Vesting No. 35962 - 29th March 1943.

ASSESSED VALUE: 1942 - Land \$ 675.00  
Improvements \$5900.00 - Total \$6575.00. Taxes - \$188.79.

CLASSIFICATION: Inspected 21st April 1942. Three storey frame rooming house 25'x120' with cement basement 24'x26', containing 40 single rooms. In the building are 3 bathrooms and 6 toilets, a furnace with hot water sectional boiler. Roof leaks, wiring and plumbing old. Built about 35 years ago.

HISTORY OF  
ADMINISTRATION:

Owner leased the premises on 31st March 1942 to Bertha Evang for a period of 3 years for \$2880.00 (\$80.00 per month payable monthly in advance from 1-4-2). One room reserved for storage of owner's chattels. Lessee to pay water rates. Pemberton Realty Corporation Limited were appointed rental agents by the Custodian, on 23rd June 1942. Mrs. Evang was tenant under this lease from 1st May 1942 to 30th November 1943, 19 months, paying to the credit of Chikai HIRAKI's account with the Custodian \$1520.00. Mrs. Evang also paid the rent for the final 3 months of her lease, Jan. Feb. and March 1945, making the total rental revenue from this property \$1760.00. Of this the rental for the first two months of the lease term, \$160.00, was paid to the Custodian direct, the remainder through Pemberton Realty.

On 4th September 1942, Pemberton Realty advised the Custodian that Mrs. Evang, because of ill health, wanted to sublet to G. R. Lundsgaard and on 16th Mr. HIRAKI'S consent was requested. On 3rd October 1942, Mrs. HIRAKI advised that she did not object, and letters to Mr. HIRAKI remaining unanswered the Custodian instructed Pemberton Realty to consent to the subletting on 27th November 1942, and Pemberton's reported on 13th January 1943 that a letter of consent had been given Mrs. Evang.

On 10th February 1943, Mr. HIRAKI was advised. The furnishing of the building had been sold by Mr. HIRAKI to Mrs. Evang for \$1500.00, and was sold by Mrs. Evang to Lundsgaard for \$3000.00. Mrs. HIRAKI, file 7414, complained of this and was informed that the Custodian had no responsibility in the matter.



Matter.

Page 2.

*this relates to 2307*  
File No. 465.

The City Health Dept. notified the Custodian 8th July 1942 of certain repairs necessary and these were made at an expenditure of \$83.00.

**APPRAISAL:**

In a letter of 3rd June 1942 HIRAKI stated that he considered the property worth \$7500.00. Pemberton Realty Corporation Ltd., 5th June 1942, estimated its value as \$2400.00. Mr. Reeves at the request of the Custodian inspected the property and on 24th July 1943 reported its value as \$3500.00.

**OFFERS:**

From Roberts, Hall & Co., representing Leong Wah Souey, 19th July 1943, \$2100.00, and from Pemberton Realty for David Lee \$4550.00.

**SOLD:**

To David Lee for \$4550.00 as at 6th August 1943.  
Approved by Advisory Committee - 29th July 1943.

**TITLE:**

Certificate of Title No. 91441-L, dated 18th October 1943, issued to David Lee and its receipt acknowledged by D. Lee.

**FUNDS:**

For this sale and sale of PARCEL "B", see statement in PARCEL "B".

**OLD CERTIFICATE OF TITLE**

No. 39826-K: In the Land Registry Office.

**PARCEL "B"**

Sale by owner with consent of Custodian.

**PROPERTY ADDRESS:** 2307 Oxford Street, Vancouver, B.C.

**LEGAL DESCRIPTION:** Lot 12, Block 13, District Lot 184, Group 1, N.W.D., Plan 178.

**ENCUMBRANCES:** Mortgage dated 2nd October 1925, Mary Rose Peppin to Sun Life Assurance Company of Canada for \$1500.00 with John Peppin as Third Party thereto.

Vesting - none, as property was in process of sale with consent of Custodian.

**ASSESSED VALUE:** Sold prior to 1942 notice received.

**CLASSIFICATION:** Inspected 5th June 1942 and reported to be a 7 room dwelling in a fairly good district, and a garage.

**HISTORY OF  
ADMINISTRATION:**

Hideo SAKAMOTO occupied the premises by agreement with HIRAKI and on 31st May 1942 was owing 2 months rent. On his evacuation the premises were rented by G.L. Salter for the Custodian to Mrs. C.W. Allen at a rental of \$27.00 per month from 1st June 1942 with approval of the owner. As the previous tenant held at a rental of \$25.00, Mrs. Allen protested the increase and the rental was fixed at \$25.00. She continued to occupy until property was sold, a period of 4 months, and paid to the Custodian \$100.00.



## OFFERS:

From D.W.J. McDonald, 23rd July 1942, \$2500.00, with \$1000.00 cash and balance on terms. On this being submitted to Mr. HIRAKI for approval he asked \$1600.00 cash and balance on terms or \$2750.00 with \$1000.00 cash. He was advised 7th August 1942 that the purchaser refused to accept his offer.

On 9th September 1942 the Custodian having received an offer from Mrs. A.E. Watson wired Mr. HIRAKI that an offer of \$2550.00 had been received, the \$50.00 to cover cost of discounting mortgage and expenses of tenant for immediate vacating. Mr. HIRAKI replied by wire on 11th agreeing to accept \$2550.00 if all cash.

The Pemberton Realty thereupon proceeded to close the deal on the basis of the above allowance of \$50.00, making the net sale price \$2500.00. The balance owing on the Sun Life Mortgage principal at 3rd November 1942 was \$875.00 with interest \$18.39 and \$3.50 for release fee, a total of \$896.89, which was paid to the Mortgagee. They allowed credit adjustments of \$24.55 and debited \$1.00 for registering discharge of mortgage, \$9.25 for repairs to building and \$125.00 for commission on sale, leaving a net credit to the owner of the property of \$1492.41. Discharge of mortgage was registered 24th November 1942 as filing 1039.

Pemberton Realty procured from Chikai HIRAKI a conveyance to Alice Eileen Watson on 2nd November 1942 and on 29th March 1943 the deed was sent to the purchaser who acknowledged receipt on 1st April 1943.

OLD CERTIFICATE OF TITLE: In Land Registry Office.

## FUNDS:

Parcels "A" & "B". Released to the credit of Chikai HIRAKI - sale price Parcel "A" \$4550.00, net sale price Parcel "B", as above, \$1492.41, rental from "A" & "B" \$1858.95, closing adjustments \$24.55, "B" total for "A" & "B" \$7,925.91; less commission on rent \$84.70, repairs \$101.00, sundries \$102.90, taxes \$439.90, interest on mortgage \$70.39, Certificate of Encumbrance \$1.00, advertising \$4.00, registration \$17.10, commission on sale \$227.50, closing adjustments \$313.16, total \$1361.65. Net amount released \$6564.26.

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

DATED: March 25th, 1947.

*Ian Macpherson*  
Ian Macpherson.

IM:JB



REAL PROPERTY SUMMARY

JAPANESE NAME: Chikai HIRAKI Reg. No. 02769 File No. 465.

CATALOGUE NO: Sale by special arrangement.

PROPERTY ADDRESS: 2307 Oxford Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 12, Block 13, District Lot 124, Group 1, District of New Westminster, Plan 178.

TITLE: In name of Alice Ellen Watson, Certificate of Title 79902-L, dated November 9th, 1942.

ENCUMBRANCES: Nil as at November 9th, 1942.

Vesting - Sold to above registered owner with the consent of the Custodian, and was not vested.

DESCRIPTION: House of seven rooms, in fairly good district, rented to W. C. Allen at \$27.00 per month.

HISTORY OF ADMINISTRATION: This property was formerly owned by Mary Rose Peppin who mortgaged it on October 25th, 1925, to the Sun Life Assurance Company for \$1500.00 at 7½% interest. Chikai HIRAKI purchased subject to mortgage and sold to Alice Ellen Watson, conveying by deed clear of encumbrance on September 25th, 1942. Apart from giving consent to this transaction, the Custodian had no part in it and no revenues were received to HIRAKI's credit and no disbursements charged.

FUNDS: None being received, none.

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

April 3rd, 1947.

  
Ian Macpherson.

IM:ic



Sold by Special arrangement

File No. 465

Japanese Name: HIRAKI, Chikai

Reg. No. 02769

Civic Address: 2307 Oxford Street, Vancouver, B. C.

Legal Description: Lot 12, Blk. 13, D.L. 184, Gp. 1,  
N.W.D., Plan 178.

Classification: Dwelling.

SOLD

Registered in the name of:

Mortgage between Mary Rose Peppin and Sun Life Assur. Co.  
and John Peppin for \$1500.00. Paid off Nov. 3/42.

Sold to Alice Ellen Watson for \$2550.00 cash. Deed dated  
Sept. 25/42.



Catalogue No. 125

File No. 465

Japanese Name: HIRAKI, Chikai

Reg. No. 02769

Civic Address:

446 Keefer Street, Vancouver, B. C.

Legal Description:

Lot 10, Blk. 86, D.L. 196, Sp. 1,  
N.W.D., Plan 196.

Classification:

Rooming House.

**SOLD**

Registered in the name of: Chikai HIRAKI

Clear Title.

Sold to David Lee for \$4550.00 cash as at August 6, 1943

Title delivered to Registered Owner, David Lee on Nov. 9/43.

1943

July 26th

Dec. 21st

Sept. 10th

1944

Jan. 3rd

Memo re Claims (Nil)

Memo re Chattels

List of goods sent to 992 Powell St.

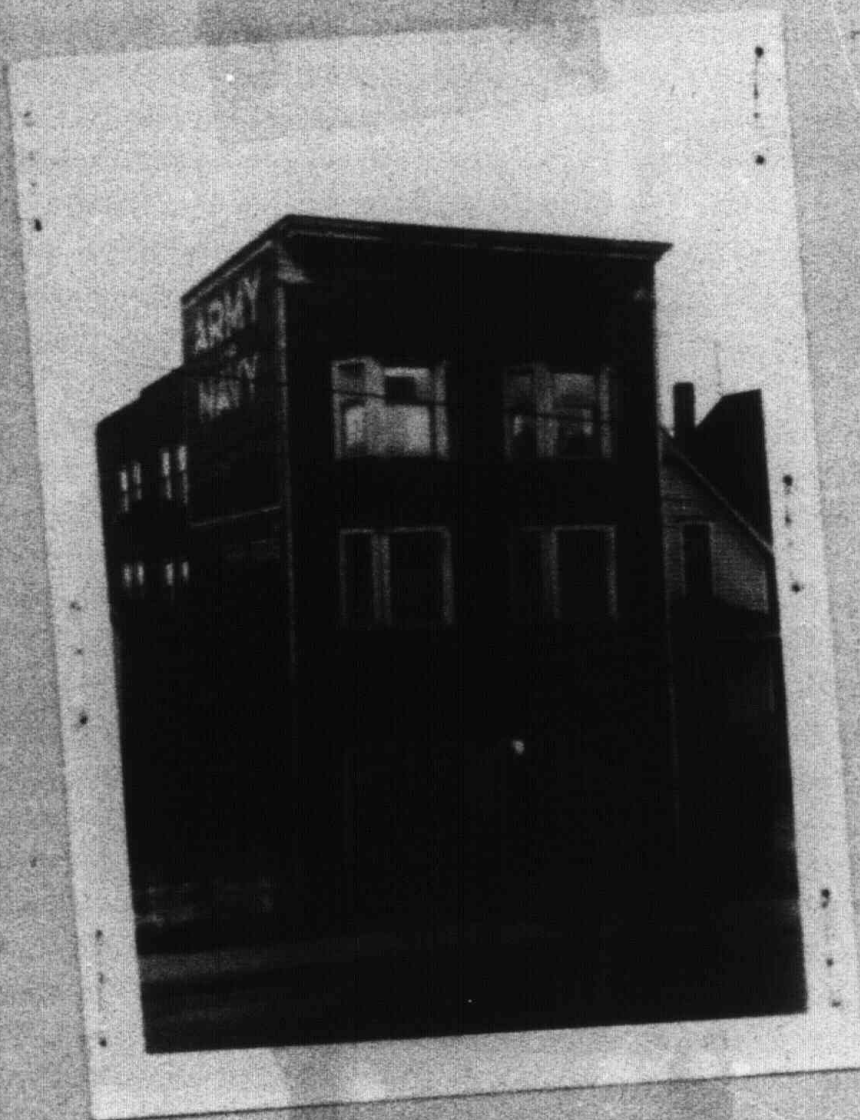
Letter re chattels.



HIRAKI, Chikai  
"Asahi Rooms"

446 Keefer St., Vancouver, B. C.

Evac. File #465 /1



Picture Taken April 29, 1943.







MEMORANDUM

May 25th, 1943.

To: File 465

From: Specified Articles Department

Re: HIRAKI, Chikai - Reg. 02769

| <u>ARTICLE</u> | <u>DESCRIPTION</u>                                   | <u>APPRAISED VALUE</u> |
|----------------|------------------------------------------------------|------------------------|
| CAMERA         | Eastman Kodak Folding camera.                        | No value (broken)      |
|                | Minicam and case "Majestic"                          | \$ 2.00                |
| RADIO          | General Electric Radio. Serial No. 0857 Model # E81. | 20.00                  |

*Sold by Auction 2/1/44  
Vancouver Radio 2,*

*Radio - Sale Price - 736.00  
Expense 5.08  
Bal credited 30.92*

*Camera - Handed to B.C. Sec. Commission  
for the return of owner, June 23, 1944*

*J. Macdonald  
March 22, 1946*



LIABILITY SUMMARY

File No. 465.

Chikui NIRAHI - Reg. No. 02769.

A claim against C. NIRAHI for \$43.65 was filed by M. FURUYA & CO. on 30th April 1942. The debtor appears to have been Chumi NIRAHI.

No other liability recorded on file.

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

March 29th, 1947.

  
Ian Macpherson.

12138



File No. 465 & 465/1

CLAIMS DEPARTMENT

July 26th, 1943.

Chikui HIRAKI - Reg. No. 02769

CREDITORS:

NO CLAIMS on file.

AMCA:DE



**This Indenture,**

made in triplicate, the **second**

one thousand nine hundred and **twenty-five**

IN PURSUANCE OF THE ACT RESPECTING

SHORT FORMS OF MORTGAGES:

BETWEEN

**MARY ROSE REPPIN, wife of John Reppin, of  
2838 Cambridge Street, in the City of  
Vancouver, in the Province of British  
Columbia, Carpenter**

hereinafter called "the Mortgagor," of the FIRST PART,

and

**SUN LIFE ASSURANCE COMPANY OF CANADA, a body corporate, having its Head Office in the City  
of Montreal, in the Province of Quebec, hereinafter called "the Mortgagee," of the SECOND PART.**

Whereas the Mortgagor is seized of an estate in fee simple in possession of and in the lands and premises hereinafter described, and

Whereas the Mortgagee has agreed to lend to the Mortgagor the sum of **Fifteen hundred**

----- dollars (**\$1,500.00**) upon having the repayment of the

same with interest as hereinafter mentioned secured in manner hereinafter provided,

Witnesseth that, in consideration of **Fifteen hundred (\$1,500.00)** ----- Dollars

of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby

by **her** acknowledged) the said Mortgagor doth grant and Mortgage unto the said Mortgagee, its

successors and assigns forever, ALL AND SINGULAR **at** certain parcel or tract of land and premises

situate, lying and being in the **City of Vancouver**

Province of British Columbia, and particularly known and described as **Lot Twelve (12) in Block**

**Thirteen (13), in Subdivision of District Lot One hundred and eighty-four**

**(184), Group One (1), New Westminister District, according to**

**plan deposited in the Land Registry Office at the City of**

**aforsaid and numbered 170**

Together with all buildings and fixtures of whatsoever kind or description, now or hereafter on said land, and which the Mortgagor hereby declares to form part of the freehold of the security, whether annexed to the said freehold or not, it being understood that this Clause is in substitution for the provisions of Section 5 of the "Mortgages Statutory Form Act."

PROVIDED this Mortgage to be void on payment of

**Fifteen hundred (\$1,500.00)** of lawful money of Canada with interest at **seven and 7/8** per cent. per annum as well

follows: **\$25.00** shall become repayable on account of principal

first day of January and July, commencing the first day of

ending the first day of July, 1930, and the balance of principal

payable on the 2nd day of October, 1930. PROVIDED HOWEVER

Mortgagor has not previously made any default whatsoever

pay up to but not exceeding \$50.00 on account of principal

date for principal as aforesaid prior to the 2nd day of

may at any time after the 2nd day of October, 1928, and

of October, 1930, pay off the whole of the principal and

interest to the date of payment by paying in addition thereon

sum equal to six months' interest at the rate aforesaid

Together with interest at the rate aforesaid which shall accrue from the date hereof, payable on the first day of January and July in each and every year, without any deduction or abatement, principal be fully paid and satisfied, as well after as before maturity, the first payment of interest on the **first** day of **January, 1928.**

AND IT IS FURTHER AGREED that on default in payment of any instalment of interest, the same shall at once become principal and bear interest at the rate aforesaid, which interest shall be payable on the next gale day, it being understood that interest, as well that upon principal as upon interest, is to be compounded at each day mentioned in the above proviso, the Mortgagor shall have duly observed and performed all covenants, conditions and obligations on the said Mortgagor's part herein contained. The said several payments of principal and interest shall be made in gold coin, if required, and to be made to the Mortgagee at its Head Office in the City of Vancouver, British Columbia.



The said Mortgagor covenants with the said Mortgagee:

That the Mortgagor will pay the Mortgage money and interest and observe the above proviso.

That the Mortgagor will pay as and when the same become due respectively all or any taxes, rates or assessments that may at any time during the continuance of this security be levied on the lands and premises hereinbefore described, or any part thereof, or on any improvements thereon, or charged to the Mortgagee or the Mortgagor in respect of these presents, or in respect of any principal, interest or other monies payable hereunder, or any other matter or thing relating to these presents.

That the Mortgagor has a good title in fee simple to the said lands.

And that ~~the Mortgagor~~ has the right to convey the said lands to the said Mortgagee. And that on default the Mortgagee shall have quiet possession of the said lands free from all encumbrances.

And that the said Mortgagor will execute such further assurances of the said lands as may be requisite.

And that the said Mortgagor has done no act to encumber the said lands.

And that the said Mortgagor will not permit a Lien to be acquired against the said lands or fixtures under "The Mechanics Lien Act," or any amendment thereof, or under any other Statute or Law at any time in force affecting the said lands.

And that the Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value in dollars currency.

PROVIDED ALWAYS and IT IS HEREBY AGREED that notwithstanding anything hereinbefore contained, the Mortgagee may require the insurance on the said buildings to be cancelled and a new insurance to be effected in the Office of any Company named by the Mortgagee, and also may of the Mortgagee's own accord effect or maintain any insurance herein provided for, and any amount paid by the Mortgagee therefor shall be forthwith payable to the Mortgagee by the Mortgagor, with interest at the rate aforesaid, and shall be added to the principal money hereby secured and shall be a charge upon the said lands in favour of the Mortgagee, carrying interest at the rate aforesaid prior to all claims thereon subsequent to these presents.

And the Mortgagor doth release to the said Mortgagee all ~~her~~ claims upon the said lands subject to the said proviso.

The said Mortgagor covenants with the said Mortgagee that the said Mortgagor will keep the said lands and buildings, improvements and fixtures thereon in good condition and repair according to the nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagor or those claiming under the Mortgagor commit any act of waste on the said lands, or make default as to any of the covenants or provisos herein contained, the principal hereby secured shall, at the Option of the Mortgagee, forthwith become due and payable, and in default of payment the powers of sale hereby given may be exercised, or the Mortgagee may at its option enter upon said premises, from time to time, in order to and may make such repairs to the mortgaged premises as the said Mortgagee may deem necessary without thereby becoming liable as a Mortgagee in possession, and any and all sum or sums of money expended in such repairs shall be forthwith payable with interest at the rate aforesaid from the time or respective times of the payment of the said sum or sums until paid, and until paid, shall be a charge on the said lands in favour of the Mortgagee prior to all claims thereon subsequent to these presents, and added to the principal sum hereby secured as if the same had originally formed part thereof, and in exercise of the powers of sale hereby given and all other powers thereunto enabling shall be forthwith exercisable.

And the said Mortgagee on default of payment for one month may, on ten (10) days' notice, enter upon the said lands.

And that the Mortgagee may lease or sell as aforesaid without entering into possession of the said lands.

And any demand or notice herein referred to may be given to the Mortgagor by writing signed or signed by or on behalf of the said Mortgagee. And any writing so signed may be either delivered to the Mortgagor or posted at any Post Office in the Province of British Columbia under registered cover.

**M. Mary Rose Peppin, 2533 Cambridge Street, VANCOUVER, B.C.**  
And at any demand or notice herein referred to may further be effectually given either by leaving the same on the mortgaged premises, if occupied, or placing the same on some portion thereof, or at the option of the Mortgagee, by publishing the same twice in some newspaper published in British Columbia, and that such notice shall be sufficient though not addressed to any person or persons, and notwithstanding any person or persons to be affected thereby may be unknown, or under disability, and any such demand or notice may be given by writing signed or purporting to be signed by or on behalf of the said Mortgagee.

And also that in case default be made in payment of either principal or interest for two months after any payment falls due, the powers hereby conferred of entering, leasing or selling, or any of them, may be exercised without any notice.

And that any contract or sale made under the said powers of sale may be varied or rescinded and that the Mortgagee may be in such terms and under such conditions, including special conditions as to title or evidence of title, or otherwise, as the said Mortgagee shall deem fit. And also that the said Mortgagee may be at liberty to buy or sell or rescind or vary any contract of sale without being responsible for any deficiency or loss or expense incurred.

PROVIDED that such sale may be either by public auction or private sale, and either for cash or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the said lands may be sold, and the costs of any abortive sale shall become a charge upon the lands and the Mortgagee may tack them to the mortgage debt.

PROVIDED that the Lessee or Purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damages only, and the lease or sale under the said powers shall not be affected.

PROVIDED that neither the execution nor registration of this Mortgage nor the advance of part of the Mortgage monies shall bind the Mortgagee to advance the monies secured hereby, or any unadvanced portion thereof.

PROVIDED that the Mortgagee may distrain for arrears of interest; and provided that the Mortgagee may distrain for arrears of the principal in the same manner as if it were arrears of interest.

PROVIDED ALWAYS and IT IS HEREBY FURTHER AGREED and declared and the Mortgagor doth hereby covenant with the Mortgagee that if default shall be made in any payment of principal or interest hereby secured, or taxes, or any other monies as hereinbefore provided, or any part thereof, or in the keeping or observance or performance of any covenant, proviso or condition herein contained on the part of the Mortgagor to be kept,



Supplemental to certain Mortgage dated

2nd

day of October, 1925 made

between

MARY ROSE PEPPIN

as Mortgagor, and Sun Life

Assurance Company of Canada, as Mortgagee and

JOHN PEPPIN

as party of the third part.

In Consideration of the sum of One Dollar (\$1.00) now paid by the Mortgagee to the party of the third part, receipt of which is hereby acknowledged, and in consideration of the payment by the Mortgagee to the Mortgagor of the mortgage moneys hereby secured, the party of the third part doth hereby covenant, promise and agree with the Mortgagee, its successors and assigns, to pay, or cause to be paid, the principal money and interest and all other moneys hereby secured and hereby adopts each and every covenant on the part of the Mortgagor to be performed and hereby covenants and agrees with the Mortgagee to perform and observe each and every covenant and proviso by the Mortgagor agreed to be performed and observed, and the party of the third part further covenants and agrees with the Mortgagee that his liability hereunder shall not be affected by any partial release of this mortgage or of any or all collateral or other securities (if any) held by the Mortgagee, or by the extension of time of payment, or the taking of any Note or other obligation for the payment of the said principal sum hereby secured and interest, or by the Mortgagee taking any security whatsoever for such payment or by any act whatsoever of the Mortgagee done, either with, or without notice to the party of the third part.

In Witness Whereof the party of the third part has hereunto set his hand and seal this 2nd day of October, A. D. 1925

SIGNED, SEALED AND DELIVERED

John Peppin

In the presence of:

Charles Helander  
Res. 341 W. Pender St.  
Vancouver

Also the mortgagee hereby assigns to the mortgagor and becomes tenant of the said lands during the term of this Mortgage, at a rent equivalent to and payable at the same days and times as the payments of interest as hereinbefore agreed to be paid, such rent, when so paid, to be in satisfaction of such payments of interest. Provided that the Mortgagee may, in default of payment or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy hereby created without notice.

AND also it is agreed that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except upon payment of interest thereon at the rate aforesaid in full to date of payment and a further sum equal to six months' interest thereon as aforesaid by way of a bonus.

AND it is further agreed that in case default be made and the Mortgage monies be recovered, or payment be obtained before maturity by action or by any other remedy or means, or in case of sale, the Mortgagee may collect and retain, whether out of the proceeds of sale or otherwise, an amount equal to six months' interest at the rate aforesaid, upon the capital so recovered by way of indemnity.

PROVIDED that no extension of time given by the Mortgagee to the Mortgagor, or anyone claiming under him, or any other dealing by the Mortgagee with the owner of the equity of redemption of said lands, shall in any way affect or prejudice the rights of the Mortgagee against the Mortgagor or any other person liable for the payment of the monies hereby secured.

The word "Mortgagor," wherever used, shall (unless the context otherwise requires) be deemed to include the heirs, executors, administrators, successors and assigns of the said Mortgagor and the word "Mortgagee," wherever used, shall (unless the context otherwise requires) be deemed to include the successors and assigns of the said Mortgagee, and if there is more than one Mortgagor named, the word "Mortgagor" shall be deemed to include each of such Mortgagors, their several heirs, executors, administrators, successors and assigns, severally as well as jointly. The said words and all words depending thereon or relating thereto shall also be deemed to include the feminine as well as the masculine and neuter genders. And all covenants herein contained on the part of the Mortgagor shall, if there be more than one, be construed as joint and several covenants.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Mildred E. Gordon  
930 Rogers Bldg.  
Vancouver, B.C.  
Student-at-Law

Mary Rose Peppin



**For Maker**

HEREBY CERTIFY that, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_, [whose identity has been proved by the evidence on \_\_\_\_\_, who is] personally known to me, appeared before me \_\_\_\_\_ the person \_\_\_\_\_ mentioned in the annexed Instrument as to \_\_\_\_\_ subscribed thereto as part \_\_\_\_\_ that \_\_\_\_\_ knows \_\_\_\_\_ executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereto set my hand and Seal of Office at \_\_\_\_\_ in the Province of British Columbia, \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord one thousand nine hundred and \_\_\_\_\_

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

M6. 9147 (1M-6-22) 16250

Printed in Canada

6179 - 35720 -  
File 465  
Dated October 2nd 1925  
*Discharge filed*  
*Nov. 24/1942 NO 103964*  
**MARY ROSE PEPPIN**

AND  
**SUN LIFE ASSURANCE COMPANY**  
**OF CANADA**  
(HEAD OFFICE: MONTREAL)

**Mortgage**

*Paid off Nov 9/1942*  
*Chikar*  
*Horachi*

**BOURNE & DESBRISAY**

Form No. 1. Affidavit of Witness. L. R. Act 1911

Murphy & Chapman, Law Printers and Stationers, Vancouver, B.C.

**For Witness**

Province of British Columbia, }  
To Wit:

**E. MILDRED ELIZABETH GORDON**  
of **Vancouver**

, of the **City**, in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by **Mary Rose Peppin** the party **y** thereto, for the purposes named therein.
2. The said instrument was executed at **Vancouver, B.C.** of the full age of twenty-one years.
3. I know the said party **y**, and that **she is**
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Seen before me at **VANCOUVER** in the Province of British Columbia, this \_\_\_\_\_ day of **October** 1925

*W. J. Gordon*

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

at \_\_\_\_\_ in the Province of \_\_\_\_\_  
British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_  
in the year of our Lord one thousand nine hundred and \_\_\_\_\_

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



465  
"A"

# This Indenture

made the thirtyfirst day of march in the year of our  
Lord one thousand nine hundred and forty

In Pursuance of the "Wills of Sale Act"

Between

Yukon Hight, of 148 Keefer St. City of Vancouver  
Province of British Columbia

Know All Men,  
Address and  
Residence of  
Parties.

(hereinafter called the Grantor) of the First Part  
AND

Bertha Young (Widow) 304 Main Street, City of  
Vancouver, Province of British Columbia

(hereinafter called the Grantee) of the Second Part

Whereas, the Grantor is possessed of the goods and personal chattels hereinafter set forth, described and enumerated, and hath contracted and agreed with the Grantee for the absolute sale to him of the same, upon the terms and considerations hereinafter set forth.

Now this Indenture Witnesseth, that in pursuance of the said Agreement, and in consideration of the sum of

fifteen hundred (\$1500.00) dollars  
of lawful money of Canada, paid by the said Grantee to the said Grantor, at or before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged), the said Grantor hath bargained, sold, assigned, transferred and set over, and by these presents Doth bargain, sell, assign, transfer and set over unto the Grantee:

All those the said goods and personal chattels described and enumerated as follows:

All furniture as described in the Inventory thereof, hereto attached  
and marked with the letter A

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All of which goods and personal chattels are now in the possession of  
upon or about the Grantor and are situate, lying and being in,  
in the City of 446 Keefer Street  
in the County of Vancouver in the Province of British Columbia.

And all the right, title, interest, property, claim and demand whatsoever, both at law  
and in equity, otherwise howsoever, of the said Grantor, of, in, to, and out of the same,  
and every part thereof:

To have and to hold the said assigned goods and personal chattels and each and  
every of them and every part thereof, with the appurtenances, and all the right, title  
and interest of the said Grantor thereto and therein, as aforesaid, unto and to the use  
of the said Grantee, to and for his sole and only use Forever:

And the said Grantor Doth hereby Covenant, Promise and Agree with the said Grantee,  
in manner following, that is to say:

That the said Grantor is now rightfully and absolutely possessed of and entitled to the  
said hereby assigned goods and personal chattels, and every of them, and every part  
thereof: And that the said Grantor now has in himself good right to assign the same  
unto the said Grantee, in manner aforesaid, and according to the true intent and mean-  
ing of these presents; And that the said Grantee shall and may from time to time,  
and at all times hereafter, peaceably and quietly have, hold, possess and enjoy the  
said hereby assigned goods and personal chattels and every of them, and every part  
thereof, to and for his own use and benefit without any manner of hindrance, inter-  
ruption, molestation, claim or demand whatsoever, of, from or by him, the said Grantor,  
or any person or persons whomsoever; And that free and clear, and freely and abso-  
lutely released and discharged, or otherwise, at the cost of the said Grantor, effectually  
indemnified from and against all former and other bargains, sales, gifts, grants, titles,  
charges and incumbrances whatsoever:



And moreover, that the said Grantor, and all persons rightfully claiming, or to claim, any estate, right, title, or interest of, in or to the said hereby assigned goods and personal chattels and every of them, and every part thereof, shall and will from time to time, and at all times hereafter upon every reasonable request of the said Grantee, but at the cost and charges of the said Grantee, make, do and execute, or cause or procure to be made, done and executed, all such further acts, deeds and assurances for the more effectually assigning and assuring the said hereby assigned goods and personal chattels unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents as by the said Grantee or his Counsel shall be reasonably advised or required.

Wherever the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require, and shall include the parties, hereto, their and each of their heirs, executors, administrators, successors and assigns, respectively.

In Witness Whereof the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF

SIG. OF WITNESS:

ADDRESS

OCCUPATION

This is the paper-writing marked "A" referred to in the Affidavit of

31 day of

sworn before me this

A.D. 194

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

A Justice of the Peace in and for  
the Province of British Columbia

### "BILLS OF SALE ACT"

### Acknowledgment of Officer of Corporation

I, \_\_\_\_\_ of \_\_\_\_\_

(State whether President, Secretary or Director)

of the \_\_\_\_\_

(Name of Corporation)

make oath and say as follows:—

1. That the paper writing hereto annexed and marked "A" is a true copy of a bill of sale, and of (or, when an original bill of sale is filed, is a bill of sale together with) every schedule or inventory thereto annexed or therein referred to as made, given, and executed by the said \_\_\_\_\_

(Name of Corporation)

2. That I, as \_\_\_\_\_ of the said Corporation, being duly authorized so to do, did affix the seal of the said Corporation to the said bill of sale, did sign the said bill of sale as \_\_\_\_\_ of the said Corporation, and did duly deliver the said bill of sale

(State whether President, Secretary or Director)

as the act and deed of the said Corporation on the \_\_\_\_\_ day of \_\_\_\_\_ 194  
3. That the head office or chief place of business of the said Corporation in British Columbia is situate at \_\_\_\_\_ in the said Province.

(State fully the whereabouts of the head office or chief place of business, such as street and number (if any).)

Subscribed to and sworn before me this  
\_\_\_\_\_ day of \_\_\_\_\_ 194

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



"BILLS OF SALE ACT"

COUNTY OF

1. Bertha Evans  
of the County of Vancouver

TO WIT:

in the Province of British Columbia, the Grantee in the foregoing Bill of Sale named, make oath and say: That the sale therein made is bona fide and for valuable consideration, namely, the consideration of the sum of \$100.00 (one hundred dollars); and that for the purpose of enabling me this deponent to hold the goods and chattels mentioned therein as against the creditors of the said grantor; and that said Bill of Sale is not given for the purpose of protecting the goods and chattels mentioned therein against the creditors of the grantor or of preventing such creditors from obtaining payment of any claim against the grantor.

Bertha Evans

Sworn before me at the County of Vancouver in the Province of British Columbia, this 31st day of March A.D. 1942

A Commissioner for taking Affidavits within British Columbia

A Justice of the Peace in and for the Province of British Columbia

Dated 31st March 1942

51758

Chikai Hiraki

—TO—

Bertha Evans

Bill of Sale

The Canadian Land Co. Limited, Law Firm and Stationers, Vancouver, B.C.

MAR 31 1942

REGISTRY

"BILLS OF SALE ACT"

COUNTY OF

1. Bertha Evans  
of the County of Vancouver

TO WIT:

as follows:

1.—That the paper-writing herewith annexed, and marked "A", is a true copy of a Bill of Sale and every Schedule or Inventory thereto annexed, or therein referred to, and of every attestation of the execution thereof, as made and given and executed by Bertha Evans, Chikai Hiraki, in the year of our Lord one thousand nine hundred and forty-two, in the year of our Lord 1942, in the year of our Lord 1942, in the year of our Lord 1942.

2.—That I was present and did see the said Bill of Sale mentioned, and whose name is signed thereto, in the said Bill of Sale mentioned, and day of March

sign and execute the same on the said

in the year aforesaid.

4.—That the said Bill of Sale, retitled and still resides at the time of making and giving the

5.—That the name Bertha Evans, and that was and still is attesting the due execution thereof, is of the proper handwriting of me, this deponent, and that I reside at

and am a Bertha Evans

Subscribed to and sworn before me this

day of March A.D. 1942

at the

Arthur Bull

in the Province of British Columbia.

A Justice of the Peace in and for the Province of British Columbia

A Justice of the Peace in and for the Province of British Columbia



# This Indenture

Made the twenty-fifth day of September in the year of our  
 Lord one thousand nine hundred and forty-two (1942).

In Pursuance of the "Short form of Deeds Act"

Between

CHIKAI HIRAKI (Japanese Evacuee Registration #02769)  
 presently located at Lillooet, in the  
 Province of British Columbia,

Insert full Name,  
 Street Address and  
 Occupation of  
 Grantor and of  
 Grantee.

(hereinafter called the "Grantor")

AND

ALICE ELLEN WATSON, (Widow), of 2307 Oxford Street,  
 in the City of Vancouver, in (hereinafter called the "Grantee")  
 the Province of British Columbia.

WITNESSETH, that, in consideration of

-----TWO THOUSAND FIVE HUNDRED AND FIFTY 00/100 (\$2550.00)-----

Dollars of the lawful money of Canada now paid by the said Grantee to the said  
 Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor,  
 DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying  
 and being in the CITY OF VANCOUVER, in the Province of British Columbia  
 and more particularly known and described as Lot Twelve (12), in  
 Block Thirteen (13), District Lot One hundred and eight-four (184)  
 Group One (1), New Westminster District, according to a plan de-  
 posited in the Land Registry Office at the said City of Vancouver,  
 and numbered 178,



**TOGETHER** with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

**THE** said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

**AND** the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.



AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor Releases to the said Grantee All His Claims upon the said lands.

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

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Signature of Witness } "Satoka Hiraki"  
Street Address }  
City or Town } Lillooet, B.C.  
Occupation of Witness } None

"Chikai Hiraki"

FOR MAKER

I HEREBY CERTIFY that, on the  
Lillooet  
Chikai Hiraki

oath of  
before me and acknowledged to me that  
the maker thereof, and whose name  
contents thereof, and that he  
years.

he is the person mentioned in the annexed instrument as  
is subscribed thereto as party, that he knows the  
executed the same voluntarily, and is of the full age of twenty-one

day of September 19 42. at  
in the Province of British Columbia,

(whose identity has been proved by the evidence on  
, who is personally known to me, appeared

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,  
at Lillooet, in the Province of  
British Columbia, this day of September,  
in the year of our Lord one thousand nine hundred and forty-two (1942)

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

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

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA  
TO WIT:

I, Satoka Hiraki  
of Lillooet

of the Town  
, in the Province of British Columbia,

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by  
Chikai Hiraki the party thereto, for the purposes named therein.
2. The said instrument was executed at Lillooet aforesaid
3. I know the said party, and that he is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Lillooet  
in the Province of British Columbia, this 28th  
day of October 19 42

"Satoka Hiraki"

"P.J. Wilson"

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



# ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of \_\_\_\_\_) who is personally known to me, of \_\_\_\_\_, and that he is the person of the said \_\_\_\_\_ and affixed the seal of the \_\_\_\_\_ who subscribed his name to the annexed Instrument as

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

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

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

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

Original Registered as No. 79902L

Dated September 25th 1942

CHIKAI HIRAKI

—TO—

MRS. ALICE ELLEN WATSON

## Deed of Land

THE WILLSON STATIONERY CO. LTD., VANCOUVER, B. C.  
Legal Forms for the Four Western Provinces

Lot 12,  
Block 13,  
D.L. 184, Plan #178

### FOR ATTORNEY

I HEREBY CERTIFY that, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of \_\_\_\_\_) who is personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of \_\_\_\_\_ to the annexed instrument as the maker thereof, that the said \_\_\_\_\_ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief and that he, the said \_\_\_\_\_, knows the contents of said instrument, and subscribed the name of the said \_\_\_\_\_ as the first act and deed of the said \_\_\_\_\_ attorney which has not been revoked.

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

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

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

CANADA  
PROVINCE OF BRITISH COLUMBIA  
To wit:

I, \_\_\_\_\_ of the \_\_\_\_\_ in the Province of British Columbia,

### DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.  
2. At the time of the execution of the annexed instrument, I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.  
AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at

In the Province of British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_

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



465      August?

PA. 1167

**SUN LIFE ASSURANCE COMPANY OF CANADA**  
HEAD OFFICE: MONTREAL

MORTGAGE DEPARTMENT  
S. E. CLARKE, LOAN MANAGER

802 ROYAL BANK BUILDING  
VANCOUVER, B.C.  
April 16, 1942.

IN ALL CORRESPONDENCE ABOUT MORTGAGES  
PLEASE REFER TO THEIR NUMBERS

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
APR 17 1942

*Registered?*

Office of the Custodian, Japanese  
Evacuees' Section,  
806 Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:

RE: B.C. 6179 - Chikai Hiraki  
2307 Oxford Street  
Lot 12, Blk. 13, Subd. of D.L. 184,  
Gp. 1, N.W.D., Plan 178,

In accordance with your requirements we would advise that our Company hold a first mortgage against the above mentioned property now owned by Mr. Hiraki. This property was purchased from Mr. & Mrs. J. Peppin, the original mortgage and the extension of the original mortgage, completed by Mr. Hiraki, matures July 1, 1943. The payments called for in the extension agreement provide for principal repayments every six months of \$25.00 together with interest at 6%, and the principal balance including interest up to January 1 is \$900.00. The next payment due from Mr. Hiraki will be July 1, 1942, no payments being in arrears at the present time. This property is a one-storey, five-room bungalow situated on a 38' lot at the addressed mentioned.

To date no advice has been received from the owner who lives at 446 Keefer Street as to the property which he is no doubt renting at 2307 Oxford Street.

Very truly yours,

S. E. Clarke,  
Loan Manager.

Per: *[Signature]*

*to owner*

TGD/PEH



5



602 Credit Foncier Building,  
Vancouver, B. C.  
April 21st, 1942.

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

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

Report on: HIRAKI, Chikai,  
Registration #02769.

RECEIVED  
APR 21 1942

REAL ESTATE AND PERSONAL PROPERTY

LOCATION:

Rooming house, Lot 10, Block 86, D.L. 196 (located at  
446 Keefer Street, Vancouver, B.C.)  
Dwelling, Lot 12, Block 13, D.L. 184  
(located at 2307 Oxford Street, Vancouver, B.C.)

OWNERSHIP:

Lot 10 owned outright.  
Lot 12 subject to \$900.00 mortgage at 6% payable  
to Sun Life Assurance Co., Vancouver, B. C.

DESCRIPTION OF  
LAND AND BUILD-  
INGS:

Building on Lot 10 is of frame construction, 3 stories,  
cement basement excavated about 3 feet, basement size  
about 24 feet x 26 feet with 6 section hot water furnace.  
Ground floor has combined office and living room, and 10  
combined bed and living rooms. Second floor has 15  
combined bed and living rooms. Third floor has 15  
combined bed and living rooms.

Building on Lot 12 is a frame, 5 room house, with  
living room with open fireplace, dining room, kitchen  
and bathroom downstairs; and two rooms upstairs; cement  
basement with sawdust burning furnace. Is occupied by a  
Japanese family at rental of \$25.00 per month which is  
being paid to the Sun Life Assurance Co. (Mortgage Dept.).  
Rent is paid half yearly and is paid up to July 1st, 1942.

INVENTORY:

See statement of Hiraki to Custodian. Personal property  
will be stored at 446 Keefer Street in rooms 11 and 13  
by arrangement with Mrs. Evang.

PARTICULARS OF  
INSURANCE:

Statement given by Hiraki to Custodian appears to be  
incorrect. In his statement he says that the insurance  
on 446 Keefer Street is carried with the Liverpool  
Manitoba Assurance Co. Policy #441173 with a premium  
of \$50.70 per annum. This should read \$3000.00 carried  
with the North Empire Assurance Co. (c-o Administration  
and Trust Co. Vancouver, B. C.) Policy #66329, premium  
\$71.25 for 3 years paid up to 3 years from April 1942.

With regard to insurance carried on Lot 10, the Sun  
Life Assurance Company states that the amount of the  
insurance is \$1,500.00 instead of \$3,000.00, as  
mentioned in the statement to the Custodian.

LIABILITIES:

Mortgage on building on Lot 12. See Custodian's  
statement.

RECOMMENDATIONS:

I recommend that Hiraki's personal property be allowed  
to be stored in rooms 11 and 13 at 446 Keefer Street  
if and when Mrs. Hiraki and family are evacuated.

The house at 2307 Oxford Street is occupied by a  
Japanese but should be easy to rent if the present  
tenants are evacuated.

Yours very truly,

G. L. SALTER,

Per: *[Signature]*

Agent.

*(In substance)*

*See each 6 months  
See Sun Life letter  
6/1/42*



17

*Shaw, Salter & Mommer*  
*Chartered Accountants*

*Alfred Shaw, F.C.C.A. G.L. Salter, C.A.*  
~~XXXXXXXXXX~~

Shears.

*Shaw & Salter*  
*PA 8746*

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
MAY 22 1942

*Credit Foncier Building,*  
*850 Hastings Street West.*

*Vancouver, B.C.*

May 21st, 1942.

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

Dear Sirs:

Re: Chikai Hiraki. File #465.

I have received a deposit from Mrs. W. C. Allen of five dollars, being on account of rent of 2307 Oxford St., Vancouver. The rent is to be \$27.00 per month and to begin when present tenants are evacuated. I understand Mrs. Allen has interviewed your office and that Mr. Hiraki is in favour of renting his property to her.

Kindly advise us what we will do with this deposit.

Yours truly,

G. L. SALTER,

Agent for the Custodian,

Per: *[Signature]*

JSS/M.



May 26th, 1942.

Mrs. Chikoi Hiraki,  
446 Keefer Street,  
Vancouver, B.C.

Dear Madam:-

With regard to your property at 446 Keefer Street, which has been rented to Mrs. Bertha Evang at \$80.00 per month. We understand that when you leave certain of your goods will be stored in one of the rooms. Will you please advise what is being left and what arrangements you have made with Mrs. Evang to take care of these goods.

There seems to be some misunderstanding as to what room is to be used for this purpose.

The agreement which we have seen speaks of Room 11 being used for storage, but also speaks of this room as being the one which Mrs. Evang can have for her use. We understand that Room 11 is more suitable for Mrs. Evang to use and that Room 13 would be suitable for storage of furniture, and we suggest that this should be arranged and that Mrs. Evang write to us acknowledging that you are leaving this room locked and in her care.

Yours truly,

R.P. Alexander  
Assistant Manager

FGS:EB.



465

*W. Johnson  
PA. 8 24/2*  
June 1st, 1942

The Pemberton Realty Corporation,  
418 Howe Street,  
Vancouver, B. C.

Dear Sirs:-

Re: HIRAKI, Chikei  
446 Keefer St., Vancouver.

On Saturday morning Mrs. Hiraki and her son called and stated that whereas they had definitely agreed that they should retain Room 13 in which to keep their personal belongings etc., Mrs. Evang is insisting that when they vacate Room 11, which at present they rent from Mrs. Evang, they shall have this latter room instead of Room 13 which is considerably larger and more suitable for the Hirakis. The Hirakis state that they are being over-charged for the rental of Room 11 and we should be glad if you would look into this matter for us.

Re 2307 Oxford Street. The Hirakis now advise that they would prefer to sell this property if a satisfactory offer was forthcoming. As you are aware, this house is rented at Twenty-Seven Dollars per month to a Mrs. Allen, but we have insufficient information on our files to study the matter properly. Will you please look into this matter also and report to us in due course?

Yours truly,

R. P. Alexander  
Assistant Manager

PD:IF



June 17, 1942.

Pemberton Realty Corporation Ltd.,  
418 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: HIRAKI, Chikei.

We duly received your letter of the 5th instant in connection with the property owned by the above,

Re: 446 Keefer Street.

The Hiraki's again called at this office and are insistent that Room #11, as originally mentioned in the agreement, ~~is~~ to be held by them for their personal effects, etc., so please instruct the tenant, Mrs. Ehang, accordingly. The Hiraki's agree they are being charged \$3 per week for the use of Room #13, and light and gas for Room #11. We agree this is a fair charge.

We have advised the Hiraki's that you considered it very doubtful that anything like \$7500 could be obtained for this property, and apparently they are satisfied with present rental arrangement.

Re: 2307 Oxford Street.

Mrs. Allen, the present tenant, states (and this is confirmed by information on "JP" registration form) that the previous tenant was only paying \$25 per month. This being the case, under present conditions, she cannot be charged \$27 per month. Mrs. Allen advised us that the Hiraki's are now willing to give her a lease for one year and this she is willing to accept, but would prefer a two-year lease. Please see what you can fix up in this connection and advise us.



ESTABLISHED 1887

out → done

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

June 5, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUN 6 1942

ack 17/6

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

Re - Chikei HIRAKI File No. 465

Gentlemen:-

Re - 446 Keefer Street - Room # 11.

The writer called at this property and saw the lease that Mrs. Ebang has. The lease has not been properly drawn as there are some instances where texts read Lessee instead of Lessor. The following are the two clauses:

Clause 1. "The Lessee agrees with the Lessor that the Lessee (should be Lessor) shall have the full use of # 11 during the term of this lease for storage purposes only."

Clause 2. "Should the Lessee (should be Lessor) wish to use the aforesaid room for domestic use, same is hereby granted subject to the Lessee (should be Lessor) paying for fuel, gas, electric light and water."

Mrs. Ebang expects to obtain \$3.00 per week from Mr. Hiraki for the accommodation they are getting at present, namely, the use of both room # 11 and # 13. Use being made of both these rooms at present for domestic use. Mrs. Ebang would appreciate it if Mr. Hiraki would be willing to exchange # 11 for # 13 to use as storage when they go away, as there are fixtures for domestic use in # 11 and there are none in # 13. This she asks as a concession, not a demand. \$3.00 per week looks to be fair for what Mr. Hiraki is getting at present.

Regarding sale. Fortunately the writer had Mr. Moore of our Sales Department with him when inspecting this property. Mr. Moore is particularly familiar with this district and he felt that the price of \$7500.00 would not yield sufficient return to interest a purchaser at a rental of \$80.00 per month. Investments require a greater margin or higher rate of interest on an invest-



ESTABLISHED 1887

out → Donek

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

July 8, 1942

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUL 9 1942

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

Attention Mr. Shears

Re: Chikei Hirachi, File #465

Dear Sirs:

We are in receipt of an order from the Health Department to provide adequate water pressure for the building at 446 Keefer Street. We have not got authority here to spend \$83.00, which is the estimate of the cost of the work required. The City Inspector advised that he had told Hirachi that this was required and Hirachi was going to see that the authorities here were notified to put it in order. He apparently did not do this.

We have been in touch with the City Inspector and he advises that he will hold the matter in abeyance to give us a chance to clear with Hirachi as to what is going to be done.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

*J. G. Walker*  
Rental Department, Manager.

JGW:BC



File 965

? 1 small black  
stone among  
these goods

A.

List of goods stored in room eleven (11) of  
446 Keefer St., Vancouver, B.C.

1. one electric record player and records
  2. three trunks
  3. one living room bureau
  4. one gas stove
  5. eleven suitcases
  6. one cupboard
  7. one book-case
  8. one book-shelf
  9. one mahogany corner-shelf
  10. two other shelves
  11. one foot stool
  12. one high chair
  13. one wash tub
  14. one small table
  15. kitchen utensils and dishes
  16. and other miscellaneous goods - old school texts,  
Japanese magazines, electric lamp, picture frame, toys, etc.
- I agree to see that the above goods will be safely  
stored in room eleven until owner comes for them.

July, 1942



File 66

? 1 small

Electric stove

also some

food

73.

List of goods stored in room eleven (11) of  
446 Keefer St., Vancouver, B.C.

1. one electric record player and records
2. three trunks
3. one living room bureau
4. one gas stove
5. eleven suitcases
6. one cupboard
7. one book-case
8. one book-shelf
9. one mahogany corner shelf
10. two other shelves
11. one high chair
12. one foot stool
13. one wash tub
14. one small table
15. kitchen utensils and dishes
16. and other miscellaneous goods — old school texts,  
Japanese magazines, electric lamp, picture frame, toys, etc.

I agree to see that the above goods will be safely  
stored in room eleven until owner comes for them.

July 8, 1942



ESTABLISHED 1887

out → Done

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA  
July 23, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUL 24 1942

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.

ack  
24/7

File No. 465. Re HIRAKI.  
2307 Oxford Street.

Dear Sirs:

We have today received an offer to purchase the above property at the price of \$2500.00 gross with terms of \$1,000 cash and the balance at the rate of \$25 per month, including interest at 6%, with the privilege of paying more at any time; subject to existing tenancy.

The proposed purchaser is D. J. W. McDonald, baggage porter at the Hotel Vancouver.

Kindly advise us if this is acceptable to Mr. Hiraki.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

*W. G. Moore*

W. G. Moore.

WGM:MM



465

July 7th, 1942.

Mr. Chikoi Hiraki,  
433 Keefer Street,  
Vancouver, B.C.

Dear Sir:-

We are advised by Messrs. Pemberton's Limited, who are handling your property on our behalf, that by an order from the Health Department of Vancouver, it will be necessary to put in a new 1" water supply at 433 Keefer Street, which will cost in the neighborhood of \$80 to \$85.

We understand that the old pipes are beyond repair and that a new pressure reducing valve, etc., is necessary.

As apparently this work has got to be put in hand promptly we are informing you of the fact and would point out that the expense involved will have to be taken care of from the rents received.

Yours truly,

R.P. Alexander  
Manager

PD:EB.



| CLASS OF SERVICE            |   |
|-----------------------------|---|
| Full Rate                   |   |
| Day Letter                  |   |
| Night Message               |   |
| Night Letter                | X |
| Evening and Sunday Messages |   |

Please mark an X opposite the class of service desired.

# CANADIAN PACIFIC TELEGRAPHS

CHECK

TIME FILED

World Wide Communications

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

August 1st, 1942  
Vancouver, B.C.

CHIKKI HIRAKI  
REGISTRATION NUMBER 02769  
LILLOOET BC

YOUR HOUSE TWO THREE NOUGHT SEVEN OXFORD STREET PEMBERTONS HAVE  
RECEIVED OFFER TWENTY FIVE HUNDRED DOLLARS WITH TERMS ONE THOUSAND  
DOLLARS CASH BALANCE TWENTY FIVE DOLLARS MONTHLY INCLUDING INTEREST  
SIX PERCENT STOP AGENTS FEES ONE HUNDRED AND TWENTY FIVE DOLLARS  
WHICH STANDARD CHARGE FIVE PERCENT STOP PLEASE REPLY PROMPTLY  
IF ACCEPTABLE AS YOUR SON OMITTED FORWARD OUR LETTER TWENTY FOURTH  
JULY REGARDING ABOVE STOP REPLY COLLECT

OFFICE OF THE CUSTODIAN  
VANCOUVER

CHARGE: Office of the Custodian,  
506 Royal Bank Bldg.,  
Vancouver, B.C. PA 6131.



#65

out of ~~James~~  
Bowel

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED

E. Lillooet, B.C.,

AUG 5 1942

Aug. 2/42.

Office of the Custodian,  
Vancouver, B.C.

Dear sir:

I received your telegram concerning the offer for our house at 2307 Oxford Street. The buyer offers Twenty-five hundred dollars with terms of one thousand dollars cash and balance of twenty-five dollars monthly but if we sell for Twenty-five hundred dollars we'd like to receive one thousand six hundred dollars cash and the balance paid to the Sun Life. If the buyer could only pay one thousand dollars cash we would like to sell at



Twenty-seven hundred and  
fifty dollars with terms of  
one thousand dollars cash  
and the balance of twenty  
five dollars monthly.

Yours truly,  
C. Hiraki.



| CLASS OF SERVICE                                           |   |
|------------------------------------------------------------|---|
| Full Rate                                                  |   |
| Day Letter                                                 | Y |
| Night Message                                              |   |
| Night Letter                                               |   |
| Working and<br>Waiting Message                             |   |
| Please mark an X opposite<br>the class of service desired. |   |

# CANADIAN PACIFIC TELEGRAPHS



World Wide Communications

|       |
|-------|
| CHECK |
|-------|

|               |
|---------------|
| TIME FILED    |
| STANDARD TIME |

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

Vancouver, B. C.  
Aug. 5th, 1942.

CHIKKI HIRAKI  
REGISTRATION NUMBER 02769  
LILLOOET BC

YOUR LETTER 2nd AUGUST BUYER UNWILLING IMPROVE OFFER STOP UNLESS  
ACCEPTED WITHIN 24 HOURS DEPOSIT WILL BE REFUNDED STOP TELEGRAPH  
REPLY OUR ACCOUNT

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

Office of Custodian  
Vancouver, B. C.



| CLASS OF SERVICE                                                                                                                                                                                  | SYMBOL |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| Full-Rate Message                                                                                                                                                                                 |        |
| Day Letter                                                                                                                                                                                        | D.L.   |
| Night Message                                                                                                                                                                                     | N.M.   |
| Day Letter                                                                                                                                                                                        | D.L.   |
| <small>If none of these three symbols appears after the check number of words, this is a full-rate message. Otherwise its character is indicated by the symbol appearing after the check.</small> |        |

# CANADIAN NATIONAL TELEGRAM

D. E. GALLOWAY, ASSISTANT VICE-PRESIDENT, TORONTO, ONT.

Exclusive Connection  
with  
WESTERN UNION  
TELEGRAPH CO.  
Cable Service  
to all the World  
Money Transferred  
by Telegraph

STANDARD TIME

106A N 10 VIA ASH

LILLOOET, BC 145PM AUG 6

CUSTODIAN OFFICE 694

506 ROYAL BANK BLDG VANCOUVER BC

IF BUYER ACCEPT OUR PROPOSITION WE ARE WILLING TO SELL

-CHIKAI HIRAKI

249PM

#465



August 7, 1942.

For the attention of Mr. J. Tosh

Messrs. Pemberton Realty Corporation,  
418 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Chikei HIRAKI

With reference to your letter of July 23, we advise you that in reply to the telegram we sent the above respecting the offer made by Mr. McDonald for Hiraki's house at 2307 Oxford Street, he would only accept \$2,500.00 for this property if \$1,600.00 was paid in cash and the balance at \$25.00 per month, including interest at 6%. Alternatively, he would accept \$2,750.00 with \$1,000.00 cash and balance on terms as above.

As arranged, we again telegraphed Hiraki as follows:

"Your letter 2nd August buyer unwilling improve offer stop unless accepted within 24 hours deposit will be refunded stop telegraph reply our account."

Hiraki has replied as below:

"If buyer accept our proposition we are willing to sell."

From what you mentioned on the phone, we gather this deal is now off, but should Mr. McDonald make any further offer, we will be glad to submit same to Hiraki.

Thanking you for the trouble you have taken in this matter,

Yours truly,

F. G. Shears,  
Assistant Manager.

  
PD:BP



August 7 1942.

Mr. Chikei Hiraki,  
Registration No. 02769,  
Lillooet, B. C.

Dear Sir:

Re: 2307 Oxford Street

We received your telegram of yesterday advising that you were not willing to accept the offer made for your house of \$2,500.00 with \$1,000.00 cash and balance at the rate of \$25.00 per month, including interest at 6%, but that you would sell on the basis of your letter of the 2nd of August.

We understand from Messrs Pembertons that the proposed buyer is not prepared to improve his offer and that the deal is therefore off, but should anything further transpire, we will communicate with you promptly.

When discussing this matter with us, Messrs. Pembertons, the agents, pointed out that they considered the offer they had put forward for this property a very good one, and doubted very much if a better offer would be forthcoming.

Yours truly,

F. G. Shears,  
Assistant Manager.

FD:BT



August 13, 1942.

The Pemberton Realty Corporation Limited,  
418 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Chikei HIRAKI

We are in receipt of your letter of the 12th instant, and with regard to your letter of the 8th of July, we shall be glad if you will put in hand the work necessary to provide adequate water pressure for Hiraki's rooming house at 446 Keefer Street.

We take it that the City Inspector of the Health Department is now insisting that this work is done, and would say that we wrote some little time back to Hiraki, advising him of the cost involved, namely, \$83.00, and that same would be deducted from rents received.

We observe from your letter under reply that Mrs. Evang, the tenant, is endeavoring to sell her interest in this rooming house. Please advise us of any developments in this matter.

Yours truly,

F. G. Shears,  
Assistant Manager.

FE:BT



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER CANADA

August 12, 1942

Office of the Custodian  
JAPANESE SECTION

RECEIVED  
AUG 13 1942

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

Re: Chikoi HIRACHI  
File #465

Dear Sirs:

We have not heard anything further from you  
in respect to our letter of July 8th regarding water pressure. *OK.*

The tenant, Mrs. Evang, has been endeavour-  
ing to sell out this business, claiming that her health is  
poor and that she is unable to carry on. Mrs. Evang had a  
sale arranged to a Mr. Kelly a few days ago and was asking  
us to consent to her sub-letting. We looked up Mr. Kelly  
and found him to be a very reputable, satisfactory individual.

We had not, however, given any approval of  
this sub-letting and Kelly has taken ill and is not wanting  
to go through with his deal now.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

*J. G. Walker*

Rental Department, Manager.

JGW:BC



Gibson  
ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

August 27, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
AUG 28 1942

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

re - C. HIRACKI  
File # 465

Dear Sirs:-

Re - 446 Keefer Street

In your agency form you report that the above property has \$3000.00 insurance with the Liverpool Manitoba Insurance Company, policy # 441173. On checking with the agent, they inform us that the policy is in the name of Liverpool London and Globe Insurance, policy # 65986.

Re - 2307 Oxford Street

You report \$3000.00 insurance on the above, in the hands of Sun Life Insurance Company and they report that there is \$1500.00 insurance with the Phoenix Insurance Company, policy # 12811066, expiring June 3, 1943.

We presume this information to be correct. Would you kindly alter your records.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

Rental Department  
*[Signature]*  
*[Signature]*

GHJ:BE







COPY

File No. 465

August 29, 1942.

Name: Chikei HIRAKI

Registration No.: 02769

Address: 446 Keefer St., Vancouver, B. C.

LIST OF GOODS STORED IN ROOM 11

1. 1 electric record player and records.
2. 3 Trunks.
3. 1 Dining room bureau.
4. 1 Gas stove.
5. 11 Suitcases.
6. 1 cupboard.
7. 1 Book-case.
8. 1 Book-shelf.
9. 1 Mahogany corner-shelf.
10. 2 other Shelves.
11. 1 Foot-stool.
12. 1 High chair.
13. 1 Wash tub.
14. 1 Small table.
15. Kitchen utensils and dishes.
16. Other miscellaneous goods—old school texts, Japanese magazines, electric lamp, picture frame, toys, etc.

I agree to see that the above goods will be safely stored in room eleven until owner comes for them.  
July 8, 1942.

J. A. Smith reported

Sept 10<sup>th</sup> 42.

" Mrs. Evans refused to sign this document. The room containing the above chattels is doubly locked and keys held by custodian, hence her refusal to accept responsibility."



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
SEP 5 1942

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

September 4, 1942

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

Re: C. HIRACHI, File #465

Dear Sirs:

Mrs. Evang. Hirachi's tenant who signed the lease, is wanting to dispose of the rooming house to one George R. Lundegaard and has asked consent to the assignment. We have not got a copy of this lease.

We have investigated George R. Lundegaard through the Bank of Montreal, Main Office, who gave a satisfactory report and through another real estate broker, who has acted on sales deals with this man for a number of years, and are of the opinion that he would make a satisfactory tenant. Mrs. Evang understands that she would still remain responsible under her lease in the event of the sub-letting going through.

We would appreciate your instructions in this regard and will be obliged to know if you have a copy of the lease for us to attach the necessary assignment form to, as required.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

*J. G. Walker*  
Rental Department, Manager.

JGW:BC



September 10, 1942.

The Pemberton Realty Corporation Limited,  
418 Howe Street,  
Vancouver, B. C.

Attention Mr. J. G. Walker.

Dear Sirs:

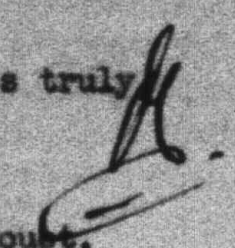
Re: Osukei HIRAKI

We are in receipt of your letter of the 4th instant in connection with the rooming house owned by the above at 446 Keefer Street, and note that Mrs. Evang, the tenant, wishes to dispose of this business to a Mr. Lundsgaard.

*note*  
We ~~know~~ that you consider the above will be a satisfactory tenant, but according to the copy of lease attached it will be necessary to obtain Hiraki's consent to this sub-letting.

We understand that Mrs. Evang purchased all the chattels etc. of this rooming house from Hiraki, and presume that she will be disposing of same to Mr. Lundsgaard. We shall be glad if you will advise us fully on this matter, as we shall of course have to write to Hiraki. If he agrees to the proposed arrangement, we have no objection to the transfer. You are aware that the rent for the building is \$80.00 per month.

Yours truly

  
P. Doubt,  
Administration Department.

PD:HT

Enclosure.



September 17, 1942.

The Pemberton Realty Corporation, Limited,  
418 Howe Street,  
Vancouver, B. C.

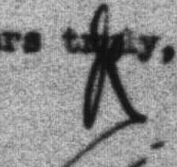
Dear Sirs:

Re: Chikoi HIRAKI

We thank you for your letter of the 15th of September, and advised Mr. Walker on the phone yesterday that we have written to Hiraki, explaining briefly the proposed change of operators of his rooming house and have requested him to sign the forms you sent us re sub-letting. In order not to confuse Hiraki, at this stage, we have not sent him a copy of the agreement you enclosed. We told him that a request for assigning the lease to Mr. Lundsgaard will be made at a later date.

Immediately we hear from Hiraki, we will advise you.

Yours truly,

  
P. Doucet,  
Administration Department.

PD:BT



September 13, 1942.

Messrs. Pemberton Realty Corporation,  
418 Howe Street,  
Vancouver, B. C.

Attention Mr. Tosh.

Dear Sirs:

Re: Chisai HIRAKI

Confirming phone conversations with Mr. Tosh, we telegraphed Mr. Hiraki advising that an offer of \$2,590.00 cash had been received for his property at 2307 Oxford Street, Vancouver, and he has accepted same. We understand that the odd \$50.00 will cover the cost of discounting the mortgage, which will now be paid off, and also go towards Mrs. Allen's (the present tenant) expenses in vacating the premises by the end of the month. As arranged with you, we advised Mr. Hiraki that 5% commission would be charged by you on \$2,500.00.

We now enclose receipted tax statement, showing that taxes for 1942 have been paid up in full; also receipt from the Sun Life Assurance for \$52.00, representing Principal and Interest due on July 1st, 1942, on the mortgage of this property. We understand the amount now outstanding is \$875.00.

There is a Fire Insurance policy for \$1,500.00, and this, we believe, is now in the hands of the Sun Life Assurance Company. We take it that there will be documents to be signed by Mr. Hiraki, and if in due course you will let us have these, we will see that they are sent on to him promptly.

Yours truly,

P. Doust,  
Administration Department.

PD:BT

P. S.: Since writing the above, we understand that there is some doubt as to whether Mrs. Allen will be able to vacate the premises



465

September 15, 1942.

WA 57952

The B. C. Security Commission,  
Marine Building,  
Vancouver, B. C.

Attention Mr. E. A. Eastwood.

Dear Sirs:

We shall be much obliged if you will kindly inform us if a Mr. K. Kimura, of 2627 McGill Street, will be evacuated by the end of the present month. Our reason for seeking this information is that his house has been rented to a Mrs. Allen, who at present is living in rented property at 2307 Oxford Street. This house is owned by a Japanese, and has been sold through our appointed agents on the condition that possession is given by the end of the month. Unless this condition is fulfilled, we are afraid the sale will fall through, and as the sale is a good one from the Japanese' standpoint, we are anxious that the present tenant shall be in a position to take over Mr. Kimura's house on the first of October.

Any assistance you can give us in connection with this matter will be much appreciated.

Yours truly,

P. Doust,  
Administration Department.

PD:BT



465

September 15, 1942.

Mr. Chikoi Hiraki,  
Japanese Registration No. 02769,  
Lillooet, B. C.

Dear Sir:

With reference to our telegram of the 9th of September and yours of the 11th of September accepting the offer of \$2550.00 cash for your property at 2307 Oxford Street, in order to keep you informed on this matter, we feel we cannot do better than to enclose a copy of our letter of today's date to Messrs. Pemberton, which sets out the position clearly.

We will be communicating with you further on this matter in due course.

Yours truly,

P. Douet,  
Administration Department.

PD:BT

Enclosure.



September 16, 1942.

Mr. Chikui Hiraki,  
Japanese Registration No. 02769,  
Lillooet, B. C.

Dear Sir:

With reference to your property at 446 Keefer Street, we advised your son some little time back that there was a possibility of Mrs. Evang wishing to sub-let these premises. We are now informed by our agents, Messrs. Pembertons, that Mrs. Evang finds herself incapable, due to health, of handling the work in connection with this rooming house, and in the circumstances we shall be glad if you will sign the attached forms in quadruplicate, consenting to the sub-letting of the premises to Mr. George A. Lundsgaard.

We wish to make it clear to you that Mrs. Evang will still be responsible for the payments in the event of failure on the part of Mr. Lundsgaard to meet his obligations.

At a later date, Mrs. Evang will be asking to have the lease assigned to Mr. Lundsgaard, as she will be selling the furnishings to the above, but she will remain on the premises until the chattels are fully paid for.

So far as your goods are concerned in Room No. 11, these are being protected by us, and you need have no cause for anxiety regarding same. One of our staff is giving particular attention to these effects. | ✓

Will you kindly return the enclosed forms duly signed, by return; a stamped and addressed envelope is attached.

Yours truly,

P. Doust,  
Administration Department.

PD:BT

Enclosure.



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
SEP 16 1942

TELEPHONE PACIFIC 5241

418 HOWE STREET  
VANCOUVER, CANADA

September 15, 1942.

*cut -> Direct*  
*write Hiraiki*  
*Pemberton*

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

Re: Chikai HIRAKI  
File #465

Dear Sirs:

Further to your letter of September 10th, we are enclosing you herewith a copy of the agreement that Mrs. Evang would like to have consented to, sub-letting (not assigning) the premises to Lundgaard. Mrs. Evang, who finds herself incapable due to health to handle the work in connection with this place, proposes remaining in the house until Lundgaard had paid in full for the chattels. She is at present asking for permission to sub-let, not for an assignment, though we would expect that she will be asking to have the lease assigned to Lundgaard when he has paid the \$3,000 for the furnishings.

We would appreciate receiving Hiraki's consent to the arrangement. Mrs. Evang would still be responsible for the payment of rent in the event of failure on the part of Lundgaard to meet his obligation. They are anxious to hear as early as possible and we would be obliged if you would return the copy of the agreement made between Mrs. Evang and Lundgaard.

We are also enclosing you forms for Hiraki to sign if and when he approves the transaction.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

*J. G. Walker*  
Rental Department, Manager.

JGW:BC  
Encls.



Exclusive Connection  
with  
WESTERN UNION  
TELEGRAPH CO.  
Cable Service  
to all the World  
Money Transferred  
by Telegraph

# CANADIAN NATIONAL TELEGRAPHS

Form 6102

| CLASS of SERVICE DESIRED |  |
|--------------------------|--|
| Full-Rate Message        |  |
| Day Letter               |  |
| Night Message            |  |
| Night Letter             |  |

Patrons should mark an X opposite the class of service desired; OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM

RECEIVER'S No.

D. E. GALLOWAY, ASSISTANT VICE PRESIDENT, TORONTO, ONT.

TIME FILED

CHECK

Send the following message, subject to the terms on back hereof, which are hereby agreed to

CHIKKI MIRAKI  
REGISTRATION NUMBER 02768  
LILLOOET BC

September 9, 1948  
Vancouver, B.C.

HAVE RECEIVED OFFER 2,550 DOLLARS CASH FOR YOUR OXFORD STREET  
HOUSE STOP THE EXTRA 50 DOLLARS WILL COVER COST OF DISCOUNTING  
MORTGAGE WHICH WILL BE PAID OFF COMPLETELY AND TENANTS EXPENSES  
FOR PROMPTLY VACATING STOP AGENTS COMMISSION USUAL 5 PERCENT  
ON 2,550 DOLLARS STOP PLEASE TELEGRAPH ACCEPTANCE IMMEDIATELY  
REPLY COLLECT

*Adv. to file*

OFFICE OF THE CUSTODIAN  
VANCOUVER



| CLASS OF SERVICE  | SYMBOL |
|-------------------|--------|
| Full-Rate Message |        |
| Day Letter        | DL     |
| Night Message     | NM     |
| Night Letter      | NL     |

If made of these three symbols appears after the word "CLASS" of service. This is a full-rate message. Otherwise the character is indicated by the symbol appearing after the word.

# CANADIAN NATIONAL TELEGRAM

D. E. GALLOWAY, ASSISTANT VICE-PRESIDENT, TORONTO, ONT.

ENT 6286  
6-36

CONFIRMATION OF TELEGRAM

**Telephoned**

TO BE *Deland*

is all the same  
Money Transferred  
by Telegram

STANDARD TIME

170 A M 13/10 COLLECT VIA ASH *B*

LILLOOET BC 510P SEP 11

OFFICE OF THE CUSTODIAN

*C 080*

ROYAL BANK BLDG VANCOUVER BC

WILL ACCEPT OFFER IF 2550 DOLLARS IS ALL CASH

CHIKAI HIRAKI //

515P

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
SEP 12 1942

*Do not < ant*



September 24, 1942.

The Pemberton Realty Corporation Limited,  
418 Howe Street,  
Vancouver, B. C.

Attention Mr. Tosh.

Dear Sirs:

Re: Chikai HIRAKI

As requested on the phone this afternoon, the following are the telegrams exchanged between Hiraki and this office in connection with the proposed sale of his premises at 2307 Oxford Street, Vancouver.

(1)

September 9, 1942  
Vancouver, B. C.

CHIKAI HIRAKI  
REGISTRATION NUMBER 02769  
LILLOOET BC

HAVE RECEIVED OFFER 2,550 DOLLARS CASH FOR YOUR OXFORD STREET HOUSE  
STOP THE EXTRA 50 DOLLARS WILL COVER COST OF DISCOUNTING MORTGAGE  
WHICH WILL BE PAID OFF COMPLETELY AND TENANTS EXPENSES FOR PROMPTLY  
VACATING STOP AGENTS COMMISSION USUAL 5 PERCENT ON 2,500 DOLLARS  
STOP PLEASE TELEGRAPH ACCEPTANCE IMMEDIATELY REPLY COLLECT

OFFICE OF THE CUSTODIAN  
VANCOUVER

(2)

LILLOOET BC 510P SEP 11

OFFICE OF THE CUSTODIAN  
ROYAL BANK BLDG VANCOUVER BC

WILL ACCEPT OFFER IF 2550 DOLLARS IS ALL CASH

CHIKAI HIRAKI

We now understand that Miss Watson, the prospective



465

September 25, 1942.

URGENT

Mr. Chikoi Hiraki,  
Japanese Registration No. 02769,  
Lillooet, B. C.

Dear Sir:

Re: 446 Keefer Street, Vancouver.

We are in receipt of letter dated September 30th  
from your son, H. Hiraki.

In the first place, the writer told your son definitely that Mrs. Evang was anxious to sub-let the premises, and stated we would write you as soon as anything developed.

We do not understand your attitude in this matter, and if you object to the sub-letting of these premises to Mr. Lundsgaard, you will have to show just cause why you object to him, and any legal expenses that may be incurred by us in employing a solicitor to handle this matter will be for your account. Messrs. Pemberton are satisfied that Mr. Lundsgaard will be a satisfactory tenant in every way, and we can see no valid reason why you should not sign the forms we sent you. As previously advised you, Mrs. Evang's health is such that she states she is unable to carry on, and we should have thought that you would have been glad to have had a good tenant to take over the place.

We trust on reconsideration of this matter you will sign the forms we sent you and send these to this office by return, as the matter is now an urgent one.

Yours truly,

P. Douet  
Administration Department.

PD:BT



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

RECEIVED  
SEP 26 1942

September 25, 1942

Attention of Mr. P. Douet, Administration Department

Department of the Secretary of State,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
VANCOUVER, B.C.

*all  
into Hiraki*

Dear Sirs: Your File #465, Chikai HIRAKI

Further to your letter of September fifteenth, we now en-  
close Deed of Land and duplicate for execution by Hiraki.

Please have him sign opposite the seal, in the presence of  
a witness, and have the witness sign full name, address and occupat-  
ion in the space opposite his signature. Then have the "For Maker"  
form completed by either a notary public or a commissioner. Then  
return to us. Please also have the enclosed insurance endorse-  
ments signed by Hiraki in the presence of a witness, and return to  
us.

When we receive these papers properly executed we will  
attend to payment of moneys to the Sun Life Assurance Company in  
settlement of their mortgage, as shown on the enclosed statement.  
At that time we will complete registrations and let you have cheque  
for the proceeds of sale, \$1,518.20, as per enclosed statement.

Will you please also furnish us with a letter giving your  
consent to this sale so that we may file same in the Registry Office  
with the deed.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

per *H. Johnston*

WJ-D  
Encs.



115  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
SEP 25 1942

out - Lillooet  
E. Lillooet, B.C.  
September 20, 1942

The Custodian's Office,  
Department of the Secretary of State of Canada,  
506 Royal Bank Building,  
Vancouver, B.C.

Photo  
Lillooet

Dear Sir:

With reference to the property at #46 Keefer St.,  
I have not been advised that there was a  
possibility of Mrs. Evans wishing to sub-let these  
premises.

Just before I left for Lillooet I met Mrs. Evans  
but she mentioned nothing of that sort. But I met  
Mr. Lundsgaard who told me that he had just bought  
the premises from Mrs. Evans about the end of August.  
In that case there is no sense in signing the forms  
consenting to the sub-letting of the premises to Mr.  
Lundsgaard. But the fact is that neither my father  
nor myself have consented to the selling of the premises  
by Mrs. Evans. Will you kindly have your agent  
look into that matter.

Yours truly,  
H. Hiraki.



September 28, 1942.

The Pemberton Realty Corporation Limited,  
418 Howe Street,  
Vancouver, B. C.

Dear Sirs:

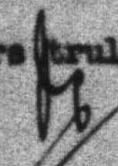
Re: Chikei HIRAKI

We thank you for your letter of the 25th, enclosing documents relating to the sale of the property of the above at 2307 Oxford Street, Vancouver.

We have sent the deed of land in duplicate for execution by Hiraki, together with the three copies of insurance endorsements.

Immediately these papers are returned by Hiraki, we will pass same on to you with a letter, giving our consent to the sale.

Yours truly,

  
P. Boust,  
Administration Department.

PD:BT



September 28, 1942.

Mr. Chikui Hiraki,  
Japanese Registration No. 02769,  
Lillooet, B. C.

Dear Sir:

With reference to the sale of your property at 2307 Oxford Street, Messrs. Pembertons, who as you are aware are handling this matter, have sent us the enclosed deed of land in duplicate for execution by yourself.

Will you kindly sign the original and duplicate as indicated in pencil, and have your signature witnessed. Please also get the "For Maker" portion of the deed completed by either a notary public or a commissioner.

Please also sign the three copies of insurance endorsement enclosed; these must also be signed by a witness.

All the enclosed documents must be returned to us by you after completion, and a full statement of the sale will be sent you when matters are finally completed.

You understand, of course, that the balance of the mortgage on this property is being paid off, and that after commission, legal fees, etc., a sum of about \$1,500.00 will stand to your credit--as mentioned, however, a full detailed statement will be sent you a little later on.

Will you kindly have the enclosed documents signed up as promptly as possible, as we are anxious that this matter should go through *promptly without delay*.

Yours truly,

P. Douet,  
Administration Department.

PD:BT  
Enclosures.

P. S. Kindly see that the documents are returned to us by registered mail. An addressed envelope is attached.



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

OFFICE OF THE CUSTODIAN

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

September 29, 1942

R L  
SEP 30 1942

Department of the Secretary of State,  
Japanese Evacuation Section,  
506, Royal Bank Building,  
VANCOUVER, B.C.

Attention, Mr. P.E. Douet, Administration Dept.

Dear Sirs:

Re C. HIRAKI, Your File #465

We thank you for your letter of September twenty-eighth and note that you will communicate with us when the papers are returned completed.

In the meantime, we find out from our Rental Department that a double bath faucet and repairs to toilet valve and faucet in the amount of \$9.25 was ordered for these premises with your approval. Will you please authorize payment of this account to Mr. R. Thoreau from the proceeds of sale with your next letter.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

per

*H. Pemberton*

WJ-D



465-ans to Parent  
2/4/4

Parent  
E. Lillman, B.C.  
October 3, 1942.

The Custodian's Office,  
Department of the Secretary of State of Canada,  
506 Royal Bank Building,  
Vancouver, B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
OCT 8 1942

Dear Sir:

I am very sorry to say that my husband is at Kelowna and not here to sign those documents. I am anxiously awaiting word from him, but until I do I will not be able to find out his postal address. As soon as I find out his address I will send your letter and documents to him.

In the meantime please inform me the exact amount of cash that will stand to my husband's credit. I ~~also~~ also want to know whether he can receive the cash immediately after the transaction. In the insurance endorsement it says "For value received, I hereby transfer etc. . . . what is the value referred to here?"

"In reference to your letter dated September 25<sup>th</sup> I am very sorry to say that <sup>at present</sup> those forms



consenting to the subletting of the premises to Mr. Lundgaard cannot be signed. The first reason is that my husband is not here to sign them. The second reason is that I have not received word from you about the purchasing of the furnishings by Mr. Lundgaard. That is where the whole matter lies upon and I want to know the situation definitely.

May I make this fact clear to you. I do not object to Mrs. Evans subletting the premises to Mr. Lundgaard, but I do object to Mrs. Evans selling the furnishings at a higher price than what she bought from us and thus making a great profit at our loss by taking advantage of our low price. We were kind enough to reduce the price to one half of that which we first asked for and we did not intend her to take advantage of that fact and sell it at a big price just for her own profit.

Yours very truly,  
Sawa Kiraki  
(Mrs. Chikai Kiraki)



October 7th, 1942.

Attention Mr. J. G. Walker, Rental Department

The Pemberton Realty Corporation Limited,  
418 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: 446 Keefer Street . C. HIRAKI

Mrs. Evang called in this afternoon respecting \$6.00 which she stated was owed her by the Hirakis for light, gas, etc. when they were staying at 446 Keefer Street after she had purchased the rooming house from the Hirakis. We recall that Hiraki Jr. spoke to us about this item, and our recollection was that the original amount was more than \$6.00, but we are under the impression that Hiraki finally agreed to the \$6.00. Mrs. Evang showed us the receipt for rent up to the 12th of June, and as the Hirakis were at 446 Keefer Street until about a month later, using their own room, we think in the circumstances it will be in order to allow Mrs. Evang this \$6.00, which we understand she deducted from the rent she paid in August.

Yours truly,

  
P. Douet,  
Administration Department.

PD:BT



October 7th, 1942.

Attention Mr. E. Johnston

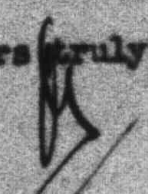
The Penberton Realty Corporation Limited,  
418 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: G. HIRAKI, 2307 Oxford Street

With reference to your letter of the 29th of September, we cannot trace on our file, neither do we recall approval for a double bath faucet and repairs amounting to \$9.25, as mentioned by you, but it is quite likely that such a request was made and that we agreed to same. If you are satisfied that this item was fitted and work completed, we think it will be quite in order to pay Mr. Thoreau's account—we recall that he has done other plumbing work for the Hiraki properties.

Yours truly,

  
P. Doust,  
Administration Department.

PD:BT



October 9, 1942.

The Pemberton Realty Corporation Limited,  
418 Howe Street,  
Vancouver, B. C.

Attention Mr. J. G. Walker, Rental Department.

Dear Sirs:

Re: Chikui HIRAKI, 446 Keefer Street

With reference to our phone conversation of yesterday, in reply to a letter we wrote to Mr. Hiraki regarding the sub-letting of 446 Keefer Street to Mr. Lundsgaard, we have received the following letter from Mrs. Hiraki:

"In reference to your letter dated September 25th, I am very sorry to say that at present those forms consenting to the subletting of the premises to Mr. Lundsgaard cannot be signed. The first reason is that my husband is not here to sign them. The second reason is that I have not received word from you about the purchasing of the furnishings by Mr. Lundsgaard. That is where the whole matter lies upon and I want to know the situation definitely. May I make this fact clear to you. I do not object to Mrs. Evang subletting the premises to Mr. Lundsgaard, but I do object to Mrs. Evang selling the furnishings at a higher price than what she bought from us and thus making a great profit at our loss by taking advantage of our low price. We were kind enough to reduce the price to one half of that which we first asked for and we did not intend her to take advantage of that fact and sell it at a big price just for her own profit."

As mentioned on the phone, we did not tell the Hirakis the price at which these rooming house chattels are being sold, but somehow they have ascertained the figure. We have a pencil note on our file that these chattels were sold to Mrs. Evang for \$1,500.00, but we are not sure of this. In any event, once having sold the goods, it is presumably no concern of the Hirakis at what figure Mrs. Evang disposes of same.

Mrs. Hiraki states that her husband is at Kelowna, and she



October 9, 1942.

Mrs. Chikae Sawa Hiraki,  
East Lillooet,  
British Columbia.

Dear Madam:

Re: 2307 Oxford Street

We are in receipt of your letter of the 3rd instant, and regret the delay in obtaining your husband's signature to the documents we sent you regarding the sale of your property at 2307 Oxford Street. We should have thought it would have been possible for you to have ascertained your husband's present address at Kelowna, but trust you have now been successful in doing so. We attach copy of statement, showing the balance due to you respecting the sale of your house, the amount being \$1,506.35.

Regarding your inquiry as to whether you can receive the funds from this sale, while we appreciate that you may have no liabilities, it is part of our policy regarding all Japanese to retain for the time being part of such monies until evacuation has been completed. We shall, however, be able to forward you a cheque for half the amount due, viz., \$750.00, the balance being placed to your credit here for remitting at a later date.

Respecting your query re the insurance endorsement, all that this means is that the policy is transferred to the purchaser, and you obtain a rebate of \$2.35, as shown in the statement attached.

We think the above clears up all the points you raise, and would now ask you to please see that the documents sent you are signed and returned to us by registered mail with the minimum delay, as it is important that this deal is concluded forthwith.

We will write you separately at an early date respecting 446 Keefer Street.

Yours truly,

P. Dones,  
Administration Department

PD:BT  
Encl.



ESTABLISHED 1887

*out to house*

# Pemberton Realty Corporation Limited

OFFICE OF THE CUSTODIAN

LANDS SECTION

RECEIVED  
OCT 15 1942

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

October 14, 1942

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

Re: Chikei HIRAKI, 446 Keefer St.  
File #465

Dear Sirs:

We have your letter of October 9th. While it is unfortunate that Mr. Hiraki should have sold at a lower price for cash than has been obtainable on terms, it is nevertheless something beyond control.

Mrs. Evang does not appear to us to be a capable operator to the extent that a man who is able to carry out repairs and do work that Mrs. Evang is unable to do, would be. If we have a letter of any kind from Mr. Hiraki consenting to Mrs. Evang subletting to Lundsgaard, that would be all that we would need, whether the forms are signed or not.

I would be glad if you would take this matter up further, as if Mrs. Evang is not able to look after the place, the situation will have to be met at some time anyway. Furthermore, under the Rent Control Act, Hiraki could not receive any of the profit of this sale from Mrs. Evang as the law would prohibit him taking it.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

*J. G. Walker*  
Rental Department, Manager.

JGW:BC



October 19, 1942.

Mrs. Chikui Sawa Hiraki,  
East Lillooet,  
British Columbia.

Dear Madam:

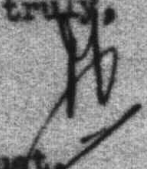
Re: 446 Keefer Street

With reference to that part of your letter of the 3rd of October relating to the above, we would point out that while it may be unfortunate that you should have sold at a lower price for cash than has been obtainable on terms, this is nevertheless something quite beyond our control. We are informed by Mrs. Evang that she has spent quite a considerable sum of money one way or another in connection with these premises, and as it does not appear that she is a capable operator, to the extent that a man would be who is able to carry out repairs and do work that Mrs. Evang is unable to do, we do not see that you can withhold your consent to this subletting. We must ask you, therefore, to please return the forms we sent you signed, or let us have a letter consenting to Mrs. Evang subletting to Mr. Lundsgaard, and would again remind you that unless you can show cause why you object to Mr. Lundsgaard, you have no alternative but to agree to the proposed arrangements.

You must understand that having sold the chattels etc. for cash, a subsequent sale for terms is a separate matter altogether and does not concern you, and neither we nor our agents are interested in this part of the matter. All you are asked to do is to agree to the subletting of the premises to a person who is perfectly capable of looking after your property, and from what we are told by our agents, we should think that Mr. Lundsgaard would be a much better tenant for you than Mrs. Evang.

Please do not delay this matter any longer, as the present state of affairs cannot go on indefinitely, and we do not wish to have to take other means of disposing of this matter.

Yours truly,

  
P. Doust,

Administration Department.

PD:BT



Exclusive Connection  
with  
**WESTERN UNION  
TELEGRAPH CO.**  
Cable Service  
to all the World  
Money Transferred  
by Telegraph

# CANADIAN NATIONAL TELEGRAPHS

| CLASS of SERVICE DESIRED |  |
|--------------------------|--|
| Full-Rate Message        |  |
| Day Letter               |  |
| Night Message            |  |
| Night Letter             |  |

Patrons should mark an X opposite the class of service desired. OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM

D. E. GALLOWAY, ASSISTANT VICE PRESIDENT, TORONTO, ONT.

RECEIVER'S No.

TIME FILED

CHECK

Send the following message, subject to the terms on back hereof, which are hereby agreed to

VANCOUVER B C

OCTOBER 19

MRS CHI EI HIRAKI  
EAST LILLOET B C

PLEASE RETURN IMMEDIATELY SIGNED DOCUMENTS REGARDING 2307

OXFORD STREET STOP YOU HAVE AGREED SALE AND CONTINUED DELAY INEXCUSABLE AND  
MAY INVOLVE YOU IN HEAVY PENALTIES

OFFICE OF CUSTODIAN  
506 ROYAL BANK BUILDING

Charge to

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



465

aut. > Saint  
Lillooet, B.C.  
October 28, 1942.

The Custodian's Office,  
Dep't of the Secretary of State of Canada,  
506 Royal Bank Bldg  
Vancouver, B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
NOV 2 1942

ugh

Dear Sir:

I am very sorry to have delayed so long  
in signing those documents.

Just having arrived from Kelowna I  
immediately went to Lillooet to get those  
documents signed and witnessed by a notary public.

Please accept the deed of land at 2307  
Oxford Street which I am enclosing in this  
mail. I understand that I am to receive  
\$750.00 of the \$1,506.55 immediately, and the  
balance at the completion of the Japanese  
evacuation.

Yours truly,  
C. Hiroaki  
Chikara



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

November 3, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
NOV 5 1942

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B.C.

Dear Sirs: Your File 465 - C. Hiraki, 2307 Oxford St.

Further to your letters of October 2nd and November 2nd, we now have to report that we have completed registration of conveyance in favor of Mrs. Watson in the Land Registry Office, and beg to enclose statement of adjustments showing balance due to you of \$1,492.41, and our cheque in settlement.

We have today paid the Sun Life Assurance Company the balance of principal, interest and costs, due under their mortgage. They will have to send the release on to their head office for signature. When it is returned we will attend to filing same in the Land Registry Office, and at that time we will let you have the Sun Life's receipt for the moneys paid them.

We have today paid R. Thoreau's plumbing bill, and will let you have this receipt in due course.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

per *W. Pemberton*

WJ.D  
Encs.



Mr. C. Hiraki, (File 465)

VANCOUVER, B.C. November 3, 1942.

IN ACCOUNT WITH

**Pemberton Realty**  
CORPORATION LIMITED

NR 12/13/184

Adjustments to October 1, 1942.

|                                                                                                                              |              |          |
|------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| By Sale Price                                                                                                                |              | 2,550.00 |
| To bonus on repayment of mortgage                                                                                            | 13.15        |          |
| " rent allowance to purchaser Oct.1 to Oct.31.<br>As tenant will have free rent for October,<br>in consideration of vacating | 25.00        |          |
| " tenant's moving expenses as agreed                                                                                         | <u>11.85</u> | 50.00    |

|                                                                     |             |          |
|---------------------------------------------------------------------|-------------|----------|
| By actual sale price as agreed                                      |             | 2,500.00 |
| " proportion 1942 taxes at \$74.75 net - paid -                     |             | 18.70    |
| " " water at \$7.00 per $\frac{1}{2}$ yr. Paid to Dec.31/42         |             | 3.50     |
| " " insurance:                                                      |             |          |
| Phoenix #12811066 - \$1,500 - \$10.50 - June 3/43                   |             | 2.35     |
| To Commission                                                       | 125.00      |          |
| " balance due Sun Life Assurance Company for mortgage release:      |             |          |
| Principal                                                           | \$875.00    |          |
| Interest to date                                                    | 18.39       |          |
| Release fee                                                         | <u>3.50</u> | 896.89   |
| To fee payable to Land Registry Office to register mortgage release |             | 1.00     |
| " plumbing account - R. Thoreau,                                    |             | 9.25     |
| " Balance                                                           | 1,492.41    |          |

2,524.55    2,524.55

By Balance due to you

\$1,492.41

E. & O.E.  
WJ-D



November 6th, 1942.

Mr. Chikoi Hiraki,  
Japanese Registration No. 02769,  
East Lillooet, B. C.

Dear Sir:

With reference to the sale of your property at 2307 Oxford Street, attached please find copy of statement dated the 3rd of November just to hand from Pembertons, from which you will see that after all adjustments have been made there is an amount of \$1,492.41 in your favour. This sum has been paid into this office by Pembertons, and as arranged, we enclose cheque on account for \$750.00.

The final figure is a few dollars less than the earlier statement sent you but you will appreciate that it was not possible to give you a more accurate figure earlier--there is always a slight variation in the adjustments. The plumbing account, R. Thoreau, \$9.25, represents an unpaid item of some time back, viz. a double bath faucet and repairs to toilet valve and faucet.

Yours truly,

P. Douet,  
Administration Department.

PD:BT

Enclosures. 2.



November 6th, 1942.

Mr. Chikoi Hiraki,  
Japanese Registration No. 02769,  
East Lillooet, B. C.

Dear Sir:

Re: 446 Keefer Street, Vancouver

With reference to our letter of the 19th of October, we regret that although Mrs. Hiraki stated in her letter of the 3rd of October that you do not object to Mrs. Evang sub-letting the premises to Mr. Lundsgaard, you have not yet returned the forms we sent you, signed as requested, and after explaining the circumstances so fully to you will you please note that unless we hear from you by return giving your consent to this sub-letting which is provided for in the Agreement you made, we shall be reluctantly compelled to request you to show just cause why you will not agree to this sub-letting. Any expenses which we or our agents are put to in this matter will have to be borne by you.

As previously advised you, our agents consider that Mr. Lundsgaard will be a very much better tenant than Mrs. Evang, who has repeatedly stated that on account of her health she is not capable of properly looking after the premises. We would also once more point out that in connection with the sub-letting, Mrs. Evang would still be responsible for the payment of rent in the event of failure on the part of Lundsgaard to meet his obligations.

Yours truly,

P. Douet,  
Administration Department.

PD:ET

P.S. We have written you separately regarding  
2307 Oxford Street.



465

OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION  
**RECEIVED**  
NOV 28 1942

Naaret  
East Lillooet, B.C.  
November 23, 1942.

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

JD

Dear Sir,

I received the check for \$750.00 in your letter dated the 9th of November. Many thanks for it.

In your previous letter it stated that when the Japanese evacuation is completed I will receive the balance of the sales money. I would appreciate it greatly if you will send me the balance since the evacuation was completed by October 31<sup>st</sup> according to the papers.

I have not received any rent for the house on 2307 Oxford Street. There should be some rent from June. Will you please send the rent together with the balance of the sales money.

Yours truly,  
C. Hiraki



File  
465-

ESTABLISHED 1887

Milcom  
sub to San Francisco

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

November 24, 1942

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
NOV 25 1942

Department of the Secretary of State,  
Office of the Custodian,  
506, The Royal Bank Building,  
VANCOUVER, B.C.

Dear Sir: re Chikoi Hiraki, Your File #465

We now have pleasure in enclosing copy Deed, Hiraki  
to Watson, with registration number endorsed thereon, copy of  
Sun Life mortgage, and R. Thoreau's account for plumbing, \$9.25.

Discharge of the Sun Life mortgage was filed in the  
Land Registry Office today as number 103964.

We have asked the Sun Life for a receipt for the moneys  
paid to them in this connection, and as soon as it comes to  
hand we will forward it on to you.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

per *[Signature]*

WJ-D  
Encs.



**SUN LIFE ASSURANCE COMPANY OF CANADA**  
HEAD OFFICE: MONTREAL

MORTGAGE DEPARTMENT  
S. E. CLARKE, Loan Manager

802 ROYAL BANK BUILDING  
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT MORTGAGES  
PLEASE REFER TO THEIR NUMBERS

November 24, 1942.

Pemberton Realty,  
418 Howe St.,  
VANCOUVER, B.C.

Dear Sirs:

Re: B.C. 6179 - Hiraki,  
2307 Oxford St.  
Custodian File #465.

Attention: Mr. W.J. Johnston. ATTENTION | DEALT WITH



Thank you for your letter of November 23rd acknowledging documents sent to you with our letter of November 20th in connection with this mortgage repaid in full on November 3rd. According to our records, the receipt for the payment made on November 3rd, was forwarded to your office at that time, however, this letter will serve as the necessary acknowledgment of the following amounts paid on that date.

|                                      |               |
|--------------------------------------|---------------|
| Principal Balance                    | \$875.00      |
| Accrued Int. to Nov. 3rd.            | 18.39         |
| 3 month's interest bonus on \$875.00 | 13.15         |
| Discharge Fee                        | 3.50          |
|                                      | <u>910.04</u> |

We trust that you will be able to locate the receipt, however this letter will serve the necessary purposes for the Custodian.

Very truly yours,

S. E. Clarke,  
Loan Manager.  
Per: *[Signature]*

TGD/CLH



November 27, 1942.

Attention Mr. Walker, Rental Department.

The Pemberton Realty Corporation Limited,  
418 Howe Street,  
Vancouver, B. C.

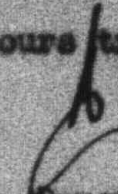
Dear Sirs:

Re: Gaikei HIRAKI

Confirming our phone conversation of yesterday afternoon, despite our several requests to Hiraki to sign the forms we sent him regarding the subletting of 446 Keefer Street, we agree that you shall go ahead and sublet these premises, and as requested return copy of the Agreement enclosed with your letter of September 15th, and in due course shall be glad if you will kindly return this copy for our records. We think a condition of the subletting should be that Lundsgaard puts up the last three months' rent, viz. \$270.00, which amount we will hold in Hiraki's account here.

As Lundsgaard has been on the premises for two or three months, we feel there is no object in delaying this matter any longer.

Yours truly,

  
P. Douet,  
Administration Department.

PD:BT

Enclosure.



AIR SERVICES  
CIVIL AVIATION DIVISION



REFER TO FILE NUMBER

|                    |               |
|--------------------|---------------|
| EVACUATION SECTION |               |
| Rec                | APR 1 1943    |
| File No.           | 465/1         |
| Ans.               | <i>h</i>      |
| Referred           | <i>Cramer</i> |

2307 Oxford St.,  
Vancouver, B.C., Apr. 1, 1943.

*Recd  
4/2/43*

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

Dear Sir:      Attention--Mr. D.A. Cramer  
                    Your File 465/1

Receipt is acknowledged of deed between  
Chikai Hiraki and myself, for property at 2307 Oxford St.,  
Vancouver, B.C.

Yours truly,  
*(Mrs.) G. Waken*

*18*



TENDER   FOR   REAL   ESTATE

Catalogue  
Parcel No. 125.

Custodian's  
File No. 465.

Amount  
\$4,550.00.

Description  
10/86/196.

(25)

The Custodian  
506 Royal Bank Building  
675 West Hastings Street  
Vancouver, B. C.

Dear Sir:

On behalf of my client, Mr. David Lee, I herewith submit a tender of FOUR THOUSAND FIVE HUNDRED AND FIFTY DOLLARS (\$4,550.00) cash, for a clear title to the rooming-house at 446 Keefer Street in the City of Vancouver, and listed in your catalogue as parcel number One Hundred and Twenty-five.

A certified cheque for the sum of Four Hundred and Fifty-five Dollars (\$455.00) as ten per cent of the price offered is submitted herewith on his behalf.

Yours truly

Ch. 455  
4095

Enc.

W Green

Agent.

545 Main St. #3.  
Vancouver, B. C.  
July 17, 1943.



December 2, 1942.

Mr. Chikui Hiraki,  
Japanese Registration No. 02769,  
East Lillooet, B. C.

Dear Sir:

We have your letter of the 23rd regarding the balance due from the sale of your house at 2307 Oxford Street, and enclose further cheque for \$250.00 on account.

We would explain that it is not possible for us at the moment to send you the whole of the balance due to you as we are in the process of making final arrangements regarding such funds as these, but just as soon as the matter is clarified we will communicate with you again.

A statement of your account as shown in our books is attached, which answers the last paragraph of your letter under reply.

Yours truly,

P. Doust,  
Administration Department.

PD:BT

Enclosures 2



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

December 2, 1942

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

Re: Chikei HIRAKI, File #465

Dear Sirs:

We wish to acknowledge receipt of the copy  
of agreement between Bertha Evang and George R. Lund-  
gaard.

We have advised the agent handling the trans-  
action between Mrs. Evang and Lundsgaard regarding the  
matter of putting up three months' rent and will advise  
you as soon as we have anything definite.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

*J. G. Walks*

Rental Department, Manager.

JOW:BC



File 465

465

December 31, 1942.

Mrs. Alice E. Watson,  
1664 Adanac Street,  
Vancouver, B.C.

Dear Madam:

Re: Chikai HIRAKI

The following property appears to be registered in your name and evidently there is an agreement for sale given by you to the above named Japanese:

Lot 12, Block 13, D.L. 184, Group 1,  
Plan 178, N.W.D.

Will you please send your copy of the agreement into this office so that we may make a copy of it and return it to you.

Will you also kindly supply us with a statement as to how the agreement stands at date as to principal and interest.

Yours truly,

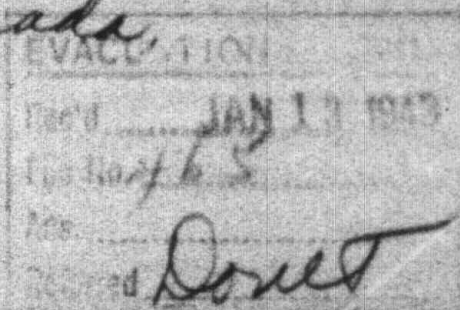
(D.A. Cramer)  
for Ian Macpherson  
Title Examiner

DAC:FC



East Lillooet, B.C.  
January 9, 1943

The Custodian's Office,  
Dep't of the Secretary of State of Canada,  
506 Royal Bank Bldg,  
Vancouver, B.C.



Dear Sir:

On your last letter, Dec. 2, it was stated that it was not possible to send the whole balance due from the sale of the house at 2307 Oxford Street, until final arrangements regarding such funds are completed. I judge by this time such matters are clarified.

We are on a self-supporting project and need cash badly. We have no income whatsoever here, to support such a big family. Please send the balance due from the sale and from the rent of 446 Keefer Street as soon as possible.

Yours truly,  
Chikai Hiraki  
File no. 465.  
Reg. no. 02769.



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

January 13, 1943.

|             |             |
|-------------|-------------|
| FILED       | JAN 14 1943 |
| FILE NO.    | 465         |
| RECEIVED    | 8/2         |
| D. H. H. H. |             |

Dept. of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.      Attention Mr. Douet,

Re: C. HIRAKI, File 465

Dear Sirs:

We beg to advise that on December 9th, 1942 we gave a letter consenting to Bertha Evang sub-letting the premises at 446 Keefer Street to G. R. Lundsgaard. Lundsgaard paid the last three months' rent owing in respect to Mrs. Evang's lease.

Mrs. Evang, we understand, is remaining on the premises but found herself incapable of giving the premises and the business the necessary attention. We feel that the tenancy will be much better sub-let to Lundsgaard, who is making a much better job of taking care of the property.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

*J. G. Walker*

Rental Department, Manager.

JGW:BC



January 15, 1943.

Mr. Chikai Hiraki,  
Japanese Registration No. 02769,  
East Lillooet, B. C.

Dear Sir:

Re: 446 Keefer Street

Referring to our letter of the 6th of November and earlier letters regarding the sub-letting of the above premises to Mr. Lundsgaard, we regret that you have still not returned the forms we sent you signed as requested, and shall be glad if you will do this by return certain.

We cannot go into any more detail regarding this matter as we have given you full information, and we enclose a stamped and addressed envelope to expedite the return of these forms.

Yours truly,

P. Douet,  
Administration Department.

PD:BT

Enclosure.



# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

January 16, 1943

| EVACUATION SECTION |               |
|--------------------|---------------|
| Rec'd              | JAN 18 1943   |
| File No.           |               |
| Ans.               |               |
| Referred           | <i>Gibson</i> |

*out to David*

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

Re: T. HIRACHI, File 465

Dear Sirs:

Fire Insurance Loss under Policy #65965  
Liverpool, London and Globe.

We are returning you herewith the papers regarding  
Claim No. 248, Liverpool, London & Globe Insurance Company,  
in respect to a fire loss at 446 Keefer Street.

This work has been completed in a satisfactory  
manner by the Insurance company.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

*J. G. Walker*  
Rental Department, Manager.

JGW:BC  
Encl.



465/1

February 10, 1943.

Mr. Chikai HIRAKI,  
Registration No. 02769,  
North Okanagan, B. C.

Dear Sir:

Re: 446 Keefer Street

With reference to our letter of January 15th and earlier letters respecting the subletting of the above premises to Mr. Lundsgaard, as it has been impossible to get any reply from you, this is to advise you that the premises have been sublet to the above party by our agents, Messrs. Pemberton Realty Corporation, and rents are being received as heretofore.

Our agents feel that the change will be to your advantage and we have no cause to doubt this.

Yours truly,

P. Douet,  
Administration Department.

PD:ND



✓  
E. Hilloet, B.C.,  
February 27, 1943.

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

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| RECORDED           | MAR 3 1943 |
| FILED              | 465        |
| INDEXED            | JPM        |
| RECEIVED           | Molson     |

Dear Sir,

We are on a self-supporting project and need money badly. I have no income here to support such a large family. I have been depending on the money coming in from the sale of the house on 2307 Oxford Street and also from the rents of 446 Keefer Street. Please send the balance due to me as soon as possible.

I would appreciate it, if you would send me a statement of my account.

Yours truly,  
C. Hiraki

File No. 465  
Reg. No. 02769

1107 <sup>16</sup>



ROOMING HOUSES  
STORES  
CAPES, ETC.

TELEPHONE:  
PACIFIC 0325

## Roberts, Hall & Company

Real Estate and Insurance

1033 ROBSON STREET - - - VANCOUVER, B.C.

July 19th, 1943.

The Custodian Enemy Property,  
Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sir:- Re Catalogue No. 125 & your file No. 465.

We beg to herewith tender on the above Japanese property located at 446 Keefer Street covered by legal description as:-

Lot No. 10 Block 86 D. L. 196

at a price of Twenty-one hundred (\$2100.00) 00/100 Dollars  
and enclose herewith a certified cheque for \$210.00 as deposit.

It is understood of course that the above figure is on a clear title basis and in the event of a sale the taxes are to be paid by the purchaser only from the time he takes over.

The name of our client is Leong Wah Souey of 391 Powell Street.

Yours very truly,

ROBERTS HALL & COMPANY.

By *W. S. J. [Signature]*



DOUGLAS W. REEVE, F.S.I.  
CHARTERED SURVEYOR AND VALUER  
GEORGE A. WATSON

TELEPHONE MARINE 8264  
CABLE ADDRESS "JONREE" VANCOUVER

## JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B.C.

24th July, 1943.

The Custodian's Office,  
Vancouver, B.C.

File No. 465

Dear Sir:

Catalogue No. 125  
Lot 10 Block 86 D. L. 196  
446 Keefer Street

We have inspected this property and beg to report as follows:-

Location Industrial dwelling area near Main Street.  
Land 25' x 120' covered by building.  
Building 3 storey frame rooming house 25' x 120'. Concrete curb foundation in front. Siding walls. Composition roof. Light well one side 6' x 70'. 42 rooms with wash basins. 3 bathrooms. 6 w.c.'s. Basement at rear for furnace room 25' x 25' concrete floor. Hot water sectional boiler and jacket heater for storage tanks.  
Condition Exterior not painted for a long time. Roof leaks and top floor ceilings stained. Plaster broken in places. Windows need new putty. Electric wiring very old. Plumbing old and water pressure low, indicating corrosion of pipes. Age probably 35 years.  
Rent \$80. per month on lease expiring 1st April, 1945. Room 11 reserved by owner. Tenant pays water rates.  
City Assessment \$6,475 (Land \$675 Building \$5,800)  
Taxes, etc. \$187.75. Insurance rate 95 cents per \$100 limited to annual coverage.  
Comment Tenant states rooms let for \$7.50 per month furnished, including gas and electricity; also that vacancies numerous in hard times.  
Appraisal In view of the age of the building and the prospect of major repairs and renewals of plumbing and electric wiring, we are of the opinion that the market value of this property is \$3,500.

Yours faithfully,

JOHNSON, REEVE & WATSON  
per

*Dr. Keene*

EXHIBIT No. 102252  
DATE 10 May 1948  
FILED BY J. W. S. Munster



SINCE 1907

# WILLIAM GREEN

REAL ESTATE NOTARY PUBLIC

VANCOUVER, B. C.  
545 Main St. #3.  
August 6, 1943.

Your File No.  
465.

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

Dear Sir:

RE: Catalogue No. 125.

In reply to your letter of August second I am herewith enclosing Mr. David Lee's certified cheque for the sum of FOUR THOUSAND AND NINETY-FIVE DOLLARS (\$4,095.00) being the balance in full for the property at 446 Keefer St., in this city.

He desires the papers drawn in the name of:

DAVID LEE, 444 Keefer Street, Vancouver, B. C. Bookkeeper.

He is a Chinese subject.

Yours truly

W Green

Enc.

Agent.



465 (Evac)  
Legal Department

912 Royal Bank Building,  
Vancouver, B. C.  
August 12th, 1943

G. W. McPherson, Esq.,  
Executive Assistant,  
Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario

Re: Chikao HIRAKI

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 446 Keefer Street, in the city of Vancouver. The property was one of those listed in the catalogue in Group "A", Tenders for which closed on July 19th, 1943. Valuation placed on the above property by Mr. Reeve is \$3500.00. The sale to David Lee, for the sum of \$4550.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver, on July 29th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

The Taxes for 1943 have been paid.

A Certificate of Vesting was filed by the Custodian on March 20th, 1943.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/JF  
Encl.



465/1

November 9, 1943.

The Fenborton Realty Corporation Ltd.,  
418 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 125  
446 Keefe Street  
10/26/196

Sale of property catalogued as No. 125 has been completed by delivery of title to the purchaser, Mr. David Lee of 444 Keefe Street. We enclose commission cheque for \$227.50 representing 5% of the sale price payable to your order.

We presume you have closed your accounts in this case and that if it has not already been sent, a final report will reach us shortly.

This sale was brought about through the introduction of the purchaser by Mr. William Green, 545 Main Street, with whom please make any commission adjustments which may be indicated.

A courtesy copy of this letter is sent to the agent last named.

Yours truly,

P. H. Russell,  
Administration Department.

PHR:MA  
Enc.  
cc Mr. William Green



465/1

November 3, 1943.

Mr. David Lee,  
444 Keefer Street,  
Vancouver, B. C.

Dear Sir:

Ref: Catalogue No. 1-5  
444 Keefer Street

Title to Lot 10, Block 86, D. L. 196 has now been received in your name and is ready for delivery to you. Assignment of the relevant insurance policy is also ready for delivery and you should cause this to be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments cannot be prepared at this time as the present tenant is very slightly in arrears in respect of water rates. It is expected, however, that these will be paid up immediately. It will be in order for you to call at this office at your convenience and this matter can be closed and a cheque in your favour for the correct amount will be then ordered if it appears that funds are due to you.

As we have a considerable number of these titles to deliver and in consequence have many callers, it would be appreciated if you would telephone the writer before calling in order to make an appointment.

Yours truly,

P. H. Russell,  
Administration Department.

PHR:MA



465/1

October 15, 1943.

The Pemberton Realty Corporation Ltd.,  
418 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 125  
446 Keefer Street

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of Mr. William Green of 545 Main Street, the effective date of which should be August 6th.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Registration of documents of transfer was made on September 25th and title may be expected to issue during the present month.

Yours truly,

P. H. Russell,  
Administration Department.

PHR:MA







MEMORANDUM

To: Mr. Nelson

From: A. G. McArthur.

Re: 446 Keefer St Vancouver  
10/86/196 Rooming House  
\$ 4550.00

Acceptance of a bid of ..... on the above property is being recommended to the Secretary of State.

Transmission of ownership to the Secretary of State and Deed from the Secretary of State to the purchaser are to be prepared by the Titles Department.

Will you please examine the file carefully, assuring yourself that all necessary evidence of title is therein, namely:

- A. Certificate of encumbrance showing -
  - (1) Name of owner and legal description clearly identified with that of the Japanese evacuee and his property.
  - (2) Filing of vesting order. *See*
  - (3) Encumbrances.
- B. Copies or detailed memoranda of all encumbrances shown on the title together with certified statements of the position of each.
- C. Statements of all other charges such as taxes, water rates, dyking or other charges. *1945/1946*

A memorandum outlining the above is to be prepared and submitted to Mr. McPherson who will prepare the transmission and conveyance. Would you please prepare such memorandum as soon as possible attach it to the file and return the file to me.

Further than this, wherever the property is tenanted, all details of rental arrangements should be on file, with copies of leases and particulars of chattels in order that - *Apr 1 / 45*

- 1. Adjustments relative to rents may be made as between *80¢/sq ft* vendor and purchaser.
- 2. Special arrangements relative to rent for chattels as apart from buildings may be made, if this is not already the case, or
- 3. Chattels may be moved or otherwise disposed of either *Room* before or after possession is given to the purchaser.

It will be the duty of the Administration Department to see that each file covering property to be transferred by the Secretary of State contains all the information above referred to and that the member of the department dealing with each property should be in a position to consult with and agree with the Real Estate agent in each case as to the adjustments of the purchase price, as at the date of the sale.

The Real Estate agent will be advised to prepare a statement of adjustments as at a given date which will be submitted to the Administration Department for approval and appropriate action.

Aug 3/43

*AGM*



Catalogue No. 125  
File No. 465

Receipt of Certificate of Title No. 91441-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled. Receipt is also acknowledged of copy of The Liverpool & London & Globe Insurance Company Ltd. policy No. 65986 with assignment thereof in quadruplicate and cheque for \$313.16 representing closing adjustment on sale to me of 446 Keefer Street, Vancouver.

Dated at Vancouver, B. C., this 9<sup>th</sup> day of November 1943.

*David Lee*



4658<sup>12</sup>

E. Lillooet, B.C.,  
Dec. 4, 1943.

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

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | DEC 8 1943 |
| File No.           | 465        |
| Ans.               | WOM / JPM  |
| Referred           | WILSON     |

Dear Sir:

As I have previously stated, I am on a self-supporting project, consequently, I must have money in order to support my big family. I am in need of cash immediately. Therefore it is urgent that you send me the balance of my account.

I also wish to have a complete statement of my account since ~~Feb~~ March, 1943, because the last statement I have received was up till February.

Re: Goods stored in room 11 of 446  
Keefe Street.

Besides the goods mentioned in your letter of Nov. 22nd, I had stored in room 11 of 446 Keefe Street the following goods:

- (1) China cabinet and its contents of numerous chinaware, photos, books, papers, etc.

P.T.O.



— 2. —

- (2) Electric record player and records. <sup>for</sup> ~~for~~ <sup>declined</sup>
- (3) Electric stove.
- (4) Kitchen utensils, clothing, bedding, etc.

Please inform me as to what has become of them. I would like you to understand that everything in room 11 was my property, and trust that you have treated them accordingly.

Yours truly,  
C. Hiraki  
File No. 465-1.



465/1

December 9th, 1943

Mr. Chikai HIRAKI,  
Reg. No. 02769,  
East Lillooet, B. C.

Dear Sir:

Enclosed find our cheque for \$200.00  
being the November and December remittances from  
your balance with us. We exceedingly regret  
that the November remittance was omitted.

A statement of your account will be  
forwarded to you in due course. X

In regard to the goods stored in  
Room 11 of 446 Keefer Street, we are referring  
this to our Protection Department for further  
investigation.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH

Enc.

x attached *GH*



465/1

January 3rd, 1944.

Mr. Chikai RAKI,  
Registration No. 02769,  
East Lillooet, B. C.

Dear Sir:

We have your letter of the 4th instant and we are now dealing with the subject of your personal property.

The entire contents of room No. 11 at 446 Keefer Street were moved to Custodian Storage as advised in our letter of the 22nd November.

Practically everything found in room No. 11 was already packed in cartons, suitcases or trunks and there was no evidence that the room had been disturbed. We are therefore, at a loss to understand your contention that you left there a Record Player, Electric Stove and China Cabinet unless you packed these articles in the aforementioned cartons.

Yours truly,

Geo. B. Spain,  
Protection Department.

GBS/HMS



NAME HIRAKI, Chikaf

REGISTRATION NO. 02769

FILE NO. 465

The following chattels were sold by public  
auction at 992 Powell St., Vancouver on January 27, 1944.

G.R. Mantel

\$ 36.00

|                |                            |  |
|----------------|----------------------------|--|
| Total:         | (Auctioneer's Fee: \$ 3.60 |  |
|                | (Advertising: .29          |  |
| Less Expenses: | (Moving: .19               |  |
|                | (Storage: 1.00             |  |

\$ 36.00

\$ 3.08

Net Proceeds Credited:

\$ 30.92

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver Radio 2

Remarks.



# ROYAL CANADIAN MOUNTED POLICE

Form 2004

No. 561 (3).

## EXHIBIT REPORT

HEADQUARTERS File No.

SUB/DIVN. & File No.

Vancouver

DIVISION & File No.

DETACHMENT & File No.

C.I.B.

J.R. 02769

DATE Jan. 26th, 1941

Re: CHINA HINAXI 116 Keefer St., Vancouver, B.C.

(Name of File)

On Date 10th, 1941 D.R. McLaughlin, Date

(Date)

(Member's Name)

Came into possession of the following described goods by

Handed over by CHINA

(State Authority from whom seized and place of seizure)

| No. of Exh. | No. of Packages | Qty. or Size | DESCRIPTION OF EXHIBITS                          |
|-------------|-----------------|--------------|--------------------------------------------------|
|             | 1               |              | General Electric radio Serial 0857 Model H3L (1) |
|             | 1               |              | Eastman Kodak folding camera. (2)                |
|             | 1               |              | Minicam and case "Majestic". (5)                 |

REMARKS: Handed over to the Custodian of Alien Property.

(State briefly disposition)

DATE Jan. 27th, 1941

Les D. Spain, Custodian

(Signature of Custodian or Witness)

CERTIFIED CORRECT  
F.H. Jeffery

(Signature of Member)

Rep. # 10559, Oct



No. 2

F. 112

Royal Canadian Mounted Police

\$

Van B.C. March 19 1942

Received from CHIKAI HIRAKI, 446 Keefe St.

Vancouver, B.C. one radial General

Electric Serial No. 0857, Model E81

one folding camera "EASTMAN" and case (3966) <sup>NO.</sup>

one miniature camera and case, Dollars,

"Magister" 35mm lens 50 MM

561

Signature

J.R. Joffe Lt.





## EVACUATION SECTION

Rec'd JUN 9 1944

File No. 466

Ans.

Referred

## BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,  
VANCOUVER, B.C.,  
June 8th, 1944.

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

Re: HIRAKI, Chikai #02769  
East Lillooet, B.C.

I quote below a letter of June 3rd from above, original of which is also attached hereto, asking for a lot of chattels from Room No. 11 at 446 Keefer St., Vancouver. I am writing this party that shipment will have to be arranged and paid for by some outside person in case you desire to release the goods, which may or may not be convenient. Nevertheless, this letter will serve as a record in case you should prefer to ship rather than to retain the goods in storage.

*Yes will  
release to  
onsider  
will not ship  
myself*

That part of the letter which refers to the cameras is being referred to our Mr. DesBrisay who handles these articles.

"I request you to release me to undernoted property which was stored in Room No. 11 at 446 Keefer Street.

According to the Custodian's letter of Nov. 22nd, 1943, they consisted of the following: (Refer to file No. 465-1)

|               |                |
|---------------|----------------|
| 10 suit cases | 1 basket       |
| 2 trunks      | 3 boxes        |
| 1 tin trunk   | 1 can - 4 gal. |
| 1 high chair  | 1 tin case     |
| 4 cartons     | 1 tub          |

But I had stored in that room in addition to those mentioned above the following:

1 electric record player and records  
1 electric heater  
1 buffet filled with dishes and other personal effects, etc.

(OVER)



E. Lillooet, B.C.,  
June 20, 1944.

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

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | JUN 22 1944 |
| File No.           | 465/1       |
| Ans.               |             |
| Referred           | Milson      |

Dear Sir:

I have been receiving my check of \$100.  
at the beginning of each month, but I have  
not received the check for this month. I am  
on a self-supporting project and am receiving no  
aid from the Commission as are those in the  
interior towns, therefore I am in need of  
cash. Please send all the money remaining  
in my account together with a statement  
of my account from Dec. 1943.

Yours truly,  
G. Hiraki  
File No. 465/1

3394 72  
Hed \$4/100



05  
87 55  
36 08  
55 13  
56

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

E. Lillooet, B.C.,  
Mar. 21, 1944.

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | MAR 22 1944 |
| File No.           | 465/1       |
| Ans.               | Hom         |
| Referred           | Malsam      |

Dear Sir:

According to your letter of March 3rd, \$3,602.27 remains to my credit. But checking back on the last statement of my account I found that there was a balance of \$4,458.40 to my credit on December 13, 1943. Since then I have received \$800. in check from my account which leaves a credit of \$3,658.40. There is a difference of \$3,658.40 - \$3,602.27 = \$56.13. A net of \$30.92 from the sale of my radio has been omitted from my account. (Please refer to your letter of February 16th) Referring back to the statement I see that there is a sum of \$313.16 which was paid out from my account to David Lee for the closing adjustment on the sale of 446 Keefer St. on Nov. 5, 1943. I think that this expense should be paid by the buyer. I have no reason why I should pay such expense after already paying Pemberton's, a commission of \$227.50 for the sale of 446 Keefer Street. Please

-over.



## STATEMENT RE SALE OF:

Name: **HIRAKI, Chikao**Catalogue No: **125**File No: **465**Street Address: **446 Keefer St.**Reg. No: **02769**Legal Description: **Lot 10, Blk 66, D1 196, Gp 1, SWD, Plan 196**Date of Sale and Adjustments **August 6, 1943**Sale Price **\$ 4,550.00**Real Estate Agents Commission **\$ 227.50**Charge for Valuation **7.50**Charge for Advertising **4.00**Land Registry Office Transmission Fee **3.50**

## Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Unpaid Taxes~~~~Other Charges~~

## Adjustments:

Fire Insurance **39.60**Taxes **72.60**~~Other~~**242.50****\$ 4,662.20**

Net Proceeds credited to your account

**\$ 4,419.70**Date: **April 6th, 1948**Compiled by: **Accounting Department**



E. Lillioch, B.C.,  
Feb. 7, 1944.

Custodian's Office

506 Royal Bank

Vancouver, B.C.

|                    |      |
|--------------------|------|
| EVACUATION SECTION |      |
| REC'D              | 1944 |
| EX. No.            | 465  |
| Assn.              | 16/2 |
| Referred           |      |

\$ 36.

net \$30.92

Dear Sir:

Green

Upon reading one of the editions of the "New Canadian", I noticed that evacuee-owned radios are being offered for sale. I strongly oppose this measure. It was bad enough when I had to surrender my radio and my cameras to the R.C.M.P. in March of 1942, in compliance with the government order-in-council. But now you are offering them for sale for no apparent reason. Is that not contradictory to the statement published in the papers at that time? The papers stated that the R.C.M.P. are merely taking care of them; and that the R.C.M.P. will return them to us when we have evacuated from the protected area. Therefore, I demand that my radio and my cameras be returned at once.

I have surrendered them (see next page) to the R.C.M.P. on March 10, 1942. at the R.C.M.P. barracks in Vancouver.



1 radio - General Electric  
Serial No. 0857  
Model E 81

1 camera - "Eastman" No. 3966.  
+ case

1 miniature - "Majestic"  
camera + case  
Hoop lens 50 mm.

Yours very truly,  
C. H. Vaki

P.S. I have written about this matter  
to the R.C.M.P. who advised me to  
contact the Custodian's Office with regard  
to such matter.



465/1

March 23rd, 1944

Mr. Chikai HIRAKI,  
Reg. No. 02769,  
East Lillooet, B. C.

Dear Sir:

Referring to your letter of March 21st your property at 446 Keefer Street was sold as at date of August 6th, 1943 and we enclose a statement of the adjustments showing that the purchaser is to pay taxes and up-keep from August 6th on and is entitled to receive all rent from August 6th to date of adjustment.

In connection with this property you received the January, February and March rents for 1945 in advance so it was necessary to refund this amount to the purchaser.

The difference of \$56.13 in your account is made up by us returning to Pemberton's a cheque for \$87.05 which they sent to us instead of to David Lee, the new purchaser, in payment of the November rent; and a credit of \$36.00 from the sale of your radio less \$5.08 charges.

Yours truly,

G. D. Milsom  
Administration Department

GDM/GH

Enc.



E. Lillooet, B.C.,  
June 2, 1944.

B.C. Security Commission,  
The Dick Bldg.,  
360 Homer St.,  
Vancouver, B.C.



Dear Sir:

I request you to release me to under-  
noted property which was stored in Room  
No. 11 at 446 Keefer Street.

According to the Custodian's letter of  
Nov. 22<sup>nd</sup>, 1943 they consisted of the  
following: (Refer to file No. 465-1)

- 10 suit cases
- 2 trunks
- 1 tin trunk
- 1 high chair
- 4 cartons
- 1 basket
- 3 boxes
- 1 can - 4 gal
- 1 tin case
- 1 tub

But I had stored in that room in  
addition to those mentioned above the following:  
1 electric record player and records



1 electric heater

1 buffet filled with dishes and  
other personal effects, etc.

I also request the release of the  
cameras which I surrendered to the  
R.C.M.P. on March 10, 1942, namely:

1 folding camera "Eastman" and case  
No. 3966

1 miniature camera and case  
"Majestic" Graf Lens 50 mm.

Please ship all the above mentioned  
goods to Lillooet, B.C.

Yours very truly,  
C. Hiraki



File No. 455  
Reg. No. 02769

Chikai HIRAKI

| <u>Date</u>  | <u>Particulars</u>                                | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|--------------|---------------------------------------------------|--------------|---------------|----------------|
| 1942 May 5   | Rent - Mrs. Bertha Evans                          | \$           | \$ 80.00      |                |
| May 12       | Ck # 6 - Mrs. S. Hiraki                           | 50.00        |               |                |
| June 2       | Rent - Mrs. Bertha Evans                          |              | 80.00         |                |
| July 3       | Ck # 64 - City of Vancouver - taxes               | 35.00        |               |                |
|              | " " " " " "                                       | 74.75        |               |                |
| July 22      | W. C. Allen - rent June 2                         |              | 50.00         |                |
|              | Mrs. Allen - supplies                             | 3.90         |               |                |
|              | Water rates                                       | 7.75         |               |                |
|              | Commission                                        | 6.50         |               |                |
|              | Mrs. Evans - rent - July 6                        |              | 80.00         |                |
|              | Mrs. Evans - water rates                          |              | 7.75          |                |
| August 1     | Ck 173 - City of Vancouver                        | 100.00       |               |                |
| August 13    | Mrs. Evans - rent                                 |              | 74.00         |                |
|              | Mrs. Allen - rent                                 |              | 25.00         |                |
|              | Watson Bros. repairs                              | 2.50         |               |                |
|              | Jarvis Electric repairs                           | 4.25         |               |                |
|              | Funds held for water rates                        | 7.00         |               |                |
|              | Commission                                        | 4.95         |               |                |
| August 22    | Ck 252 - Sun Life payment on Mortgage             | 52.00        |               |                |
| September 1  | Ck 304 - City of Vancouver - taxes 446 Keefer St. | 49.85        |               |                |
| September 28 | Mrs. B. Evans - rent                              |              | 80.00         |                |
|              | Water rates                                       | 7.00         |               |                |
|              | B. Thoreau - plumbing                             | 83.00        |               |                |
|              | Commission - Pemberton                            | 5.25         |               |                |
|              | Mrs. Allen - rent                                 |              | 25.00         |                |
| September 30 | Funds held for water rates sent in                |              | 7.00          |                |
| November 9   | Ck 778 - C. Hiraki                                | 750.00       |               |                |
| November 3   | Mrs. B. Evans - rent due Oct. 1/42                |              | 80.00         |                |
|              | Mrs. B. Evans - gas allowance                     | 6.00         |               |                |
|              | Commission                                        | 4.00         |               |                |

3



| Date            | Particulars                                                                                                                                                                                               | Debit  | Credit     | Balance |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------|---------|
| 1942 November 3 | Sale Price \$2550.00 less bonus on re payment of mortgage \$13.15, less rent allowance to purchaser Oct 1 - 31 \$25.00, less tenant's moving expenses as agreed \$11.85, nett sale of property Commission |        |            |         |
|                 | Balance due Sun Life for Mortgage release - principal                                                                                                                                                     | 125.00 | \$2,500.00 |         |
|                 | " " " " " interest to date                                                                                                                                                                                | 875.00 |            |         |
|                 | " " " " " Release fee                                                                                                                                                                                     | 18.39  |            |         |
|                 | Fee due Land Registry Office - register Mortgage release                                                                                                                                                  | 3.50   |            |         |
|                 | Plumbing Account - R. Thoreau                                                                                                                                                                             |        |            |         |
|                 | Proportion of 1942 taxes paid (\$74.75 net paid)                                                                                                                                                          | 1.00   |            |         |
|                 | " water rates @ \$7.00 per year paid to Dec 31/42                                                                                                                                                         | 9.25   |            |         |
|                 | " Phoenix Policy # 12811066 - \$10.50 - June 3/43                                                                                                                                                         |        | 18.70      |         |
| November 28     | Rent collected                                                                                                                                                                                            |        | 3.50       |         |
| December 3      | Commission                                                                                                                                                                                                |        | 2.35       |         |
| December 23     | Ck 1066 - C. Hiraki                                                                                                                                                                                       | 4.00   | 80.00      |         |
|                 | Rent collected                                                                                                                                                                                            |        |            |         |
|                 | Commission                                                                                                                                                                                                | 250.00 |            |         |
|                 | Sundry disbursements                                                                                                                                                                                      |        |            |         |
| 1943 January 26 | Rent collected                                                                                                                                                                                            | 16.00  | 331.75     |         |
|                 | Commission                                                                                                                                                                                                | 11.75  |            |         |
|                 | Repairs                                                                                                                                                                                                   |        |            |         |
|                 | Sundry disbursements                                                                                                                                                                                      | 4.00   | 80.00      |         |
| February 25     | Rents collected                                                                                                                                                                                           | 2.00   |            |         |
|                 | Commission - Pemberton                                                                                                                                                                                    | 4.90   |            |         |
|                 | Sundry                                                                                                                                                                                                    |        |            |         |
| March 10        | Ck 2153 - C. Hiraki                                                                                                                                                                                       | 4.00   | 84.90      |         |
| March 24        | Rents collected                                                                                                                                                                                           | 6.30   |            |         |
|                 | Commission                                                                                                                                                                                                | 450.00 |            |         |
|                 | Sundry disbursements                                                                                                                                                                                      |        |            |         |
| April 16        | Ck 2771 - Certificate of Encumbrance - Vancouver                                                                                                                                                          | 4.00   | 86.30      |         |
| May 3           | Rents collected                                                                                                                                                                                           | 5.40   |            |         |
|                 | Commission                                                                                                                                                                                                | 1.00   |            |         |
|                 |                                                                                                                                                                                                           | 4.00   | 85.40      |         |

A

F

E



| <u>Date</u>  | <u>Particulars</u>                           | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|--------------|----------------------------------------------|--------------|---------------|----------------|
| 1943 May 3   | Sundry disbursements                         | \$ 4.20      |               |                |
| May 6        | Ck 3067 - C. Hiraki                          | 100.00       |               |                |
| May 26       | Rents collected                              |              | 84.20         |                |
|              | Commission                                   | 4.00         |               |                |
|              | Sundry                                       | 5.85         |               |                |
| June 7       | Ck - C. Hiraki                               | 100.00       |               |                |
| June 25      | Rents collected                              |              | 85.85         |                |
|              | Pemberton's commission                       | 4.00         |               |                |
|              | Sundry                                       | 5.50         |               |                |
| June 29      | City of Vancouver - 1943 taxes               | 180.30       |               |                |
| July 6       | Ck - C. Hiraki                               | 100.00       |               |                |
| July 24      | Rents collected                              |              | 85.50         |                |
|              | Commission                                   | 4.00         |               |                |
|              | Sundry                                       | 6.75         |               |                |
| August 27    | Rents collected                              |              | 86.75         |                |
|              | Commission                                   | 4.00         |               |                |
|              | Sundry                                       | 8.80         |               |                |
| September 7  | Ck - C. Hiraki                               | 100.00       |               |                |
| September 27 | Ck - Registration of Transmission & deed     | 17.10        |               |                |
| September 27 | Rents collected                              |              | 88.00         |                |
|              | Commission                                   | 4.00         |               |                |
|              | Sundry                                       | 7.75         |               |                |
| October 4    | Ck - C. Hiraki                               | 100.00       |               |                |
| October 16   | C. Wainman - full purchase price - 446 Keefe |              | 4,550.00      |                |
| October 26   | Rents collected                              |              | 88.55         |                |
|              | Commission                                   | 4.00         |               |                |
|              | Sundry                                       | 11.05        |               |                |



File 465

| <u>Date</u>     | <u>Particulars</u>                                    | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|-----------------|-------------------------------------------------------|--------------|---------------|----------------|
| 1943 November 5 | David Lee - closing adjustments on sale of 446 Keefer | \$ 313.16    |               |                |
| November 10     | Pemberton's commission sale of 446 Keefer             | 227.50       |               |                |
| November 26     | Rents collected<br>Commission                         | 4.00         | 91.05         |                |
| December 13     | Ch. C. Hiraki                                         | 200.00       |               |                |
|                 |                                                       |              |               | CR \$ 4,458.40 |



File No. 465  
Reg. No. 02769

Chikai HIRAKI

| <u>Date</u>       | <u>Particulars</u>                                           | <u>Debit</u>     | <u>Credit</u> | <u>Balance</u> |
|-------------------|--------------------------------------------------------------|------------------|---------------|----------------|
| 1943 December 13  | Balance brought forward                                      | \$               | \$4,458.40    |                |
| 1944 January 7    | Ck - C. HIRAKI                                               | 100.00           |               |                |
| January 13        | David Lee - Remittance - Pemberton's due to purchaser        | 87.05            |               |                |
| February 8        | Ck - C. HIRAKI                                               | 100.00           |               |                |
| February 15       | Ck - C. HIRAKI                                               | 500.00           |               |                |
| February 26       | Proceeds Auction Sale - Vancouver Radio # 2<br>Disbursements | 5.08             | 36.00         |                |
| March 6           | Ck. - C. HIRAKI                                              | 100.00           |               |                |
| April 4           | Ck. - C. HIRAKI                                              | 100.00           |               |                |
| April 27          | Ck - Johnson Reeve & Watson - valuation fees                 | 7.50             |               |                |
| May 4             | Ck. - C. HIRAKI                                              | 100.00           |               |                |
| June 28           | Ck - C. HIRAKI<br>Advertising                                | 3,359.77<br>4.00 |               |                |
| 1944 November 17- | To cheque to you                                             | 31.00            |               | CR \$ 31.00    |
|                   |                                                              | 4,494.40         | 4,494.40      | Nil            |

F



465/1

November 17th, 1944

Mr. Chikai HIRAKI,  
Reg. No. 02769,  
East Lillooet, B. C.

Dear Sir:

We are in receipt of your letter of November 14th enclosing R.C.M.P. radio receipt and enclose herewith our cheque for \$31.00, being the balance of your account with the Custodian.

The R.C.M.P. receipt also covers 1 folding camera, 1 miniature camera and case, and "Majestic" Graf Lens 50 M.M. We are holding this receipt on file.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH

Enc.



465/1

November 23, 1944

Mr. Chikai HIRAKI,  
Reg. No. 02769,  
East Lilloet, B.C.

Dear Sir:

We have your letter of the 14th instant with reference to the shipment of your personal property.

One trunk not included in the last shipment has been handed to Bowman Storage Ltd. for shipment. This trunk should reach you in the near future.

Yours truly,

Geo. B. Spain  
Protection Department

GBS:LM



465/2

December 19th, 1944

Mr. Chikai HIRAKI,  
Reg. No. 02769,  
East Lillooet, B.C.

Dear Sir:

With reference to one trunk missing from our last shipment to you, we would now inform you that we have been able to separate this trunk from other goods stored in our warehouse and have today handed same to Bowman Storage Ltd., for shipment at once.

Yours truly,

Geo. B. Spain,  
Protection Department

GBS:LM



C  
O  
P  
Y

*File No 465/1*

(Mr.) Hideo Sakamoto,  
226 - 2nd Ave.,  
Tashme, B. C.

October 16, 1945

Office of the Custodian,  
506 - Royal Bank Bldg.,  
Hastings & Granville,  
Vancouver, B. C.

Attention: Mr. W. J. Johnston

Dear Sir:

Thank you very much for the most prompt information  
which you sent me to our letter of the 12th.

May I trouble you again for complete informations  
(whether the property was sold, and if so, for how much, etc)  
regarding the following:

City of Vancouver      Assessment Roll      1941

Title under - Chikai HIRAKI, 446 Keefer St., Vancouver, B. C.  
-B 4780

B-4780      Lot 12, Block 13, D.L. 184, 2307 Oxford St.,  
Vancouver, B. C.

After the mortgage is paid to the Canada Life Assurance  
Co. and another \$1,000 set aside for Mr. Hiraki the remainder of the  
balance is to come to me so will you please look into the above and  
if possible send me the statement.

Thank you.

Yours very truly,

"H. SAKAMOTO"

H. Sakamoto.



NEW YORK LIFE INSURANCE COMPANY

A Mutual Company Founded in 1843

BRITISH COLUMBIA BRANCH OFFICE

1211 - 1219 VANCOUVER BLOCK  
VANCOUVER, CANADA

JOHN H. M. SMARY, C.L.U.  
Agency Director

JAMES A. FORSYTH  
Agency Organizer

HUGH R. PARKER  
Acting Cashier

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | NOV 20 1945 |
| File No.           | 465         |
| Att.               |             |
| sent to Johnston   |             |

TELEPHONE MARINE 7364

November 19, 1945

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

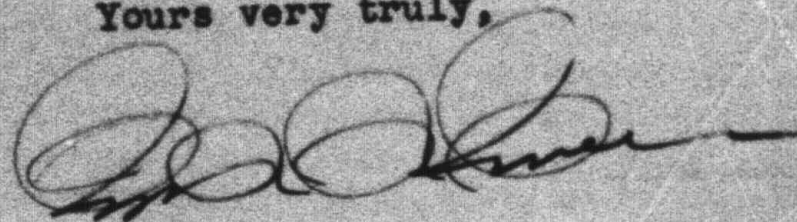
Dear Sirs:

Re: Policy #9 377 258,  
Chikai Hiraki.

Our records show that the above numbered policy will mature on November 25th, 1945 for an amount of \$382.00. The address that we have for this Insured is 75 Cordova St. W., Vancouver, B. C. We are wondering if your records show this Insured's present address.

For further identification our file shows the Insured's wife to be Sawako Hiraki and indicates that Mr. Hiraki was born on May 27, 1887. Any information which you can give to us will be much appreciated.

Yours very truly,



Hugh R. Parker,  
Acting Cashier.

HRP:JE

Telephone 22-11-45

East Hill, B.C.



Custodian's Office

December 19, 1945.

Mr. Chikai Hiraki,  
Reg. No. 02769,  
East Lillooet, B. C.

Dear Sir:

Re: Policy #9 377 258

We acknowledge your letter of  
December 14 with which you enclosed your  
above numbered policy. We are today sending  
the maturity cheque for \$382 to the Custodian's  
Office.

Yours very truly,

Hugh R. Parker,  
Acting Cashier.

HRP/P

18



URBAN PROPERTY  
CHATELS  
TORONTO, ONT.  
May 10, 1948.

DEFENCE BRIEF

Chikai HIRAKI

File No. 465

Case No. 1022

REAL                  PROPERTY                  CLAIMS

1. Real Property Claim

\$10162.50

Appraised at

\$3500.00

Sold for

\$4550.00

(a) Witness:- Johnson Reeve & Watson, appraisers.

Note that claimant paid \$4500.00 for place in 1928. See Exhibit 1. Transcript says 1938. There is an agreement between original vendor and claimant supposed to be dated September 27, 1938. Mr. Best apparently has this agreement and the date on it will determine date of purchase by claimant - (see transcript page 3).

Claimant asserts wiring gave no trouble. (Page 5)

Appears to be a question of value only.

(b) Property owned wholly by claimant.

PERSONAL                  PROPERTY                  CLAIMS

2. Chattel Claim

\$112.95

Sold for

The chattels in this claim are:-

|                           |          |
|---------------------------|----------|
| 1. Electric record player | \$20.00  |
| 2. Electric heater        | 7.95     |
| 3. China cabinet          | 35.00    |
| 4. Chinaware              | 25.00    |
| 5. Silverware             | 25.00    |
| Total                     | \$112.95 |

Defence Contention that prices claimed for personal property not sold by Custodian are exorbitant - that these things were not left where they were stated to be left by claimant and were never found.

Claim has been amended to this figure.

There is some doubt as to whether the claimant had these items stored in a room in his rooming-house. When the Custodian moved the articles in this locked room to storage the claimed articles were not there and there is no evidence of any breaking or entering.

....



There is voluminous correspondence concerning these articles. This correspondence is marked Exhibit 5. The history of these lost articles is set out in page 7 et seq. of transcript.

Note that two witnesses were called, the claimant and his son Hideo Hiraki.

The question herein is whether these articles were ever in the room. The Japanese admits (Page 15) that he should have made a new inventory.

Witnesses:-

Mr. Green) - Custodian Staff. To verify  
Mr. Spain) - what was taken from rooming  
house and moved to storage.

JLG/ma



Name of Claimant

MURAKI, Gail

Case

1000

Custodian File

465

| 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 |                             |        |
| 4550.00                              | 227.50<br>12.50                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                       |                             | 540.00 |
| PERSONAL PROPERTY                    |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                       |                             |        |
| Motor Vehicles                       |                                     | Boats and Boat Gear                                                    |                                   |                                                                           |                                                                |                                                                            |                                        |                                                       |                             |        |
| Sale Price                           | 25% thereof                         | Sale Price                                                             | Nelson Bros. 23.5% of Sale Price  | Other Sales 28.5% of Sale Price                                           | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing | 45% of amount in next preceding column |                                                       |                             |        |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                       |                             |        |
| NETS                                 |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                       |                             |        |
| Total award for Nets plus Sale Price |                                     | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing |                                   | Percentage Total Award to Total Claim                                     |                                                                | Claim for Nets Sold Declared Not Found, & Recorded Now Missing             |                                        | Apply % ratio to Claim                                | Deduct Custodian Sale Price |        |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                       |                             |        |
| MISCELLANEOUS CHATELS                |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                       |                             |        |
| Claim for goods Sold By Auction      | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price                                   | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Application of % ratio to amount in next preceding column      | Sale Price of goods Sold by Tender                                         | 12% of Sale Price                      |                                                       |                             |        |
|                                      |                                     |                                                                        | 40%                               | 112.95                                                                    | 51.95                                                          |                                                                            | 51.95                                  |                                                       |                             |        |
| TOTAL RECOMMENDATION                 |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                       |                             | 51.95  |



1  
2  
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4  
5 CASE NO: 1022.  
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7  
8 JAPANESE PROPERTY CLAIMS COMMISSION  
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12 Toronto, Ontario,  
13

14 May 10, 1948.  
15

16  
17  
18 IN THE MATTER OF THE CIA IN OF

19 CHIKAI HIRAKI.  
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23 72  
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25 PROCEEDINGS AT HEARING.  
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29 F.G. Shears, Esq.  
30



IN THE MATTER OF THE "INQUIRIES ACT"

PART I, REVENUE STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Toronto, Ontario,

May 10, 1948.

IN THE MATTER OF THE CLAIM OF

CHIKAI HIRAKI.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the  
Dominion Government.

R.A. BEST, Esq.,

appearing for the  
Claimant.

A. WAYSON, Esq.,

Secretary.

B.J. HANDFORD, Esq.,

Official Interpreter.

A.G. VEITCH, Esq., C.S.R.,

Official Reporter.



C. Hiraki  
In-Chief.

CHIEF HIRAKI, the Claimant herein, being  
first duly sworn, testified through  
the Interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Mr. Hiraki, is that your signature?

A. Yes.

Q. And was that form prepared upon your instruc-  
tions?

A. Yes.

MR. BEST: My lord, I tender the particulars of  
real estate, other than farm land, as Exhibit  
No. 1.

THE COMMISSIONER: Very well.

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

MR. BEST: Q. Mr. Hiraki, I understand that these  
premises for which you are claiming are located  
at 446 Renfer Street, Vancouver, British  
Columbia. Is that correct?

A. Yes, sir.

Q. In Vancouver?

A. Yes, sir.

Q. And it was a roominghouse?

A. Yes.

MR. BEST: Now possibly if my friend would like to  
put in the valuation as an exhibit I might  
direct my attention to that.

THE COMMISSIONER: Exhibit No. 2.

MR. HUNTER: I file the appraisal of Johnston, Reeve  
& Watson, dated July 24, 1943, for \$3,500.

(APPRAISAL, JOHNSTON, REEVE & WATSON,  
JULY 24, 1943, MARKED EXHIBIT NO. 2.)

MR. BEST: Q. Mr. Hiraki, according to the appraisal  
made of your premises there were 42 rooms in  
this rooming-house and according to your claim



G. Rivaki  
In-Chief.

1 I notice there are 44. Have you any explanation  
2 of that?

3 A. There is no particular explanation. If you just  
4 count the rooms you will find there are 44.

5 Q. In other words, you still think there are 44  
6 rooms. I notice that according to your claim,  
7 again, you paid just \$4,500 for this building  
8 in 1938?

A. Yes.

9 Q. I am producing to you an agreement dated  
10 September 27, 1938, between John Green and  
11 yourself. Is that your signature?

12 A. Yes. That is my signature.

13 Q. And is that the agreement whereby you obtained  
14 title to those premises?

A. Yes.

15 Q. I notice on page 2 of this agreement there is  
16 a note:

17 "The said mortgage secures the sum of  
18 "\$5,500 and is registered under No. 25394-H  
19 "and the principal sum has been reduced to  
20 "the sum of \$1,100."

21 A. The previous purchaser purchased the premises  
22 for \$6,000 and at that time there was a \$5,500  
23 mortgage on the place. At the time I bought it  
24 there was \$1,100 left on the mortgage.

25 Q. So that when you purchased it you paid \$4,500  
26 and you assumed the balance of this outstanding  
27 mortgage, which was then \$1,100.

28 THE COMMISSIONER: Is it open to that construction?  
29 Would the total purchase price not be \$4,500 and  
30 not \$5,600?



1 MR. BEST: I did not mean that, my lord.

2 Q. Actually you paid \$1,400 cash and assumed a  
3 mortgage for \$1,100?

4 A. I paid an initial amount of \$2,500 in cash and  
5 I made a payment to Mr. Green of \$900 which  
6 left \$1,100 mortgage.

7 THE COMMISSIONER: Would you ascertain, Mr. Best,  
8 the date of the purchase by the prior owner?

9 MR. BEST: Yes, my lord.

10 THE COMMISSIONER: And when the \$5,500 mortgage was  
11 placed?

12 MR. BEST: Yes, my lord.

13 Q. Now, Mr. Hiraki, do you know when Mr. Green  
14 bought these premises?

15 A. I do not know when he bought it.

16 Q. You do not know?

A. No.

17 Q. Just while we are on that point, then, how do  
18 you know he paid \$8,000 for it?

19 A. I went to see him at the time I purchased it and  
20 he told me that he had paid \$8,000 for it.

21 Q. I see. I understand, Mr. Hiraki, that according  
22 to your instructions these rooms all had hot  
23 water heaters, as well as in the bathroom and  
24 the hall. Is that correct?

25 A. Yes.

26 Q. Were there any closets in these rooms?

27 A. Yes. There were closets in each room.

28 Q. I see.

29 I think that is all, so far as the real  
30 estate claim is concerned.



1 THE COMMISSIONER: When was this property sold by  
2 the Custodian, Mr. Hunter, and at what price?

3 MR. HUNTER: It was sold as of July 6, 1943, to  
4 David Lee for \$4,550. July 29, 1943, was the  
5 date of the Advisory Committee's approval.

6 MR. BEST: I am sorry, my lord, there is just one  
7 more question.

8 THE COMMISSIONER: Very well.

9 MR. BEST: Q. According to the appraisal made of  
10 your premises the electric wiring in the rooming-  
11 house was very old. Is that correct? What  
12 do you say about the electric wiring?

13 A. I am not quite sure what the meaning of "old" is  
14 but if it is style they were not, the lamps  
15 were not turned on from the switch near the  
16 cord. They were all controlled by push buttons  
17 in the wall and were a fairly new type, as far  
18 as I can judge.

19 Q. Had you ever had any trouble with the wiring  
20 in recent years?

21 A. No. I never had any trouble with the wiring.

22 Q. Is that your signature? A. Yes.

23 Q. And was that form prepared on your instructions?

24 A. Yes.

25 MR. BEST: It is the personal chattels claim form,  
26 my lord.

27 I tender that as Exhibit No. 3.

28 (PARTICULARS OF PERSONAL CHATTELS, MARKED  
29 EXHIBIT NO. 3)

30 MR. BEST: If my friend would like to put in the



1 analysis, my lord, I might direct my attention  
2 to it at this time.

3 MR. HUNTER: I tender analysis of personal property  
4 claim as Exhibit No. 4.

5 (ANALYSIS OF PROPERTY (PERSONAL) CLAIM,  
6 MARKED EXHIBIT NO. 4)

7 MR. BEST: Q. I notice, Mr. Hiraki, that on your  
8 personal chattels claim form there are five  
9 specific items listed only with the notation  
10 "Everything received as stated shipped by  
11 Custodian except high-chair." Do I understand  
12 correctly with respect to those smaller items,  
13 including the high-chair and wash-tub and small  
14 table, you are not making any claim for them?

15 THE COMMISSIONER: There is no claim for them.

16 MR. BEST: No. I just wished to clear that up,  
17 verify it.

18 In that event I think it is a straight  
19 case of valuation of the chattels claimed for.

20 THE COMMISSIONER: Yes.

21 MR. BEST: That is all, my lord.

22 MR. HUNTER: It is submitted, my lord, that the real  
23 property was sold for its fair market value.

24 It is submitted that the prices claimed  
25 for personal property not sold by the Custodian  
26 are exorbitant.

27 It is submitted that these things were not  
28 left where they were stated to be left by the  
29 claimant and were never found.

30 THE COMMISSIONER: None of them?



1 MR. HUNTER: No, my lord. I think there may have  
2 been one found.

3 In connection with the real property claim,  
4 my lord, this was advertised under Catalogue  
5 No. 123. Following the advertisement on the  
6 17th July, 1943, an offer was received from  
7 W. Green for \$4,550 on behalf of David Lee,  
8 a Chinese.

9 On July 19 an offer was received from  
10 Roberts-Hall & Company on behalf of Leon Wau Sany  
11 for \$2,100. This latter offer was rejected.

12 The former offer was accepted and it was  
13 closed as of the date previously mentioned.

14 THE COMMISSIONER: No other tenders made?

15 MR. HUNTER: No, my lord.

16 As far as the J.P. form is concerned, under  
17 the statement of personal property owned, Mr.  
18 Hiraki declared:

19 "On Lot 10, 446 Keefer Street, Vancouver,  
20 "B.C., the following goods will be stored  
21 "in one of the rooms and the key will be  
22 "handed to the Custodians: sundry furniture  
23 "and household goods, clothing, kitchen  
24 "utensils, two men's bicycles, one Singer  
25 "electric sewing machine, gramophone and  
26 "records, etc., etc."

27 There is rather a long story contained in  
28 correspondence in connection with this room. I  
29 do not think there is much point in filling the  
30 J.P. form. If we merely would have him identify



1           it, I think it would be sufficient. I have read  
2           into the record the relevant portion.

3  
4           GROSS-EXAMINATION BY MR. HUNTER:

5           Q.   Is that your signature and is that J.P. form  
6           and made pursuant to your instructions?

7           A.   Yes.

8           Q.   To both questions?       A. To both questions.

9           Q.   Thank you.

10           Unless your lordship wishes I will not  
11           file it.

12           THE COMMISSIONER: I see no need for it, unless  
13           counsel desires it.

14           MR. BEST: I see no need for it, my lord.

15           THE COMMISSIONER: Very well.

16           MR. HUNTER: I think, to get the picture, it is  
17           almost necessary to read this correspondence.  
18           It is a little involved, but I do not think  
19           without this correspondence it is possible to  
20           get the whole picture. It is rather difficult,  
21           at least, to form an opinion as to just what  
22           did happen.

23           THE COMMISSIONER: Can you paraphrase what is con-  
24           tained in the correspondence and if your  
25           learned friend agrees with what you say, that  
26           it is the effect of it, it will save a little  
27           time, at least, and you can put the correspondence  
28           in as being filed.

29           MR. HUNTER: Yes. He declared that he was leaving  
30           it in a room and later it appeared that a certain



room had been set aside, room No. 11.

After they evacuated they sent in some additional lists of things which were in this room. The Custodian had an inspection made of this room. He had trouble getting in at first, it had two locks on it. When he got in there was not the faintest evidence that anything had ever been disturbed. They make particular note of that here. The inventory of everything in the room does not correspond at all to what the claimant states was in the room. They removed everything in storage and sent everything which was in there to him. Whether it is a case of pure mistake, or what happened, I am not suggesting they were trying to claim things which did not belong to them, but I think from the correspondence to my mind it becomes clear that they were not in this room.

THE COMMISSIONER: When was the inspection made, in terms of the date of the claimant's evacuation?

MR. HUNTER: In November, 1942.

THE COMMISSIONER: And he was evacuated ---?

MR. HUNTER: In April, my lord.

THE COMMISSIONER: Was the place rented in the meantime?

MR. HUNTER: Yes, my lord; the claimant rented it; but they are peculiarly definite in these various memos in here that there is not the faintest indication that the place has ever been opened or broken into, or disturbed.



1 THE COMMISSIONER: Yes.

2 You are satisfied with Mr. Hunter's state-  
3 ment as to the effect of that correspondence,  
4 Mr. Best?

5 MR. BEST: Yes, my lord. Apparently that seems to  
6 be the effect of the correspondence.

7 I have a copy of a letter here from a Mr.  
8 Spain, of the Protection Department, of January 3  
9 in which they say practically everything found  
10 in room 11 was already packed in cartons, suit-  
11 cases or trunks and that there was no evidence  
12 the room had been disturbed. "We are therefore  
13 at a loss to understand your contention why you  
14 left a record-player, kitchen stove and china  
15 cabinet ---"

16 THE COMMISSIONER: That is apparently in accordance  
17 with what has been said.

18 MR. BEST: The last is a little ridiculous, suggest-  
19 ing the china cabinet would be packed in a carton.

20 There seems to be a real doubt as to what  
21 happened to these things.

22 THE COMMISSIONER: Proceed.

23 MR. HUNTER: If it is in order I would file this  
24 correspondence, together with a chronological  
25 list or index of the various letters in it.

26 THE COMMISSIONER: Very well.

27 (FILE OF CORRESPONDENCE, MARKED EXHIBIT NO. 5)

28 THE COMMISSIONER: That, of course, will be filed  
29 simply for information at this stage and subject  
30 to later proof.



1 MR. HUNTER: Q. You were evacuated first before the  
2 rest of your family?

3 A. Yes, in April.

4 Q. Now, at the time of your evacuation had you  
5 stored certain things in one room in your  
6 building?

7 A. Yes, in Room No. 11.

8 Q. Now, after you left there were further things  
9 stored in there by your son, I believe, or  
10 perhaps your wife. Is that so?

11 A. When the rest of the family was evacuated the  
12 balance of the chests were put in room No. 11.

13 Q. Now, when you say that, that is what they tell  
14 you? A. Yes.

15 Q. Of the things that they tell you they placed  
16 in there after you left are all these things  
17 which are now claimed for, things which they  
18 had been using after you left?

19 A. No. These were packed in the room before I left.

20 Q. These were put in by yourself. Is that so?

21 A. Yes.

22 Q. And was the electric record-player in a carton  
23 or box? A. No. It was

24 just left in there as it was.

25 Q. And were any of these things, like the chinaware  
26 or silverware in cartons or boxes?

27 A. I presume they were in cartons or boxes.

28 Q. The chinaware and silverware and such things  
29 were left in the cabinet, they were in the china  
30 cabinet, so that you have three items in there,



C. Hiraki  
Gross-Eman.  
H. Hiraki  
In-Chief.

1 none of which was packed in cartons or boxes?

2 A. Yes; that is so.

3 Q. And these were there in room 11 when you per-  
4 sonally were evacuated? A. Yes.

5 Q. And did the room have a lock on it at the time  
6 you were evacuated?

7 A. Yes; two locks.

8 Q. And were those locks locked at the time you  
9 were evacuated?

10 A. No. They were locked at the time the rest of  
11 my family were evacuated, three months later.

12 Q. In other words, you left the room open, or  
13 unlocked, and the keys were left with your  
14 family. Is that correct?

15 A. Yes. That is true; and my family locked it up  
16 at the time of their evacuation and handed the  
17 key to the Custodian.

18 Q. That is what they tell you? A. Yes.

19 MR. HUNTER: That is all, thank you.

20  
21 THE COMMISSIONER: Any re-examination?

22 MR. BEST: I would like to call another witness, my  
23 lord, but no further re-examination of the  
24 claimant.

25  
26 HIDEO HIRAKI, sworn,

27 DIRECT EXAMINATION BY MR. BEST:

28 Q. Mr. Hiraki, I believe you are a son of the  
29 previous witness. Is that correct?

30 A. That is correct.



Q. We are just concerned about these personal  
effects. Was your father evacuated before  
you were?

A. That is right.

Q. And I believe that was in April. When were you  
evacuated?

A. August 11, the same year.

Q. Your father has told us that he placed all of  
these things in room No. 11 and then gave the  
key either to yourself or to some other member  
of the family. Did you help your father put  
these particular items in the room or do you  
know anything about it personally?

A. Yes. I did help him put the goods in the room.

Q. And what happened? When was that done?

A. Well, that was done at the time of his going  
away but previous to that we gave an inventory  
of the list of goods which <sup>we</sup> were going to put in  
there but we changed a few items from that and  
the inventory which we gave to the Custodian  
did not agree because of the fact that we took  
out articles like bicycles and those things  
and we put in other goods. We left them in  
there thinking that if we locked it up nothing  
would happen to them. When I left the place  
at 444 Keefer Street I put everything in there  
and I gave the key to the Custodian at that time.  
I believe the Custodian took a look at it and  
saw to it that they were kept there until we  
came back.



Q. That is the explanation for not having these items on the Custodian's original list, this record-player and heater, and china and silverware? A. That is right.

Q. And it is the further explanation for the fact that the bicycles do not appear on the Custodian's list now? A. That is right.

Q. You took these out?

A. Yes. I removed those.

Q. All right, thank you.

CROSS-EXAMINATION BY MR. HUNTER:

Q. During the time between when your father left and when you -- and was it your mother -- left --

A. Yes.

Q. --- did you and your mother leave at the same time?

A. No. We did not leave at the same time. I was the last to leave.

Q. During that time was the record-player, for instance, ever taken out for use?

A. No, it was not.

Q. It was not. What about some of these other things, like the china and the silverware; were they used at all?

A. No. We just left it there. We had another separate piece to use. Those we took away but the ones I am referring to in that were not used.

Q. Now, when you left you locked up the room and handed the keys to the Custodian?



1 A. That is correct.

2 Q. Prior to that time the room was not locked?

3 A. Well, the room was locked when we left the room  
4 but we had the keys to it.

5 Q. Nobody else could get in the room?

6 A. No.

7 Q. Was the room always kept locked or did you,  
8 being in your own place, leave the room unlocked?

9 A. No. We never left the room unlocked. Being a  
10 rooming-house there were other people in the  
11 building. Therefore we always kept it under  
12 lock and key.

13 Q. I see. Did you normally keep everything in  
14 your building under lock and key?

15 A. That is correct. Being a rooming-house we  
16 found it unsafe to leave the room open whether  
17 or not we were in the building because of the  
18 fact that there were so many others living in  
19 the same building.

20 Q. Just before you locked up the room finally  
21 before you left did you have a chance to make  
22 a new inventory?

23 A. No, I did not have a chance. That was my fault.  
24 I did not have a chance to make a new inventory,  
25 so I thought the Custodian, as I gave the key  
26 to them they would look after it and make their  
27 own inventory and let us know.

28 Q. Might it have been possible for some one to  
29 have stolen the silverware and you know nothing  
30 about it at the time you left?



1 A. Well, I do not think it could have been possible  
2 unless somebody broke in the place. The Custodian  
3 received the keys and they had the keys  
4 to the place and nobody else to my knowledge  
5 had the key.

6 Q. What I am getting at is that just before you  
7 left did you inspect to see whether the silver-  
8 ware was in the china cabinet?

9 A. Yes. I looked at it very carefully to see what  
10 was there.

11 Q. And did you look at all these items to make sure  
12 they were there?

13 A. Yes, I did.

14 Q. Why did you do that? A. Pardon?

15 Q. Why did you do that and not make an inventory?

16 A. Well, after I left I wrote the Custodian that  
17 those goods were stored there and at that time  
18 I was in a very much of a rush. I was not  
19 living at 445 Keefer Street. I was at Hastings  
20 Park at that time and I did not have much of a  
21 chance to run down there to take a good look  
22 at everything to make a list of it. I had to  
23 catch a boat at that time. So, I just went  
24 down there and took a ---

25 Q. Yes, but you said before you left and handed  
26 the keys to the Custodian that you examined  
27 everything there carefully?

28 A. Yes, I did.

29 Q. Why not take an inventory at that time. Why  
30 could you not get it down?



1 A. I jotted my own name down but I did not have  
2 time to make a duplicate and give it to the  
3 Custodian.

4 Q. You did make an inventory just before you left?

5 A. That is for my own use but what I mean is that  
6 I did not give it to the Custodian.

7 Q. Have you got that document here?

8 A. No, sir, I have not it here.

9 Q. I see. Where is it?

10 A. Well, I do not know. I might be able to find  
11 it at home, but ---

12 Q. Have you not been using it to make up your claim?

13 A. Well, I referred to in making letters - writing  
14 letters to the Custodian. I believe if you  
15 refer to them you will find that what was in  
16 the inventory was put in the letter.

17 Q. Did it not strike you that an inventory of that  
18 type would be rather important, one made just  
19 before you left? Does it not strike you as  
20 being an important paper?

21 A. Well, I suppose it would be important but I  
22 wrote it in a letter and there is a copy of the  
23 letter there, so I thought that in itself would  
24 be enough.

25 Q. You see, there is the question of whether the  
26 stove was there, because the Custodian had no  
27 evidence that the place had been broken into.  
28 The place looked completely undisturbed when  
29 he inspected it. You say those things were  
30 there; he says they were not. The question is



when did they disappear, before or after you left?

A. They were there before I left.

Q. That is what you say and yet you have an inventory which is supposed to show that but you do not bring it. That is the point. That is an important document. You do not know where it is?

A. I do not know where it is.

MR. WINTER: That is all, thank you.

THE COMMISSIONER: Any re-examination?

MR. BEST: That is all, my lord.

THE COMMISSIONER: Mr. Interpreter, in order to be sure, would you ask the witness if that list is in his handwriting or if he can identify the handwriting?

THE WITNESS: That is in my handwriting. Yes; that is correct.

Q. Is this the date you made the list?

A. Yes. That is the date.

Q. And there is another list immediately following, the next page. Is that put in your writing?

A. Yes. That is the same one. They are both in my handwriting.

Q. All right. The two lists to which reference has been made I will mark "A" and "B", these two lists being part of the file of correspondence marked as Exhibit No. 5.

Now, Mr. Hiraki, may I call your attention to this statement which is found in the last paragraph on both pages marked "A" as well as "B"?

"I agree to see that the above goods will



"be safely stored in room 11 until owner

"came for them. July 1942."

That "B" letter is dated July 8, 1942?

A. Yes.

Q. Now, just one moment.

Am I right in assuming that the statement made there indicated that the goods were not then stored in the room?

A. Those goods that I refer to in that statement there, I left them in that room in July, on the 8th, I think it was, and I made two copies of that and I gave the two copies to the Custodian and I asked them to check the goods over and return one copy to me signed. They never did. In fact, I do not think the Custodian ever checked what was in there.

Q. I would like you to direct your mind to the question I am putting to you. Do you say now that it was yourself who put those goods in that room?

A. Well, my father also helped me to.

Q. What explanation have you to make for the language you use:

"I agree to see that the above goods will  
"be safely stored ----"

What do you mean by that?

A. What I mean by "I" is not myself but I am referring to the Custodian and I wanted them to sign the two documents but the Custodian never did so. I went to the Custodian's office



and I left them in their care.

Q. You asked the Custodian to sign the copies, you could keep one and the Custodian could keep one?

A. Yes. That is right.

Q. But the goods were already in the room?

A. Yes. At that time they were already in the room. These goods referred to in that copy was different to what was put in later before my evacuation. I made some additions and some deletions from the list.

Q. Yes; but your father has said previously that the electric record-player and records were in there when he left?

A. When he left?

Q. Yes?

A. Yes; that is right. However, I believe I left a few items out of there.

Q. All right.

If either counsel desire to pursue the matter I was discussing with the witness, very well.

MR. BEST: Only this, my lord, as I understand it - and I take it your lordship does - I take it the intention of those words your lordship read out was to have the Custodian sign it rather than the claimant.

THE COMMISSIONER: Very well.

MR. MORTER: The Custodian did try to have the tenant sign that, as he always did try to have a tenant sign. She said she would have no part



H. Hiraki  
Cross-Exam.  
Discussion.

1 of it in view of the fact they were locked up  
2 in a room for which she had no key.

3 THE COMMISSIONER: In any case, the tenant declined  
4 to carry out the Custodian's request?

5 MR. HUNTER: That is correct; point blank.

6 THE COMMISSIONER: Very well.

7  
8 (PROCEEDINGS ADJOURNED SINE DIE.)

9  
10 I hereby certify the foregoing to be a true and  
11 accurate transcript of the proceedings herein.

12 *A.G. Veitch*  
13 "A.G. VEITCH"  
14 Official Reporter.  
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11360 & 465  
Evacuee Section

509 Royal Bank Building,  
Vancouver, B. C.  
October 29th, 1945

Mr. Hideo Sakamoto,  
Registration No. 01931,  
226 - 2nd Avenue,  
Tashme, B. C.

Re: Chikai HIRAKI and  
Lot 12, Block 13, D.L. 184,  
2307 Oxford Street, Vancouver, B.C.

Dear Sir:

We are in receipt of your letter of the 16th instant,  
and in reply wish to advise you that the above-mentioned property,  
formerly registered in the name of Chikai HIRAKI, has been sold,  
and all funds forwarded to this Japanese.

In view of the fact that our files do not show that  
you have any interest in this property, we would ask you to please  
communicate with Mr. Hiraki direct for further particulars in  
connection with same. According to our records, Mr. Hiraki's  
address is East Lillooet, B. C., and his Registration Number is  
02769.

Yours truly,

F. J. Johnston  
Administration Department

FJJ/JF

? J.P. page 2  
Sakamoto  
11360