

1554

Hastings Branch
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: HIRANO, Keishiro

HOME ADDRESS: Ganges, Salt Spring Island, B.C.

REGISTRATION NUMBER **10430** SEX: **M** AGE: **23**

OCCUPATION: Fisherman

(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: Nelson Bros. Cannery, Prince Rupert, B.C.

MARRIED? No

NAME OF WIFE OR HUSBAND: **None**

ADDRESS OF WIFE OR HUSBAND: **None**

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION. Ganges, Salt Spring Island, B.C.

2 BUILDINGS AND OTHER IMPROVEMENTS: Declarant owns house in Ganges,
Salt Spring Island, B.C. 5 roomed house frame construction. Built on
leased land owned by M. Okano.

3. INSURANCE (Give particulars; state where policies are) Fire insurance in possession
of declarant's father who lives in Ganges, Salt Spring Island, B.C. Company
unknown.

4. TAXES (Amount and where payable) Three apportion. \$50 payable to H. Okano 1941 taxes paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
None

6. OCCUPANCY AND LEASES (If vacant so state).
None

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: Ganges, Salt Spring Island, B.C.
2. LANDLORD'S NAME AND ADDRESS: M. Okano
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Declarant pays \$50 yearly to M. Okano. for 5 acres of land.
4. STATE WHEREABOUTS OF LEASE: In fathers possession, Ganges, Salt Spring Island
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: Potatoes.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- (1) In the custody of the Nelson Bros. Cannery, Prince Rupert, B.C. :-
One gas Boat - "Easthope" engine 15H.P. - 30'6" x 7'6" Registration number - PRO51A.
- (2) Gas Boat 27' x 6' 5H.P. "Vivian" engine. Registration number unknown.
These two boats sold to Nelson Bros. Cannery, Prince Rupert, B.C. for \$1,000 (\$692.00 amount paid to declarant to date leaving (after paying costs) \$318.00 to his credit.)
- 10 pieces of baggage which is explained on back of sheet.

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: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
Nelson Bros. Fisheries owes declarant \$318.00 for boats. Prince Rupert, B.C.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

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 25th day of March 1942.

(Signature) H. Hilans

C. Hilans
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE 5th March, 1945.

Our File No. 1554.

Full Name Keichiro HIRANO.
(Surname in Block Letters)

Registration No. 10430. ☒ Male - Female
(Check) Age May 2, 1918.

Former Address Nelson Bros. Cannery, Prince Rupert, B. C.

Date Evacuated March 29, 1942. Naturalized - ☒ Canadian-Born - National
(Check)

Present Address 11/7/46 = 57 Albert Ave. Mimico Ont.
304 McGillivray Street, Fort William, Ontario.

Married - ☒ Single
(Check)

Name of Wife ---

Name of Husband ---

Name of Mother (nee) MATSUDA, Koma #10525. Name of Father Sugimatsu - #10121.

Names of Children under 16 ---

Requested by "E. C. T." Registered with Custodian Yes.
(Yes or No)

Additional Information Fisherman. Owner of 2 boats.

MESSAGE TENURE PROPERTY

Cat. No.: VLA.

File No. 1554.

Name: Keichiro HIRANO.

Reg. No. 10430.

Address: Ganges, Salt Spring Island. (2 mi. from Wharf).

Legal Description: Dwelling on land owned by Kumanosuke OKANO, File 3281, which see for legal description of land.

Classification: 5-room, frame, Dwelling.

Registered in the name of: (Kumanosuki OKANO).

State of Title: None.

Sold to: The Director, Soldier Settlement & Veterans' Land Act, \$450.00 of total sale price (\$2,926.00) being allocated to Keichiro HIRANO (see Administration).

As at: January 1st, 1944.

Funds (\$450.00) transferred from landowner's (OKANO) account to Keichiro HIRANO'S account on: November 14th, 1947.

Chattels: Not involved.

Insurance: Cancelled (July 3/44).

Administration: Special efforts were made by this office, over an extended period, to facilitate a settlement of the problem created by Keichiro HIRANO'S acknowledged equity in the Dwelling he owned on a 5-acre parcel of Kumanosuke OKANO'S land. Numerous letters were exchanged with both parties but our letter of Apr. 3/45, and Memorandum of May 5/45, serve to outline the position and procedure followed.

A settlement was finally effected by landowner deciding to allow his ex-tenant \$450.00 in liquidation of latter's equity (see our letters of Nov. 14/47 to both parties).

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

26th April, 1949.



RGB/P.

GENERAL SUMMARY

File 1554.

Keichiro HIRANO

Reg. No. 10430.

This 23-year old Canadian-born Fisherman from Ganges, Salt Spring Island, signed a Custodian "JP" declaration form on the 25th March, 1942. He was single at date of evacuation (Mar. 29/42).

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary, dated April 26th, 1949, for particulars of this evacuee's 5-room Dwelling built on land owned by Kumanosuke OKANO (File 3281). This property was sold to The Director, Soldier Settlement & Veterans' Land Act for \$2,926.00, from which total an agreed sum of \$450.00 was allowed by Kumanosuke OKANO to Keichiro HIRANO in liquidation of latter's acknowledged equity.

Chattels: See Chattels Schedule for particulars of Chattels disclosed in this file, everything on the premises being sold by auction on November 3rd, 1943.

Specified Articles: See F.V. Summaries (2), dated Feb. 5/45, for particulars of two Fishing Vessels, sold (direct) by Keichiro HIRANO prior to his evacuation, for a total of \$1,000.00.

A Stewart Warner Radio set turned in to the R.C.M.P., was subsequently (July 11/44) handed over to this office. This was stored in Custodian Storage (992 Powell St.) and later reported missing by Mr. Wills of Custodian Staff (see Memo dated Feb. 10/45). HIRANO was advised (Sept. 18/45) that this article was missing.

Bills Receivable: This evacuee declared the sum of \$318.00 owing him by Nelson Bros. Fisheries Ltd., Prince Rupert, being outstanding balance from the (direct) sale of his 2 boats. On June 10th, 1942, Nelson Bros. advised this office that the balance owing (\$312.96) had been paid to HIRANO'S mother on April 1st, 1942. This statement was confirmed (June 20/42) by HIRANO, and the matter closed.

Bank Accounts: None.

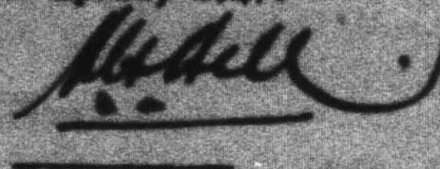
Life Insurance: None.

Liabilities: There are no liabilities recorded against this evacuee.

Funds: All funds have been remitted to evacuee, and his account closed.

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

26th April, 1949.



RGB/P.

CHATTLE SCHEDULE

File 1534.

Keichiro HIRANO

Reg. No. 10430.

"JPS" Farm (Mar. 25/42):

- (1) Gas Boat (Easthope engine)
- (2) Gas Boat (Vivian engine)
- (3) 10 pcs. Baggage

Shipped

Sold

Stored

Remarks

10/4/42

Sold direct by HIRANO
prior to evacuation.

Auction Sheet (Nov. 3/43):

- (4) Hall stand & Mirror
- (5) Table (2 extra leaves)
- (6) Box Stove Heater & Pipe
- (7) Sideboard
- (8) 1 small Book Stand
- (9) Flower pot stand
- (10) 1 Ornament cabinet
- (11) Winnipeg Couch & 1 Mattress
- (12) Kitchen table
- (13) 4 Kitchen chairs
- (14) Kitchen cabinet & china cabinet
- (15) 4 Odd Oil Lamps
- (16) 1 Aladdin Lamp (1 burner)
- (17) 1 Bunch of Brooms, etc.
- (18) Lorraine range
- (19) 6 Chairs & Stool
- (20) 3 Flat Irons
- (21) Bed and Spring
- (22) Chest of Drawers
- (23) Chest of Drawers
- (24) Chest of Drawers
- (25) Round Table
- (26) 22 Clothes Hangers
- (27) Small Bed (complete)
- (28) Single Bed (complete)
- (29) Single Bed (complete)
- (30) Single Bed Frame
- (31) Typewriter
- (32) Cast Iron Box Stove
- (33) 2 Washtubs - 1 Washboard
- (34) 6 Metal Buckets
- (35) 3 Pans
- (36) 4 Axes
- (37) Buck saw
- (38) Crosscut Saw 7'
- (39) Box pots and pans
- (40) Electrical wire

3/11/43

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(Over)

File 1554.

Auction Sheet (Nov. 3/43):		Shipped	Sold	Stored	Remarks
(41)	14 Flowerpots		3/11/43		
(42)	Bundle String		3/11/43		
(43)	Bundle Wooden Buckets		3/11/43		
(44)	Iron tree tinsels		3/11/43		
(45)	Washstand		3/11/43		
(46)	Bamboo flower stand		3/11/43		
(48)	Kitchen china (odd)		3/11/43		
(48)	1 Ball, etc.		3/11/43		
(49)	Lumber		3/11/43		
(50)	Box of nails		3/11/43		
(51)	Frog		3/11/43		
(52)	2 Crowbars		3/11/43		
(53)	2 Mattocks		3/11/43		
(54)	2 Shovels - 2 Jap. hoes		3/11/43		
(55)	Box of pans		3/11/43		
(56)	Box of pans		3/11/43		
(57)	Preserving pan		3/11/43		
(58)	Pick		3/11/43		
(59)	Jap. potato digger		3/11/43		
(60)	2 Scythes		3/11/43		
(61)	8 Wooden buckets		3/11/43		
(62)	Box of parts of gravity oil stove		3/11/43		
(63)	Lumber		3/11/43		
(64)	Jap. garden tools		3/11/43		
(65)	Mattress		3/11/43		
(66)	Odd lot		3/11/43		

E. & O. E.
26th APRIL, 1949.

[Signature]

MB/P.

MEMORANDUM

September 24, 1943.

TO: File No. 1554

FROM: Specified Articles Department.

Rat HIRANO Keichiro, Reg. No. 10430

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	Stewart Warner Portable Model R.439 Serial No. 92153 <u>RCMP No. 890</u>	

Handed over to Custodian on July 11, 1944.

missing from warehouse

SUMMARY TAKEN FROM VESSELS RECORDS

Date: February 5, 1945

Name: Keichiro HIRANO

Reg. No. 10430 File: 1554

Boat File No.: JFVDC "Released Vessels"

Name of Vessel: "K.H."/"Kay H"/"Rupert 34" 30'6"x7'6", 15 HP Easthope

Lic. or Reg. No.: Prince Rupert 1359

Naval No.: PR.051-R

Owner's Valuation:

JFVDC Valuation:

Custodian Valuation:

Date of Sale:

Purchaser:

This vessel was released from custody to Nelson Bros. Fisheries Ltd. in February, 1942, upon that company producing proof of their title to the vessel.

Nelson Bros. Fisheries Ltd. reported that an amount of \$700.00 was owing to the company on this boat and the "J.N." (which was also released to Nelson Bros. Fisheries Ltd.).

Signature on Sales Papers: According to file No. 1554. (JP) the two vessels were sold to Nelson Bros. Fisheries for the sum of \$1,000.00. At the time Hirano registered he had received \$682.00 and had a credit balance of \$318.00. This balance was paid to Keichiro HIRANO's mother on April 1, 1942. See 20/6/42

Selling Price:

Paid to JFVDC or Custodian:

Supervision Costs:

Balance due Owner:

Paid to:

Location of Boat at Sale:

In custody at Prince Rupert

Claims Against Canadian Govt.:

None

Additional Information:

J. MacLellan

SUMMARY TAKEN FROM VESSELS RECORDS

Date: February 5, 1945

Name: Keiichi HIRANO

Reg. No. 10430

File: 1554

Boat File No.: JFVDC "Released Vessels"

Name of Vessel: "J.H."/"Rupert 30" 27'x6', Vivian engine

Lic. or Reg. No.: PR. (No. 1765 shown on boat file is probably a fishing licence.)

Naval No.: PR.087-E

Owner's Valuation:

JFVDC Valuation:

Custodian Valuation:

Date of Sale:

Purchaser:

This vessel was released from custody to Nelson Bros. Fisheries Ltd. upon that company producing proof of ownership.

This vessel was included with the "K.H." in deal between Hirano and Nelson Bros. Fisheries Ltd. See memo Feb. 5, 1945.

Signature on Sales Papers:

Selling Price:

Paid to JFVDC or Custodian:

Supervision Costs:

Balance due Owner:

Paid to:

Location of Boat at Sale: In custody at Prince Rupert.

Claims Against Canadian Govt.: None

Additional Information:

J. MacLellan

1554

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 24 1942

To G.W. MacPherson,
Deputy Custodian,
Vancouver, B.C.

I, Morris W. Jaggs of Vancouver, B. C., do hereby offer to lease or sub-lease the house and land owned or leased by Keichiro Hirano of Ganges, Salt Spring Island, for a period commencing April 21st, 1942, to April 30, 1943, for the sum of One Hundred Twenty Dollars (\$120.00), which amount is to be paid at the rate of \$10.00 per month on the first day of each month, commencing May 1st, 1942, and herewith I hand you the sum of \$5.00 being deposit on this offer, and which of course is to be returned to me in the event this offer is not approved by the Custodian.

This offer is subject to the following conditions:

1. That I shall have the use of the said house and land and that the above mentioned rental shall include the crops in their present state of maturity.
2. During the continuance of my occupancy I am to have the use on the property above mentioned only of all garden and cultivating tools belonging to the owners of such property and now situated thereon, and I covenant and agree to exercise all reasonable care to protect and preserve all such tools and to return and where necessary replace upon the termination of my occupancy all such tools, subject however to any reasonable wear and tear
3. I am not to be held responsible for damage caused by enemy action
4. I am to be given possession of the properties as above mentioned on or before 21st. April, 1942, but will get possession at my own expense

I covenant and agree that if my offer is accepted I will on the acceptance of same

- JB*
Rich Harris
Gen
1. Execute and deliver all necessary leases and agreements, such leases and agreements to be prepared by and to be in form satisfactory to the Custodian and his solicitor, and that other than the foregoing I will not require the preparation or production of any documents of title
 2. To operate the said lands during my occupancy in a proper husbandlike manner in accordance with the usual accepted methods and practices of agriculture and husbandry in the districts where such farms are situate
 3. During my occupancy, keep the said house and land in a good state of repair at all times
 4. Make all payments of money herein agreed to be made to the Office of the Custodian

*This lease cancelled
\$5 deposit paid
for Harris et al.*

Dated this 21st day of April, 1942.

Jamie Morris
Witness

Morris W. Sagga
Morris W. Sagga

21st day of April, 1942.

I, the undersigned, being the owner of the house and land mentioned in the above offer hereby accept the same and request and authorize the Custodian to approve such acceptance and to carry out the transaction on my behalf, and I hereby request the Custodian to credit the rent to my property.

Keith Hiram
per Ruth Hiram

Jamie Morris
Witness

This was per from envelope
and 5 separate returns
for Hiram's acct

Mr. C. L. Drewry,
Custodian's Office,
Royal Bank Building,
Vancouver, B. C.

24-1554
REPORT RE: KEIICHIRO HIRANO, REGISTRATION NO. 10430

Investigation & Inventory Made Friday, April 3, 1942

- (1) Owns no land, but has an Agreement (which is attached herewith) with K. Okano for the use of five (5) acres of Okano's land on which the above-mentioned Keiichi Hirano has built a fairly good house.
- (2) The house is owned by Keiichi Hirano, Regn. No. 10430, and the original rental agreement is in the hands of his mother who at present is resident at Ganges.
- (3) The house is situated about two miles from Ganges wharf, and is about one-half mile back from the main road. There is a very good kitchen garden, including small fruits.
- (4) The property was inspected on Friday, April 3, 1942, and the contents of the house were found to be the property of his father and mother. Hence, there is no inventory.

✓ Note: With reference to ten pieces of baggage as reported by him when registering at Hastings Park, and shown on the back of the Registration Sheet, these pieces of baggage had been located by his mother whose property they were and in whose possession they now are.

- (5) There is no insurance in force.
- (6) There are no liabilities.
- (7) Pending evacuation the house is being occupied by Hirano's parents at the present time and is being well cared for.

It is suggested that when the house becomes vacant as a result of evacuation that it might be rented for a very small sum per month.

April 10/42

Sam Amos

MESSAGE TENURE PROPERTY

Cat. No.: VLA.

File No. 1554.

Name: Keichiro HIRANO.

Reg. No. 10430.

Address: Ganges, Salt Spring Island. (2 mi. from Wharf).

Legal Description: Dwelling on land owned by Kumanosuke OKANO, File 3281, which see for legal description of land.

Classification: 5-room, frame, Dwelling.

Registered in the name of: (Kumanosuki OKANO).

State of Title: None.

Sold to: The Director, Soldier Settlement & Veterans' Land Act, \$450.00 of total sale price (\$2,926.00) being allocated to Keichiro HIRANO (see Administration).

As at: January 1st, 1944.

Funds (\$450.00) transferred from landowner's (OKANO) account to Keichiro HIRANO'S account on: November 14th, 1947.

Chattels: Not involved.

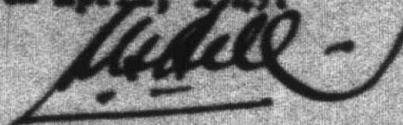
Insurance: Cancelled (July 3/44).

Administration: Special efforts were made by this office, over an extended period, to facilitate a settlement of the problem created by Keichiro HIRANO'S acknowledged equity in the Dwelling he owned on a 5-acre parcel of Kumanosuke OKANO'S land. Numerous letters were exchanged with both parties but our letter of Apr. 3/45, and Memorandum of May 5/45, serve to outline the position and procedure followed.

A settlement was finally effected by landowner deciding to allow his ex-tenant \$450.00 in liquidation of latter's equity (see our letters of Nov. 14/47 to both parties).

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

26th April, 1949.



RGE/P.



Ganges, B. C.,
April 21st, 1942.

1554
I, the undersigned, being the owner of certain properties now vested in the Custodian do hereby request and authorize the Custodian to rent or otherwise manage to rent my said property to the best of his ability, and I hereby request the Custodian to credit any rents or other revenue to my property. Also to sell any expendable supplies such as firewood berry crates etc in such price as he may deem proper.

Heveline Nivans
per Ruth Nivans

Sam Monet
witness

1554

22nd May, 1942.

Messrs. Nelson Brothers Cannery,
Prince Rupert, B. C.

Dear Sirs: Re: Keichiro HIRANO

We are advised by the above that you
have purchased from him two boats, as follows:-

Gas boat 30'6" x 7'6" - "Easthope" engine, 15 H.P.
Reg. #PR051R.

Gas boat 27' x 6' - "Vivian" engine, 5 H.P.
Reg. No. unknown.

Hirano states that the sale price covering
both boats was \$1,000.00, and that he received the
sum of \$682.00 on account leaving a balance owing
of \$318.00.

Kindly let us have your confirmation of the
above transaction, with a copy of the documents cover-
ing the sale, showing when the balance owing becomes
due and payable.

As this man's assets are now vested in the
Custodian payment of any monies due him must be made
to the Custodian.

Yours truly,

R. P. Alexander
Assistant Manager

GFP:ND

Great Lakes Lumber Co. Ltd.

Camp 100

Fort William, Ont.,

Nov. 9/42
6512-110430

The Commissioner,

R.C.M. Police,

Ottawa.

42126935112

Dear Sir:-

I was advised by Mr. R. A. Davidson of Vancouver, in charge of Japanese registration that I had to ask you for the release of my radio. Previously I was advised I could not get a release until the evacuation was completed. From late statistics it is completed. Consequently I am sending in this request.

It is very lonely here so I will be much obliged if you would note this letter as soon as possible.

The description of the radio is as follows:-

a Stewart Warner portable radio

Serial No. 92153 Model No. 439

Turned in at Prince Rupert to Mr. J. P. [unclear]

Yours truly,

Keichiro Hiram 10430

Great Lakes Lumber Co
Camp 100

Fort William, Ont.,

Nov. 16/42.

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

Dear Sir:-

On asking for a permit to have my
radio sent to me Mr. R. A. Davidson
advised me to write to the Commissioner
R.C. M. Police at Ottawa. I did that
and today I received an answer from
Inspector D. C. Saul, saying the return
of my radio has been referred to you,
in whose hands the matter now rests.

I will be very obliged if you would
send me my radio as soon as possible as
it is very lonely here.

The description of the radio is as
follows:-

1 Stewart Warner portable radio
Serial No. 92153
Model R 439

Turned in to Mr. J. F. Pines, R.C. M. P.
at Prince Rupert, B.C. on March 13/42.

Yours Truly,
Reichard Hansen,

10430

Orig. Sent
26-3-1945

NAME HIRANO, Keichiro

REGISTRATION NO. 10430

FILE NO. 1554

The following chattels were sold by public
auction at Salt Spring Island, B.C. on November 3, 1943

Hall stand & Mirror	\$ 5.00
Table (2 extra leaves)	7.00
Gas stove heater & pipe	5.50
Sideboard	2.00
1 small book stand	0.25
Flower pot stand	0.25
1 Ornament cabinet	0.50
Winnipeg Couch & 1 Mattress	5.00
Kitchen table	0.25
4 Kitchen chairs	2.00
Kitchen cabinet & china cabinet	3.00
4 odd oil lamps	1.00
1 Aladdin lamp - 1 burner	0.25
1 bunch of brooms etc.	1.00
Levinine rug	10.00
6 chairs & stool	13.00
3 Flat irons	0.25
Bed & spring	1.25
Chest of drawers	4.75
Chest of drawers	3.25
Chest of drawers	2.00
Round table	1.75
22 clothes hangers	0.25
Small bed (complete)	1.00
Single bed (complete)	2.00
Single bed " "	1.50
Single bed frame	0.25
Typewriter	5.00

Total: carried forward:

\$ 79.25

~~Less: Expenses~~

\$

~~Net Proceeds - Credit~~

\$

~~Balance of cash on hand - Credit~~

~~Amount from auctioneering - Credit~~

~~Remarks~~ No inventory made.

NAME HIRANO, Keichiro

REGISTRATION NO. 10430

FILE NO. 1854

The following chattels were sold by public
auction at Salt Spring Island, B.C. on November 3, 1943.

	Total brought forward:	\$ 79.25
Cast Iron box stove		2.00
2 Washtubs - 1 Washboard		1.00
6 Metal buckets		2.25
3 Pans		0.50
4 axes		1.75
Buckrags		0.85
Crescent saw 7'		4.25
Box pots & pans		1.00
Electrical wire		2.50
14 flowerpots		1.50
Bundle string		1.00
Bundle wooden buckets		0.50
Three tree tinsels		0.75
Washstand		1.00
Bamboo flower stand (3 sections)		1.00
Kitchen china (odd)		1.00
1 Ball etc.		0.35
Lumber		15.00
Box of nails		0.75
Frog		1.00
2 Crowbars		0.50
2 Mattocks		0.50
2 Shovels - 2 Jap hoes		0.50
Box of pans		3.00
Box of pans		2.25
Preserving pan		2.50
Pick		0.50
Total: carried forward:		\$ 128.95
<u>Less Expenses:</u>		\$
<u>Net Proceeds Available:</u>		\$

Members of Committee Staff Present.

Submitted from Auctioneering List No.

Remarks.

NAME HIRANO, Melchire

REGISTRATION NO. 10430

FILE NO. 1554

The following chattels were sold by public
auction at Salt Spring Island, D.C. on November 3, 1943

	Total brought forward:	\$ 128.95
Jap potato digger		0.25
2 Baylins		0.75
3 Wooden buckets		1.00
Box of parts of gravity oil stove		0.50
Lumber		0.10
Jap garden tools		0.25
Mattress		1.25
Old lot		1.00

Total:		\$ 134.05
Less Expenses:	(Auctioneer's Fee: \$13.40	
	(Advertising: 1.05	\$ 31.55
	(Moving: 17.10	
Net Proceeds Credited:		<u>102.50</u>

Members of Custodian Staff Present, Mr. Carlson

Extracted from Auctioneering list No. Salt Spring Island 1.

Remarks.

ROYAL CANADIAN MOUNTED POLICE

Form 246A

No. 890

EXHIBIT REPORT

HEADQUARTERS File No.

SUB-DIV'N and File No. VANCOUVER

DIVISION and File No.

DETACHMENT and File No. C.I.B.

J.R. 10450

DATE July 17th. 1944.

Re: Masahiro HIRANO - Prince Rupert, B.C.

(Name of File)

On Sept. 7th. 1944 1 F.R. Jefferson, Cst.

(Date)

(Member's Name)

Came into possession of the following described goods by

Handed over by the Prince Rupert Det., R.C.M.P.

(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	1		Stewart Warner Portable Radio, Model R. 439, Serial No. 92155.

1554

REMARKS: Handed over to the Custodian of Alien Property.

(State briefly disposition)

DATE July 11th. 1944

Ed. D. Spain For Custodian.

(Signature of Recipient or Witness)

F.R. Jefferson CERTIFIED CORRECT
F.R. Jefferson, Cst. #10559.

(Signature of Member)

32011, 1554 & 10919.

February 6th, 1945.

Mr. Eusebio OKANO,
Registration No. 10122,
Magrath, Alta.

Dear Sir:

Re: Keichiro HIRANO - Reg. No. 10430.
Sajiro OHARA - Reg. No. 10062 (De'd.)

On the 4/4/1942 you declared that your above friends owned certain buildings on the land (The Fractional West half of Section 3, Range 2 East, Except the East 25 feet thereof; also all that part of the North 20 feet of Section 3, Range 1 East, lying East of the Public Road as shown on Plan 2143; all in North Division of Salt Spring Island, Cowichan District) of which you are the registered owner.

Our records further show that the land operated by Mr. Hirano covered an area of 5 acres on which he erected a 5-room Dwelling.

Mr. Sajiro OHARA died at Lemon Creek on the 1/12/1942 and in his case, and that of his widow, our records are less complete.

Proceeds from sale of your property having been credited to your account on the 3rd instant, as advised you on that date, it becomes necessary to establish the extent of the other interests involved in order to free the net balance for your own use.

With this end in view we are requesting Mr. Hirano and Mrs. Ohara to get in touch with you and we would appreciate your co-operation in establishing with them a mutually satisfactory ratio for the liquidation of whatever their acknowledged equity may be.

Please advise us of the position as soon as possible as it will be necessary for us to obtain and have on record confirmation of the other parties involved.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

258 Birmingham St.,
New County, Ont.
March 6, 1945.

Mr. R. G. Bell,
Administration Department,
Hastings & Granville, Vancouver,

EVACUATION SECTION	
MAR 12 1945	
1554 & 3281	
Returned Bell	

Dear Sir:

In answer to your letter of Feb. 6th:
I have corresponded with Mr. K. Okano, #10122,
in regards to my house and he advised me
to write directly to you.

As you know, the house is comparatively
new and is still unfinished but it is
furnished. I would like to receive at
least \$2,000 for the house as it has replaced
of building it was over that amount.

Your immediate answer will be greatly
appreciated.

Yours truly,
Reg. # 10438 Kichiko Hirano
for Ry Hirano, #00853

File #1554 & 3281.

304 - Mc Gillivray St.,
Fort William Ont.

March 26th 1945

Ms. R. G. Bell,
506 Royal Bank Bldg.,
Hastings + Granville St.,
Vancouver, B.C.

Rec'd	MAR 31 1945
File No.	1554-3221
Ans.	
Referred	Bill

Dear Sir:-

In answer to your letter regarding the sale of my home, I am enclosing the written agreement which my mother made with Mr. R. Okane. This agreement was only to be temporary, until I could contact the proper sources. But due to circumstances beyond my control was unable to complete having this land surveyed & billed for purchase. If there is any doubt as to my equity, may I refer you to Mr. G.C. Monal of Langor, Salt Spring Island. He is well informed as to why I was unable to buy the land outright. The house is also insured. As I have stated previously the total cost of this home is over two thousand dollars (\$2000), not including the furniture nor the fencing or the improvement of the property. However, I can see the futility of receiving what I wish as I received a letter from Mr. R. Okane saying he is selling for three thousand dollars (\$3000).

However, I wish to receive a sum somewhere near my stated price.

In Mr. K. O'Hara's letter to me he writes that I receive the amount for my house directly from you. Consequently, when the deal is closed I would be obliged if you will send it to the address on this letter.

You can well imagine if humanly possible I would rather keep my house but since I read about the Veteran's Land Act on January 1, 1943 I realized in trying to retain my house would be futile.

Please excuse the delay in answering as I had to get in touch with my parents who are living at 258 Birmingham St., New Toronto, Ont.

Thanking you for all your trouble.

I am

Yours Truly,

Keichiro Hirasawa

Reg. No. 10430

File No. 1554 + 3281.

Ganges B.C.

Dec 12th 1941

\$ 30 ⁰⁰/₁₀₀

I have let Heinrich Hiron
5 acres of my land for \$30
a year on which he has
built his own house.

Signed,

K. Okano

K. Hiron

3281 & 1554.

April 3rd, 1945.

Mr. Gavin C. Mount,
Ganges,
B. C.

Dear Sir:

Re: Kumanosuke OKANO -- Reg. No. 10122.
Keichiro HIRANO -- Reg. No. 10430.

As you are aware Mr. Okano's Salt Spring Island property (The Fractional west half of Section 3, Range 2 East, Except the East 25 feet thereof; also all that part of the North 20 feet of Section 3, Range 1 East, lying East of the Public Road as shown on Plan 2143; all in North Division of Salt Spring Island, Cowichan District) was taken over by The Director, Soldier Settlement & Veterans' Land Act.

The Improvements on this Land consist of a 2-storey Dwelling, 20 Outhouses, 7 Greenhouses with a total area of 22,800 sq. ft. under glass. Our records show all these improvements to be the property of Mr. Okano except the Dwelling, which stood on 5-acres rented from Kumanosuke OKANO by Keichiro HIRANO, on which the latter built the Dwelling.

Both parties have been advised that in the absence of documentary evidence to the contrary Mr. Hirano would appear to have no legal equity in the building. Both parties were recommended to endeavour to arrive at a settlement of the problem that was acceptable to both. This they have so far failed to do, Mr. Okano writing under date of 14/2/1945 as follows:

"The land operated by Mr. Keichiro Hirano which covers 5 acres has been leased to them, but they have not paid any money to me. House which is built on my land is their own but the land is mine. If you have sold the land and house which Hirano lived in, it is alright for you to pay Mr. Hirano what the house was sold for and whatever the land is sold for I will be appreciated if you will kindly credit it to me."

and Mr. Hirano on the 26/3/1945, as follows:

"In answer to your letters regarding the sale of my house, I am enclosing the written agreement, which my mother made with Mr. K. Okano. This agreement paper was only to be temporary, until I could contact the proper sources. But due to circumstances beyond my control

(Over)

Mr. Gavin C. Mount.

Page 2.

April 3rd, 1945.

was unable to complete having this land surveyed and billed for purchase. If there is any doubt as to my equity, may I refer you to Mr. G. C. Mount of Ganges, Salt Spring Island. He is well informed as to why I was unable to buy the land outright. The house is also insured.

"As I have stated previously the total cost of this house is over two thousand dollars (\$2000), not including the furniture nor the fencing or the improvement of the property. However, I can see the futility of receiving what I wish as I received a letter from Mr. K. O'Keefe saying he is selling for three thousand dollars (\$3000). However, I wish to receive a sum somewhere near my stated price."

With a view to facilitating a settlement we now desire to have every building appraised and we would be obliged if you could do this for us, or if not, recommend someone properly qualified to do so. This information would enable us to suggest a basis of settlement between the interested parties.

Yours very truly,

R. G. Bell,
Administration Department.

RGE/P.

304 - Mc Gillivray St.,
Fort William Ont.,
April 10th /45

Mr. R. G. Bell,

EVACUATION ACTION	
Rec'd	APR 14 1945
File No.	1554
Ass.	
Referred	Bell

Administrating Custodian
506 Royal Bank Bldg.,
Ottawa + Granville,
Vancouver, B.C.

Dear Sir:-

I am in receipt of your letter
of March 26th /45 with the statement
of account to this date.

At present I am credited with
one hundred and nine dollars (\$109)
for the sale of my personal property
you mentioned in your letter
about my not stating in the letter of
the 6th instant that my ^{house} was furnished.
Until this present date I did not
know that my personal property was
auctioned November 3rd, 1943.

I gather that all that remains
now is the sale of my house. If I'm
wrong please correct me. Please inform
me what has been decided about my
house.

The mentioned hundred and nine dollars
(\$109.00) I wish sent to my sister Muri
Hudson of 25 Dacey St., Toronto, as
soon as possible. My mother is in
need of an operation. Consequently

2
She needs this money immediately.
However, if this is inconvenient to you
please send it to the address on this
letter. In the future please
address my mail to Fort William.
Thanking you for the trouble

I remain,

Yours Truly,

Richard Wilson

File No. 1584

Resident of Fort William }
Parents reside near Toronto } Ont.

MEMORANDUM

File 1354.

To: Mr. F. G. Shaver.

FROM: Mr. L. G. Bell.

May 9th, 1945.

Re: Bismarck Island - Reg. No. 10222.

The above Bureau is the registered owner of the following Salt Spring Island properties:

- (A) Indefeasible Title No. 51237-1: The Fractional West half of Section 3, Range 2 East, T8N27E the East 25 feet thereof, also all that part of the North 20 East of Section 3, Range 1 East, lying East of the Public Road as shown on Plan 22474 all in North Division of Salt Spring Island, CHAMBERLAIN DISTRICT. (49.2 acres)
- (B) Indefeasible Title No. 97073-1: Section 1, Range 1 East, North Salt Spring Island, CHAMBERLAIN DISTRICT. (100 acres).

All improvements are on (A), the other property being classified as Wild Land and intended only as a source of supply for the large quantities of wood needed to heat the greenhouses on (A).

The assessed value of (A) is \$5,750.00 (Land \$2250.00; Improvements \$3500.00); and of (B) \$300.00.

Both properties were taken over by The Director, Soldier Settlement & Veterans' Land Act, at their valuation of: (A) \$2925.00; (B) \$245.00.

In a letter addressed to the Soldier Settlement & Veterans' Land Act on the 6th March, 1945, you enquired whether the greenhouses (22,000 sq. ft.) and over 20 other buildings on (A) had been taken into account in their appraisal, to which we received a reply reading: "All the buildings on the property collectively were said to add \$2200.00 to the value of the land which in turn was appraised at \$766.00".

A comparatively new dwelling erected by a friend (Johnnie HIRAND, Reg. No. 12430, File 1354) of the registered owner of the land, at a declared cost of over \$2000.00, posed the problem of ascertaining its value in relation to the rest of the buildings. Mr. Gavin G. Mount, who knows this

(Over)

MEMORANDUM...Page 2.

May 5th, 1945.

property, besides being an active real estate agent of long residence on Salt Spring Island, replied as follows to our request for an appraisal of the Hiram house in relation to the other buildings: "I have made a rough estimate of the Hiram house, that is the two-story dwelling, the Hiram house, the twenty out-buildings, and the seven greenhouses, - \$7,750.00, or a total, including the Hiram house, of \$9,450.00." He was not asked for and did not mention the value of the land.

This establishes \$450.00 as the proportion due to Mr. Hiram and as suggested I am mentioning \$450.00 to Mr. Chase as a possible basis of settlement between himself and his friend.

MS/7.

258 - Birmingham Al.
New Toronto, Ont.,
July 3/45

RECEIVED SECTION
JUL 9 1945

Mr. R. L. Bell,
Office of the Custodian, 1554
Hartings + Granville, *Bell*
Vancouver B.C.

Dear Sir:-
I have been waiting for sometime
about the money for the sale of my
house on Fall Spring Island. But
as yet I have had no word. In your
last letter to me you informed me
that in May the settlement would
be made.

I have moved from Fort William
to Toronto recently due to sickness.
Consequently I am in ~~an~~ urgent need
of this money for my house. Mr.
Jensen in Toronto is well aware
of my situation. If the settlement
is already completed I would be
much obliged if you would send
the amount to Mr. Jensen as
soon as possible.

My file number is 1554.
Thanking you for the trouble,

Yours Truly,
Reichiro Hirono
(10430)

258 - Birmingham Al.,
New Toronto, Ont.
Aug. 22

EVACUATION SECTION	
Rec'd	AUG 25 1946
File No.	155
Ans.	M. J. H.
Referred	at 11:11

Dear Sir,

I asked Mr. Gavin C. Salt Spring Island to inquire about my house there. He has informed me that he had received a letter from you stating that I am credited with \$450 for my house with Mr. K. Okani's settlement.

As much as I think this is not a fair price for my house, I am in no position to argue, as I am in some need of financial help. Consequently I would be much obliged if you would settle this account and send me the amount as soon as possible.

Yours truly,
Reichino Hians
(10430)

1554

September 18, 1945.

Mr. Keichiro HIRANO,
Reg. No. 10430,
528 Birmingham Street,
New Toronto, Ontario.

Dear Sir:

In connection with the request, which you have recently made for the shipment of your radio, we regret to inform you that we are not able to comply with your request, as the article required cannot be located at present.

We have taken all reasonable measures for the protection of personal goods, involving considerable expense in the employment of caretakers, watchmen and night patrol, but in spite of this, a certain amount of breaking-in and vandalism has occurred in our storage from time to time, resulting in some items being stolen. It would appear that your radio might have been taken under such circumstances.

Burglary and theft are, of course, circumstances which sometimes happen to the most careful property owners, even when the owner is in residence and after taking every precaution against such possibilities.

The police have been made aware of this situation and if the missing article should be recovered you will be advised.

Your request and a copy of this letter will remain on our files indicating the facts regarding this matter and will be available for review at any future time. In the meantime, we suggest that you retain the receipt which was given to you when you surrendered this radio.

Yours truly,

F. Matheson,
Specified Articles Department.

No. _____
Royal Canadian Mounted Police

Pamie Rupert, B.C.

March 13th 1942

\$ _____

Received from Kechino HIRANO Japanese

Registration No. 10430 (Can. Born)

1 Stewart Warner Portable Radio

Serial No. 92153 Model R 439

Dollars,

100

Signature

J. F. Piper Esq.
Pamie Rupert Subaltern

258 - Birmingham H.
New Toronto, Ont.
Jan. 24/46.

Mr. F. Matheson,

FILED
JAN 29 1946
1554
RECEIVED

Specified Articles Dept.

Dept. of the Secretary of State,
506 Royal Bank Building,
Vancouver & Granville,
Vancouver B.C.

Dear Sir:-

I have been waiting for my radio,
quite patiently, for quite a stretch of time.
If it cannot be definitely located I am
willing to accept the price of the radio
or a radio equal to the price of \$35.

I think this a fair offer.

Should you decide to send me another
radio it need not be a portable like
mine as I'm reasonable enough to know
that portables are next to impossible
to buy now.

I am enclosing the original receipt,
hoping you will not take advantage of it.
For your information the file no is:

1554.

I will be much obliged if you will
attend to this matter at your earliest convenience.

Yours truly,
K. Archibald Hiram 104630

57 Albert Ave.,
Mimico, Ont.,
May 17, 1946.

Mr. R. G. Bell,
Administration Dept.,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B.C.

Dear Sir:

Referring to file 3281 & 1554 I am still waiting the results of the settling of my property.

I have been very patient about this matter but as yet there has not been anything definite. The settling price you listed as \$450. I had accepted as satisfactory hoping this matter could be settled immediately.

This price is far from being a fair price as I spent over \$2000. for the material cost of building the house and clearing (the cost of labour being excluded) I only lived in the house for three years. However, under the circumstances over which I have no control, I am willing to forget all this upon the receipt of your stated price. I have been informed people are living in my house. Should this matter take much longer I should be entitled to collect the rent for the time of their residence.

You have had my cooperation to the fullest up to this time. So with no misunderstanding again I repeat please send me the \$450. and call this matter closed.

Hoping to meet with your immediate attention.

I remain,
Yours truly,

Sgd.: "K. Hirano"
(Reg. No. 10430.)

1554 & 381

June 25, 1946.

Mr. Keichiro HIRANO,
57 Albert Avenue,
Mississauga, Ontario.

Dear Sir:

Re: Kusunosaka OKANO, Reg. No. 10122.

We have to acknowledge receipt of your letter of the 17th ultimo on the subject of the house erected by you on land owned by Kusunosaka OKANO.

In the absence of any documentary evidence establishing your equity, this is a matter for settlement between your former landlord and yourself. With a view to facilitating such a settlement, we have suggested what would appear to be a reasonable basis, but actual settlement is a matter to be concluded between you. Mr. OKANO has not replied to our last letter to him on this subject. This was dated September 21, 1945, and we quote the following extracts for your information:

"These figures have been quoted to enable you, and Mr. Keichiro HIRANO, to arrive at a mutually acceptable distribution of the money realized from sale of the buildings but your letter under reply contributed nothing to that end.

"Mr. Hirano has an acknowledged equity, represented by the value of his comparatively new house, and being in urgent need of funds naturally desires to have the share to which he is entitled transferred to his credit with a minimum of avoidable delay, in order that the money may be made available to him by this office, in accordance with our requirements and established practice.

"From all the evidence available \$450.00 is the closest approximation we have been able to make of Mr. Hirano's proper share of proceeds realized from sale of the buildings, and was consequently suggested to you both as a reasonable basis of settlement. In repeating this suggestion, in the absence of a better, we would again point out that while Mr. Hirano is not satisfied with this result he is prepared to accept it in order to arrive at a settlement, in which connection we would refer you to his comments, as reported to you in our letter of the 29th ultimo."

Mr. Keichiro HIRANO

June 25, 1946.

and

"Please give the subject of Mr. Hirano's equity, and urgent need of funds, your careful reconsideration in the light of the above explanation and let us have your reply as soon as possible."

We are sending Mr. OKANO a copy of this letter and hope that you will both see the advantage of arriving at a mutually agreeable settlement. Both parties should advise this office if and when such a settlement is concluded.

Yours truly,

ROE/IC

R. G. Bell,
Administration Department.

c.c. to Mr. Kunenoshige OKANO

c.c. to Mr. Gavin C. Mount.

57 - Albert Ave.,
Mingo, Ont.
July 11/46

EVACUATION SECTION

JUL 17 1946

Rec'd

File No.

Ans.

Referred

Dear Sir:-

I leave refs to file 1554 +
In reply to your letter of June 25th
I cannot get Mr. Okano to release the
\$450 I have so patiently waited for.

He is determined to go to court so that
he will be allowed more for his property.
I want no part of this consequently I have
agreed on the sum you stated for my
house.

In the first place - I cannot afford to
go to court. As it is I am considerably
in debt on the strength that I will be
able to repay as soon as the house money
comes.

I want for some legal advice on this
and I was informed that I could not
claim any money without the property
owner's signature because I had built on
leased land. However, I am entitled
to remove the house from the land +
sell as I please. Then again he could
not understand why you could not settle
it when it was forced on me to sell.

2

If much more delay is required, with your permission could I make a private sale of my house. Even if the house was completely dismantled there would be more than \$900 worth of materials in it. The windows & doors alone are worth over \$300.

I wrote 2 letters to Mr. O'Kane & as yet I have received no reply.

I will be much obliged if you will inform me in the near future as what I can do about the matter.

Perhaps if you would explain to Mr. O'Kane that the sale of ~~the~~ house will make no difference on his receipt of the share & if he is going to resume legal action he can do so on his share & on his share alone.

Yours truly,
H. H. H. H.
(10430)

1534 A 3281.

Mailed 18/11/47

November 14th, 1947.

REGISTERED MAIL.

Mr. Keichiro HIRANO,
Registration No. 10430,
57 Albert Avenue,
Mississauga, Ontario.

Dear Sir:

Re: Kumanosuke OKANO - Reg. No. 10122.

We are today in receipt of a letter from Mr. Kumanosuke OKANO (File 3281) reporting that he has decided to allow you the sum of \$450.00 from the amount realized from the sale of his Ganges property, in liquidation of your equity in the building erected by you on his land.

Your file shows that while not satisfied with the adequacy of this figure you have agreed to accept it in settlement of any claim you may have against Mr. Okano and we have therefore effected the transfer from his account to yours.

We are in the process of closing inactive accounts and as yours is in this category we are enclosing our cheque in your favour for the above \$450.00 and closing your account.

We enclose a stamped addressed envelope for your convenience and would appreciate receiving your acknowledgment of this remittance for our records.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl.

c.c. to Mr. Kumanosuke OKANO,
Box 152,
Magrath, Alta.

1221.

November 14th, 1947.

REGISTERED MAIL.

Mr. Kumanosuke OKANO,
Registration No. 10122,
P. O. Box 152,
Wagath, Alta.

Dear Sir:

We are in receipt of your letter of the 12th instant and note that you have decided to allow Mr. Keisichiro HIRANO (File 1554) the sum of \$450.00 as his share of the proceeds realized from the sale of your Ganges property.

This round figure approximates the ratio that Mr. Hirano's house bears to the value of all the buildings on your land, as shown in an appraisal by a qualified independent appraiser. While not satisfied with this, Mr. Hirano agreed some time ago to accept it in liquidation of his equity in the building he erected on your land, and we are therefore advising him today that we have transferred this amount from your account to his, as per enclosed copy of our letter of advice to him.

This payment reduces the balance of your account to \$2,627.43 and in compliance with your request we enclose our cheque in your favour for that amount.

Your comments on the value of your property have been noted and will remain on record in your file, and are therefore available for reference if and when required. As you possibly know, this office does not deal with the question of relative values, but you are doubtless also aware that a Commission has been appointed by the Government to deal with legitimate claims arising out of the sale of evacuee property, the procedure to be followed having been widely advertised in the press, together with the limit date (November 30th, 1947) set for filing such claims.

The above payments leave no balance in your account, which will therefore be closed.

Yours truly,

R. G. Bell,
Office of the Custodian.

RMB/T.
Encl.