41192

FILE No. 4192

FORM "JP"

Surrey B.C.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

SIT Hai

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: HIRAMATSU Tairoku

HOME ADDRESS: Lower Capilano B.C. 416 Cordova St., Vancouver B.C.

REGISTRATION NUMBER 07318 SEX: Male AGE: 21

OCCUPATION: Mill worker

(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: North Shore Lumber Co.

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: Municipality of North Vancouver.
2 Lots.
Lot 1-2 Blk 21 DL 204.

2. BUILDINGS AND OTHER IMPROVEMENTS: no buildings on the land

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

4. TAXES (Amount and where payable) none

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: Has not been received from Lan Title's office yet.

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: Living with Parents at 416 Cordova St., Vancouver B.C.

2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent Free

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none

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

FORM "JP" FILE No.

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) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
$50.00 Victory Bond, In declarants possession

8. BANK ACCOUNTS: Bank of Montreal ; Main and Hastings Vancouver B.C.
$50.00. Account Number unknown.

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

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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

Dated this 15th day of April 1942.

(Signature) Tairaku Hiramatsu

R. T. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Aug. 28/43

Our File No. 4192

Full Name HIRAMATSU, Tairoku
(Surname in Block Letters)

Registration No. 07318 Male - Female (Check) Age Mar. 15, 1920

Former Address Lower Capilano, B. C.
416 E. Cordova St., City

Date Evacuated Apr. 20/42 Naturalized - Canadian-Born - National (Check)

Present Address Box 204, ~~c/o Bert Nilsson~~, Raymond, Alta.

Married - Single (Check)

Name of Wife -

Name of Husband -

Name of Mother (SHIMANAKA) nee Sen #07691 Name of Father Gisaku #07771

Names of Children under 16

Requested by ECT Registered with Custodian (Yes or No)

Additional Information Mill worker Owner of 2 lots in Capilano.

8

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REAL PROPERTY SUMMARY

October 18, 1946.

LESSEE NAME: Tairoku HIRAMATSU - Reg. No. 07318 - File No. 4192

CATALOGUE NO: 445

PROPERTY ADDRESS: Tide Flats, West of Capilano, North Vancouver, B. C.

LEGAL DESCRIPTION: Lots 1 & 2, Block 24, D. L. 264, Group 1, N.W.D., Plan 4680.

CLASSIFICATION: Shack

ASSESSED VALUE:

Land	$175.00 (Lot 1)	Annual Taxes	$12.76 (Lot 1)	
	$175.00 (Lot 2)		$11.16 (Lot 2)	
Improvements	$ 50.00 (Lot 1)	Appraisal	$200/$300 -	
	$ --- (Lot 2)		E.N. Copping.	

TITLE: Registered in the name of Tairoku Hiramatsu.

ENCUMBRANCES: None registered and no indication of any unregistered.

Vesting Order No. 35956 - March 29, 1943.

HISTORY OF ADMINISTRATION: The Custodian's representative made no report on this property.

The file reveals no revenue derived, and this property was never rented by the Custodian.

Sold in conjunction with the adjoining lots, Nos. 3 & 4, to Lab Singh and Bakhsu Singh for the sum of $650.00 for the whole property. In the breakdown, Lots 1 & 2 were alloted $270.00. Adjustments were calculated as of March 27, 1946.

Funds were released to the account of Tairoku Hiramatsu on May 13, 1946.

Certificate of Title No. 146945-L was delivered to J. A. Williams, B. C. Police, North Vancouver, on the written request of the purchasers, on January 11, 1946.

A complete statement of the transaction was forwarded to Tairoku Hiramatsu on September 27, 1946.

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

George Peters,
Office of the Custodian.

GP/EL

File No. 4192 December 2nd, 1943

Memo for File.

Re: Chattels.

Tairoku HIRAMATSU did not declare any personal effects of any kind.

GDM/GH

File No. 4192 October 18, 1946.

LIABILITY SUMMARY

re: Tairoku HIRAMATSU
Reg. No. 07316

There are no claims against Tairoku Hiramatsu revealed on the file.

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

George Peters,
Office of the Custodian.

GP/EL

File No. 4192

October 18, 1946.

PERSONAL PROPERTY SUMMARY

Re: Tairoku HIRAMATSU
Reg. No. 07318

Chattels: In his declaration of April 15, 1942, Tairoku Hiramatsu declares no chattels of any kind whatsoever in the Protected Area and none are revealed on the file.

Specified Articles: There are no Cameras, Radios, Fire Arms or Motor Vehicles revealed in the registration or the file.

Bank Account: $50.00 in the Bank of Montreal, Main & Hastings Street, Vancouver, B. C. - no action required by Custodian.

Stocks, Bonds, etc: $50.00 Victory Bond - in owner's possession. No action required by the Custodian.

No property interests other than those mentioned are found on the file.

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

George Peters,
Office of the Custodian.

GP/EL

Date...March 22..1946....

REAL PROPERTY MEMORANDUM

File No. 4192

Name...HIRAMATSU, Tairoku.....Registration No. 07318....

Re: Catalogue No. 445

Address: Tide Flats W. Capilano, North Vancouver, B. C.

Legal Description: Lots 1 & 2, Blk. 24, D.L. 264, Shack.

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 73456-L Whereabouts: In. L.R.O. - J.P. dated April 15/42. Reg. No. 07318

Registered owner: Tairoku HIRAMATSU

Property: Lots 1 & 2, Block 24, District Lot 264, Group 1, New Westminster District, Plan 4680.

B. Charges.
Registered: None

Vesting: 35956 29/3/43

Unregistered: No evidence found.

Taxes: Arrears for 1942-43-44-45 - $90.46 (Incl. Int. to 31/3/46)

Water: Nil

Insurance: Nil

Assessed Value: Land: Lot 1 - $175.00 Lot 2 - $175.00 Improvements: Lot 1 - $50.00 Lot 2 - ---

Valuation by Appraiser: $200.00/$300.00 - E. N. Copping.

Amount of Bid: $650.00 (for Lots 1, 2, 3 & 4) #270- 122- Average breakdown for order & Jap 27000

Approved by Advisory Committee: March 21, 1946.

Paid as shown in attached letter: $650.00 (for Lots 1,2,3&4) March 27/46.

Name of transferee as attached letter: Lab Singh and Bakhsu Singh.

ADMINISTRATION.

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

- Nil -

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

- Nil -

Chattels: Particulars of those stored on the premises.

- Nil -

Named Agent: Office of the Custodian

George Peters.

Lab 414
offers 175 each for land
no improvements
Coffing 175-200
Moore 150-
paid 380
Cas 663

4192

March 27, 1946.

Messrs. Jack Loutet & Co. Ltd.,
110 Esplanade West,
North Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 445
Tide Flats W. Capilano
Lots 1 & 2, Blk. 24, D.L. 264

Further to our letter of March 21st we have to advise you that we are prepared to accept your offer, on behalf of your clients, Lab Singh and Bakhsu Singh, of $650.00 for Catalogue Nos. 444 and 445. As these two properties are separate and titles in the names of different Japanese, and in order to apportion the purchase price, we are dividing it as follows:

$270.00 for Catalogue No. 445 ✓
$380.00 for Catalogue No. 444 — 270, +

We will make application for one title for your clients if they so desire.

Kindly advise the full name, address and occupation of the persons in whose names this property is to be registered and also state whether or not the proposed registered owners are British Subjects, using the enclosed form, and if the ownership is to be a Joint Tenancy or a Tenancy in Common.

Upon receipt of the above information, the necessary documents will be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc., calculated as of the date of this letter, will be prepared, including registration fees, and forwarded to you.

Yours truly,

F. G. Shears,
Director.

GP/EB
Enc. 1 - Information Form.

April 8th, 1946.

REAL PROPERTY MEMORANDUM

FILE NO: 4192

NAME: Tairoku HIRAMATSU

CATALOGUE NO: 445

RE: Tide Flats W. Capilano, North Vancouver, B.C. - Shack.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	Municipality of North Vancouver, Lots 1 and 2, Block 24, District Lot 264, Group 1, New Westminster District, Plan 4680.
Encumbrances:	None
Taxes:	Arrears of Taxes to end of 1945 and Interest on Arrears to March 31st, 1946 - $90.46 paid.
Vested:	No. 35956.
VALUATION BY APPRAISER:	$200.00 to $300.00 - E.N. Copping.
AMOUNT OF BID:	$270.00
APPROVED BY ADVISORY COMMITTEE:	March 21st, 1946.
AMOUNT RECEIVED BY CUSTODIAN:	$270.00.
NAMES OF PURCHASERS:	Lab Singh and Bakhsu Singh (Joint Tenants)

Prepared by: [signature]

Approved by: [signature]

DAC:JS

File No. 4192.
Catalogue No. 445.

May 22nd, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tairoku HIRAMATSU
Mun. of North Vancouver
Lots 1 and 2, Blk. 24, D.L.
264, Gp. 1, N.W.Dt., Plan 4680.

With reference to the above property which was recorded in the Vancouver Land Registry Office, April 29th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 146944-L, dated April 29th, 1946, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 146945-L, dated April 29th, 1946, registering the property in the names of Lab Singh and Bakhsu Singh - Joint Tenants (Deed).

3. Duplicate of Transmission dated April 15th, 1946.

4. Duplicate of Deed dated April 15th, 1946 - Secretary of State to Lab Singh and Bakhsu Singh- Joint Tenants.

5. Certificate of Indefeasible Title number 146945-L, dated May 15th, 1946, covering the above property in the names of Lab Singh and Bakhsu Singh - Joint Tenants.

DAC:JS
Attch.

Catalogue No. 445
File No. 4192
Tide Flats W. Capilano, North Vancouver
1 & 2/24/264

Control of the above described property is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of this property have been settled.

Receipt is also acknowledged of cheque for $1.02, representing closing adjustments on sale to us of the above property.

Dated at North Vancouver B. C., this 1st day of June 1946.

Signed LABSingh

Signed Bakhshi singh

Return to the Custodian

Catalogue No. 445
File No. 4192
Tide Flats W. Capilano, North Vancouver
1 & 2/24/264

We hereby authorize you to forward Certificate of Title No. 146945-L, covering the above described property in our names, to J. A. Williams, B. C. Police, North Vancouver, B. C.

Signed LABSingh

Signed Balshahiangh

February 26, 1948

File No. 4192 — ANALYSIS OF CLAIM — PERSONAL PROPERTY SECTION

Tairoku HIRAMATSU,
Reg. No.07318

Tairoku HIRAMATSU claims in respect to personal property as follows (Gross)

Lumber -	$12500.00	
Engine	200.00	
Equipment	500.00	$13200.00

Inspection of the file of Tairoku HIRAMATSU shows the following:-

1. Registration of Apr. 15, 1942 (signed by him) indicates on Page 2 of same under Section "Statement of Personal Property owned", that he had"none".

2- There is no reference of any kind on his file #4192 in respect to the subject matter of the claim as above referred to.

3- His orginal registration dated April 15/42 is attached hereto. at bottom of file.

4- Personal Property Summary Oct. 18, 1946 attached.

5- The Office of the Custodian has not been advised of any interest of his as indicated by his claim.

6- Therefore, the Custodian is unable to evaluate the Claim.

B.R. Dusenbury,
Office of the Custodian.

File No. 4192 **MEMORANDUM** January 6th, 1950.

TO: D.T. Braidwood

FROM: J. Cuming

Re: Case 496 - T. HIRAMATSU

Review of the claim in conjunction with Master File 4624 (Sugiyama) reveals that both Japanese owned 2 lots each and adjoining each other on the tide flats at North Vancouver.

Both properties were purchased at a single price of $650.00 and an unequal division of the proceeds seemingly occurred through a stenographic error which resulted in the Claimant receiving $270.00, while Sugiyama received $380.00.

Review of the Assessment Notices reveals that the Claimant's property while being equal to Sugiyama's as to Land, did have improvements to an assessed value of $50.00. Assessments were as follows:

Hiramatsu	$400.00
Sugiyama	$350.00

The receipts from sale should have been divided as follows:

Hiramatsu 8/15 x 650.00 - $346.67
Sugiyama 7/15 x 650.00 - $303.33

As the Claimant received only $270.00, he is entitled to the difference $346.67 - $270.00 plus the usual 5% award on the difference, this amounting to $80.50.

As the Award Sheet now notes an award of $110.00 in addition to the 5% on $270.00, it is the contention of the writer that this additional award should be decreased to the aforementioned $80.50.

As verbal acquiescence has now been received from both you and Mr. Shears the writer has taken the liberty of correcting your white Award Sheet to cover.

JC/JS

File No.
4192

ANALYSIS OF
CLAIM

February 26, 1948

REAL PROPERTY
SECTION

Tairoku HIRAMATSU
Reg. No. 07318

REAL PROPERTY:

Tide Flats, West of Capilano,
known as
Lots 1 & 2/24/264/4680
North Vancouver, B.C.

Catalogue #445

Tairoku HIRAMATSU makes Claim re
Cat. #445 (Gross)

Land -	$1000.00	
Building -	300.00	$1300.00

NOTE: - The signed registration
of Tairoku HIRAMATSU, April 15/42
states "No buildings on the land"

Sale Price (Gross)
for Land - 270.00

Appraisal,

E.N. Copping
$200.00 to $300.00
(see Index #4)

Tenders,

(a) Bakshi Singh $200.00
(b) Lab Singh &
Bakshi Singh 270.00

Acceptance of tender(b) 270.00

RECAP:

Gross amount of Claim	$1300.00
" " Sale	270.00

B.R. Dusenbury,
Office of the Custodian.

CASE NO: 496.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Lethbridge, Alberta,
April 1st, 1948.

IN THE MATTER OF THE CLAIM OF
TAIROKU HIRAMATSU.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
W.E. HUCKVALE, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

THE COMMISSIONER: What is the next case, Mr. Huckvale, that you wish to take?

MR. HUCKVALE: If it suits your Lordship's convenience, No. 41 on the list, Hiramatsu. That was in origin a very large claim, sir, but I find it is another case of a forced sale. Now, these facts appear, after examining the Custodian's file it shows that he declared no chattels and no buildings although he did declare his real property. I have sent forth in the form that I am about to file or will file later, the reasons for that, but, in my event, having declared no chattels and the only chattel in issue was a wood cutting machine of some considerable size and someconsiderable value, I am afraid he is going to have to abandon it. Having declared no buildings, and the land having been sold, I take the position that if the land was sold the building was sold, too, and it did actually then come into possession of the Custodian although not declared.

THE COMMISSIONER: Well there is no occasion to declare a building. Would you contend that there was, Mr. Hunter?

MR. HUCKVALE: He said in his form that there were no buildings.

MR. HUNTER: If the building was there and we found it, we obviously wouldn't try to evade that issue.

THE COMMISSIONER: I wouldn't think so.

MR. HUCKVALE: That is the explanation, my lord.

THE SECRETARY: Case No. 496, Tairoku Hiramatsu.

TAIROKU HIRAMATSU, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Hiramatsu, you claim with respect to Lots 1 and 2 of Block 24, Sub-District Lot No. 264, Group 1, New Westminster District, Plan No. 4680?

A Yes, sir.

Q Is that correct? A: Yes, sir.

Q And in connection with that claim you have instructed me to prepare that form? A: Yes.

Q Have you had a chance to read it yet?

A Yes, I have.

Q Will you sign it, please?

A (Witness complies).

Q And are the particulars contained in that form true and correct? A: Yes.

MR. HUCKVALE: I tender that as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q: Now, as I understand you, Mr. Hiramatsu, that is the wood lot from which you had cleared out all the stumpage? A: Yes.

Q And the building that appears on there was erected fo for the purpose of that work? A: Yes.

Q Why would the lot have any value after the stumpage had gone? A: Do you mean the price?

Q Yes. A: Well the reason is of the location and the pile of lumber that was piled there and it was close to the sawmill where you could get the rejected property to cut into wood.

Q Well were those lots for collecting purposes

scarce or plentiful? A: Scarce, because the Municipality of North Vancouver refused to sell any more lots to anybody.

Q And that is why you place this value on this particular area? A: Yes.

Q That is all, thank you. Will you answer my friend.

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

I would file the appraisal of the North Vancouver Realty (E.N. Topping) Limited, dated the 8th of April, 1944. It is in the form of a letter signed by E.N. Topping. (Reading). I will file that as an exhibit, sir.

(LETTER MARKED EXHIBIT NO. 2).

MR. HUNTER: This property, my lord, was sold as of March 27th, 1946, for $270.00. It ispurely a question of value, my lord, and I have no questions.

THE COMMISSIONER: Q Where did this property lie, Mr. Hiramatsu, near what streets?

A Near the Pemberton Road, the main highway.

Q Near the Pemberton Road? A: Yes.

Q Is that down on the water side?

A No, it would be on the north side of the railway on the P.G.E.

Q And on the west side of North Vancouver, is it?

A Yes.

Q Close to the West Vancouver boundary?

A Yes.

Q I think I know where it is. That is all, thank you, Mr Hiramatsu.

(PROCEEDINGS ADJOURNED SINE DIE)
Certified a true and accurate transcript.

"S.R. HOWARD"
Official Reporter.

NORTH VANCOUVER REALTY (E.N. COPPING) LTD.

143 Lonsdale Avenue

NORTH VANCOUVER, B.C.

8th. April 1944

F.G. Shears Esq.,
Director,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville St.,
Vancouver

Re Cat #445 File 4192
Lots 1 & 2/24/264

Dear Sir:

I have inspected the above property upon receipt of your letter forwarded on by Loewen and Harvey Ltd. These lots are assessed at $175.00 each, with $50.00 assessment on improvements. However, at this time the improvements would appear to have negligible value only, and adjoining lots , immediately east of this property are for sale at half their assessed value. I therefore value this property at $200.00 to $300.00.

Yours truly,

"E.N. Copping"
E.N. Copping

EXHIBIT No. 496-2
DATE 1 Apr. 1948
FILED BY
J.W.G. Hunter

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

DATE: April 4, 1958

B. T. Larsen

NOV 27 1947

...TTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

...e Commissioner,
...ffice of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

4192

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME HIRAMATSU TAIROKU (RCMP) Reg. No. 07318
(Print) Surname Given Name

(2) Pre-Evacuation Address Lower Capilano P.O. N. Vancouver, B.C.

(3) Present Address Box 204 Raymond, Alta.

(4) REAL ESTATE

(a) Street Address (if any) N. Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) ~~Lots 1 & 2 of Blk. 24,~~ Sub. district lot No. ~~254~~ 264, Group 1, New Westminster dist. Plan No. 1680

(c) Type of Real Property (cross out words which do not apply):

(i) ~~Farm~~
(ii) ~~Residence~~ Type of business Wood and fuel
(iii) Business
(iv) Any other type of property (describe) ~~Lumber stock-pile, engine & equip.~~

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - $ ~~2 1~~900.00
(ii) Buildings - - - - - $ 300.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - $ 13200.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - $ 11 500.00
(v) Amount at which Custodian sold property and credited your account - - $ 147.97 for
(f) Loss (This figure is arrived at by deducting item (v) ~~from item (iv)~~ from item (iii) - - - - $ 2000.00 land
12352.03

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This questi... terms of reference which exclude claims where the property was lost, destroyed or stole... the custody, control or management of any person other than the Custodian appointed b... of the property. It involves some definite arrangement whereby you appointed someone to ... of the property and such person accepted the responsibility of so doing. Unless such an arra... was made the question should be answered "in no one's care") _____

_____

_____

(e) Itemized description of personal property which is the subject of the claim:

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 12352.03

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) LETHBRIDGE

(b) Do you require the services of an interpreter at the hearing? Yes or no No

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

I, Iainoki Hiramatsu of the Town
of Raymond in the Province of Alberta

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the Town)
of Raymond)
in the Province of Alberta)
this 15th day of March,) I. Hiramatsu
A.D. 1947. W. L. Lee) A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____

_____

_____

_____

4192

4th April, 1944.

Mr. Bakhshi Singh,
40 West 2nd Avenue,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 445
Tide Flats N. Capilano

We are in receipt of your letter of the 4th instant in which you submit an offer to purchase the above property for the sum of $200.00.

As we did not receive any tenders on this particular property, we are prepared to give consideration to any offer which we may now receive, based upon an independent valuation.

At the moment this property has not been appraised, but we will endeavour to have this done as soon as possible and then advise you in regard to the offer to which you refer.

Yours truly,

F. G. Shears,
Director.

PAH

North Vancouver, B. C.
March 15th. 1946.

The Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir;-

We, the undersigned wish to make application to purchase the undermentioned property, and attach certified cheque in the sum of SIX HUNDRED AND FIFTY DOLLARS, covering purchase price in full.

LOTS, 1, 2, 3, 4
BLOCK 24
D. L. 264
District Municipality North Vancouver.

Thanking you.

Yours truly,

LABSINGH

(Lab Singh)

Bakhshi Singh

(Bakhsu Singh)

Vancouver Address:
40 West 2nd. Avenue.

Occupation Sawmill workers

NORTH VANCOUVER, B. C

Form E

DEFENCE BRIEF

Tairoku HIRAMATSU

File No. 4192

Case No. 496

Lethbridge, Alta.
April 1, 1948.

REAL PROPERTY CLAIM

(All claims shown are Gross)

1. Real Property Claim	Appraised at	Sold for
$1300.00	$200. to $300.	$270.00

Witness: 1. E.N. Topping, Appraiser, of North Vancouver Realty. Exhibit No. 2. 'Improvements are negligible, adjoining lots of this property are for sale at one half (½) their assessed value.

Ref. Trans. P.1 - This was a case of a forced sale by the Custodian. No revenue was derived from this property while it was under the control and custody of the Custodian.

Summary of Defence Witnesses	Where Required	Summary of Documents to be filed	Witness Proving Same
E. N. Topping	1		

HAC/mw

Form E

B R I E F

LETHBRIDGE
Apr.1/48

Notes in Defence

In the Matter of the Claim of
Tairoku HIRAMATSU

File No. 4192

Case No. 496

Claim:

Urban Property - Land and Buildings - Shack and 2 lots - Tide Flats - West Capilano.

Amended Amount of Claim	$1300.00	
Custodian's Sale Price	$ 270.00	March 27, 1946.

Defence:

Real Property was sold for its fair market value.
Merely a question of value.

N.B. Transcript P.1 - This was a case of a forced sale by the Custodian. No revenue was derived from this property while it was under the control and custody of the Custodian.

Defence Points:

1. Exhibit No. 2 - Appraisal - E.N. Topping
   $200.00 to $300.00 North Vancouver Realty, 8th April 1944.

   Remarks:
   (1) Improvements are negligible, 1 old shack, whereas claimant claims $450.00.
   (2) Adjoining lots, immediately east of this property are for sale at one half (½) their assessed value.
   1944 Assessed value of this property $400.00.

2. Exhibit No.1 - Claimant purchased property in April 1941 for $175.00. His reasons for its increased value are as follows:
   (1) Stumpage cleared off.
   (2) Location.
   (3) Such lots used for collecting purposes were scarce.

N.B. The shack, for which the claimant now claims $300.00, was not declared by him in his J.P.Form, dated the 15th April 1942. Therefore he could not have considered it to be of any value at that time.

Witness: Mr. E.N. Topping, R.P. Appraiser, North Vancouver Realty.

HAC/mw

Name of Claimant HIRAMOTSU, Tairoku Case 496

Custodian File 4192

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
270.00	13.50 12.50										110.00 ✓ 26.00 ✓

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 CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	136.00 ✓

1540