

4620

Hastings Park

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. *4620*
EXHIBIT NO. *1142-4*
DATE *OCT 1 9 1940*
FILLED BY *A. H. B. B. B.*

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

PERSONAL INFORMATION

NAME *HIRAMATOU Toyoshi*HOME ADDRESS: *Woodfibre B. C.*REGISTRATION NUMBER *09460* SEX: *Male* AGE: *28*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: *B. C. Pulp Co. Woodfibre B. C.*MARRIED? *Single*

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: *Whomock B. C. 10 Acres*2. BUILDINGS AND OTHER IMPROVEMENTS: *None*3. INSURANCE (Give particulars; state where policies are) *None*4. TAXES (Amount and where payable) *\$18.80 paid to the Maple Ridge B. C.*

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

Clear Title

6. OCCUPANCY AND LEASES (If vacant so state)

Vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal Money 2-0.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: 40 Fruit Trees

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$100.000 2 1/2 1962 Victory Bond. \$160.000 War Savings Certificate8. BANK ACCOUNTS: Bank of Montreal Main and Hastings Savings Account9. LIFE INSURANCE: San Life Insurance Co. \$1000.0010. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

REMARKS:

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 18 day of March 1942.W. B. Brown
Witness

(Signature)

B. Aronson

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Sept 17/42

Our File No.

4620

Full Name

HIRAMATSU Toshi
(Surname in Block Letters)

Registration No.

09460

Male - Female
(check)

Age

Nov 22, 1913

Former Address

Kusafuku, B.C.

Date Evacuated

19/3/42

Naturalized - Canadian-Born - National
(check)

Present Address

Popoff Farms, Llan, B.C.
a/k/a Simon Ramachis, Alhambra, B.C.

Married - Single
(check)

Name of Wife

KATIURA Kazuko #13887

Name of Husband

Name of Mother

HIRAMATSU Kana

Name of Father

OKAZAKI, Kizaku (Japan)

Names of Children under 16

Requested by

J. M.

Registered with Custodian

(Yes or No)

Additional Information

Willhand. owns property.

EXHIBIT No. 1144-6

DATE OCT 1 9 1948

REAL PROPERTY SUMMARY FILLED BY R. A. Anderson

V.L.A. B.C. 29-P

JAPANESE NAME: Toyoshi HIRAMATSU - - Reg. No. 09460.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 21st Ave., Whonnock, B. C.

LEGAL DESCRIPTION: Lot 1 of the West Half of the South quarter of the North West quarter of Section 22 Township 12, Map 6089 Municipality of Maple Ridge, in the District of New Westminster.

TITLE: In the name of Toyoshi HIRAMATSU.

ENCUMBRANCE: Vesting 26267 - 22nd September 1943.

ASSESSED VALUE: 1943 - 9.905 acres.
Land \$600.00
Improvements \$100.00 Total \$700.00 Taxes \$28.81.

CLASSIFICATION: Unoccupied farm. There is no inspection report but the owner declared on the farm, 40 fruit trees with no buildings. About $1\frac{1}{2}$ acres were cleared.

HISTORY OF ADMINISTRATION: Vacant Property.

SOLD: To The Director The Veterans' Land Act for \$199.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Toyoshi HIRAMATSU, sale price \$199.00 less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$19.00. Net amount released \$180.00.

TITLE: Included in C. of T. 169521-E and payment of consideration included in cheque to the Custodian dated 22nd March 1944.

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

DATED May 1st, 1946.

IM:ML

John Macpherson

PERSONAL PROPERTY SUMMARY

File No. 4620

Re: HIRAMATSU, Toyoshi - Reg.No.09460

CHATELS: The above Japanese declared no Chattels and none are revealed on his file.

SPECIFIED ARTICLES: This file reveals no Specified Articles.

ACCOUNTS RECEIVABLE: The Provincial Income Tax Department paid \$6.05 into this office to HIRAMATSU's credit being a refund of his 1941 Income Tax.

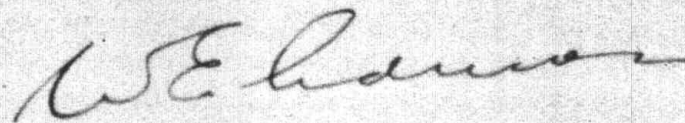
BONDS & INVESTMENTS: The above Japanese declared he was the holder of a \$100.00 Victory Bond and \$160.00 in War Savings Certificates. These were not brought under control by the Custodian.

BANK ACCOUNT: HIRAMATSU declared having a savings account at the Bank of Montreal, Main & Hastings Branch. This was not brought under control by the Custodian.

LIFE INSURANCE: HIRAMATSU declared he had a \$1000.00 Sun Life Insurance policy. This was not brought under control by or administered by the Custodian.

This file reveals no other Personal Property assets.

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



WEA:EH
May 2, 1946

FIRE INSURANCE SUMMARY:

FILE 4620

Re: Toyochi HIRAMATSU

Reg. No. 09460.

There is no record of any insurance on file.

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

Paul H. Aspherson

DATED May 1st, 1946.

IM:ML

LIABILITY SUMMARY

File No. 4620

Re: HIRAMATSU, Toyoshi - Reg.No.09460

The Gazette of Haney filed a claim of \$3.00 against the above Japanese' wife, however, this was disputed and the claimant so advised. No further action was taken in this matter by the Custodian.

This file reveals no other liabilities.

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



WEA:EH
May 2, 1946

NOTE: HIRAMATSU declared the title of his property was at the Bank of Montreal, Haney, B.C. Some time ago we contacted Mr. Piers, the bank manager there, regarding such titles and he informed us that he had no outstanding debts there for which he was holding titles as security and that other than those that may be in safety deposit boxes there, the titles were delivered to the Japanese owners prior to evacuation at their request.

WEA:EH
May 13, 1946.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name HIRAMATSU, Mr. Toyoshi

File No. 4620

Alcan B.C.

Reg. No. 09460.

Company Sun Life

Agency Vancouver

Policy No. 2285788

Premium - \$ 43.95

Payable: ^x Annually, Semi-annually or monthly

Month September Day 25th

REMARKS:

Harmon

Letter sent 25/8/42

Farm Appraisal Report

File No. JL 288

Land Description Lot 1 of W $\frac{1}{2}$ of S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 23, Tp. 12, Map 6089

Containing 9.905 Acres

Owner's Name HIRAMATSU, Toyoshi

Post Office Address Haney, B. C.

Nearest Rail Point Haney, B.C.

Distance 3 miles.

Market Town New Westminster, B.C.

Distance 24 miles

Church (give denomination) All denominations, Haney, B.C.

Distance 3 miles

Nearest School Alex. Robinson School

Distance 1 mile

State how property was identified: Map location and corner posts.

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

Direct access to 21st Ave. Gravel road, fair condition.

Is this district a good one? Fair, co-operative marketing.

EXHIBIT No. 1142-2

Employment opportunity Limited.

DATE Oct 19-1948

Predominating Nationality and religion: Mixed, Japanese predominating.

FILED BY H. B. K. K.

Describe Fencing and its condition: No fences.

Value \$

Water supply: No domestic water supply.

Value \$

BUILDINGS ON FARM

4620

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X	No buildings.						
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

Is dwelling habitable without repairs?
habitable?

If not what is your approximate estimate of cost to make it

\$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1	level	ady.grav'y loam 15"-20"	hardpan	nil - sod	70.00	70.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
8.90	level	ady. gravelly loam	hardpan	clearing, stump- ing, levelling & draining.	125.00 to 175.00	15.00
						133.50
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 203.50

Total added by buildings to value of farm \$

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

Total value of farm \$ 203.50

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

Cleared acreage in sod & grass, balance bush. No buildings.

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

Production of small fruits and poultry.

Noxious weeds: None of consequence.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:1942 Taxes \$20.81
District of Maple Ridge.

Date: June 13, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 11th day of June, 1942.

Inspector's Signature

"H.L. SINCLAIR"

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

Farm Appraisal Report

Remarks: This property might be classed as a straight bush lot as there is only about 1 acre cleared and second growth is making inroads on this area.

There are no buildings or other improvements.

Electric power is available from 81st Road Power Line.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.**ORCHARDS, SMALL FRUITS, ETC.**

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

Present Value

No crops.

\$

\$

\$

\$

\$

\$

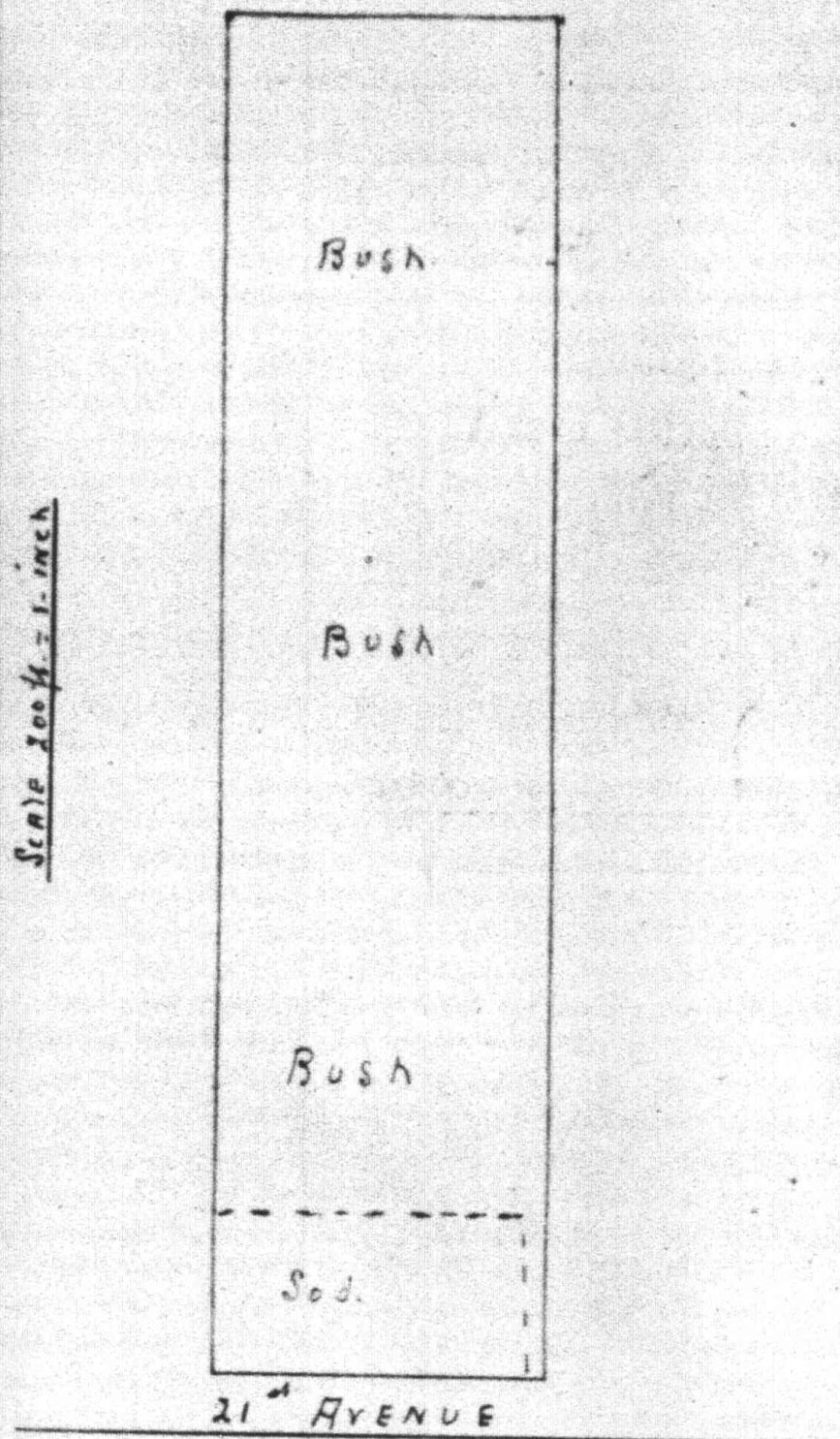
\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of PropertyLOT-1 - of N 1/2 of S 1/4 of N 1/2 Sec 23 - T212 - Map 60899.905 AcsTOYOSHI - HIRAMATSU.

Following careful review of this appraisal report, it is my opinion that the present value is \$ 100.00

Date 16th June, 19 42.

"I.T. BARNET"

District Superintendent.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 4630
Reg. No. 09460

506 Royal Bank Building,
Vancouver, B. C.

Mr. Toyoshi HIRAMATSU,
Popoff Farm,
Slocan, B. C.

MAY 12 1944

Dear Sir:

Re: Municipality of Maple Ridge, Lot 1 of the West $\frac{1}{4}$ of the
South $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Sec. 23, Township 12,
Map 6089, Dis. of New Westminster, C. of B. 52601.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 199.00
Add:	
Unexpired insurance premium as at January 1st, 1943	199.00
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 196.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

W

1943

	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Balance brought forward		\$ 6.05	\$ 6.05 CR
Jan. 1 Credit re Sale of Property		196.00	
Land Registry Office C/E	\$1.00		
	<u>\$1.00</u>	<u>\$202.05 CR</u>	<u>\$201.05</u>

File No.

Name

Address

Amount

4620

HIRAMA TSU, Toyoshi

(Work Camp 3A, Decoigne,
(Via Jasper, Alts.

6.05

Reg. No.

09460

Refund of 1% Wage deductions for first six
months of 1941 from Provincial Collector
Vancouver.

18

File No. 4620.

14th June, 1943.

MEMO - MR. J. MORISON.

re: Takeshi HIRAMATSU, #09460.

Subject Japanese is the owner of Lot 1 of the W. $\frac{1}{2}$ S. $\frac{1}{2}$ of S. $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ Section 23, Tp. 12, Map 6089. This is a 9.905 acre property, and is assessed by the Corporation of the District of Maple Ridge as having improvements valued at \$100.00. We would appreciate your making a report on this property.

WEA:GF

16th May, 1946.

REGISTERED

Mr. Toyoshi HIRAMATSU,
Registration No. 09460,
c/o Simon Ronacher,
Atholmer, B.C.

Dear Sir:

Your file has now been reviewed and we take this opportunity of giving you a brief summary of our administration of your affairs.

You registered with this office on the 18th March, 1942, and real property which you declared you owned at Whonnock, at that time became vested in the Custodian. This office was unable to find a tenant for the property as there was no living accommodation, and therefore, no rentals accrued to your benefit here. In accordance with the policy of liquidation decided upon by the Canadian Government, your property was sold to the Director of Veterans' Land Act as of the 1st January, 1943. Full details of the sale were sent to you on the 12th May, 1944, from which you will have noted that the net proceeds were credited to your account here. Legal fees amounting to \$15.00, in connection with the conveyance of your property were later charged to your account.

It would appear that you have not sent the Certificate of Title covering this property to this office, and we request that you do so now as it has been cancelled at the Land Registry Office.

A claim was filed against you by the Hancy Gazette for \$3.00. Your wife disputed owing the account and the Custodian therefore, notified the creditor to this effect, and no further action was taken by this office in the matter.

The Provincial Income Tax Department paid the sum of \$6.05 in to this office to your credit, being a refund of your 1941 tax.

You declared you were the holder of Victory bonds, War Savings certificates and a Sun Life Insurance policy, and we note you also had a bank account in Vancouver. These assets were not brought under control by the Custodian.

Attached hereto please find Custodian cheque in the amount of \$186.05 representing your full credit balance at this office, in accordance with the statement sent to you on the 12th May, 1944, less the \$15.00 legal fees previously referred to.

It would appear that we have accounted for all the property of every kind left by you in the protected area which vested in the Custodian and in order that you may confirm this and acknowledge the cheque, we are

enclosing a stamped addressed envelope for your convenience in replying.
When replying do not overlook sending to this office your Certificate of
Title.

Yours truly,



W.E. Anderson,
Administration Department.

WEA:HA
Encls. (2)

J. Simon Ronacher
A. Chalmer, B.C.
June, 15, 1946.

Dept of Secretary of State
Office of Custodian
506 Royal Bank Bldg.
Hastings & Granville St.
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 25 1946
File No.	4620
Ans.	
Referred	

Dear Sir,

I acknowledge receipt of cheque of \$186.05 and account of sale of my land but am very aggrieved at my real estate sold at such a very low price without the consent of myself.

I know and am sure that the minimum price value of my land at present is over \$1000. To prove that the value of my land was \$700 I am sending you couple of tax receipt which I am sure will make clear to you the value of my land at that time and I have paid my tax accordingly since 1938, the year I bought that land. At that time the value of land was low but at present I am sure the value is over \$1000.

I don't know if the Custodian of Enemy Property has the right to sell my land without my consent, but I think the Custodian has not the

right to sell my land at such a low price so I would like to know why it was sold at such an unfair dealing? I would like you to kindly check up on the value of my land at present and give me an reply and until I can fully understand why it was sold at such a low unfair price, I cannot send my title for land

Yours truly,

T. Hiramatsu

FILE NO.
4620

4620

6th July, 1946.

Mr. Toyochi HIRAMATSU,
Registration No. 09460,
c/o Simon Boncher,
Atholmer, B.C.

Dear Sir:

We wish to acknowledge your letter of the 15th June, in reply to our letter of the 16th May, in which we reported to you on our administration of your affairs.

We note your courteous but frank remarks regarding the sale price of your property. The sale of properties were however, carried out under instructions received from the Canadian Government at Ottawa, and were sold on the basis of appraised valuations. We appreciate that this is a matter of personal concern to you, but this office is unable to consider any other alternative.

Your letter however, will be placed on your file, where it will be available at any future date.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

Althames, B.C.
Feb 22, 1947

Dept of Secretary of State
Office of Custodian
506 Royal Bank Bldg
Hastings & Granville St
Vancouver, B.C.

EVACUATION SECTION	
FEB 27 1947	
Rec'd	
File No.	4640
Date	2/3/47
Referred	Thompson
Theans.	

Dear Sir,

I have written and sent to your office a letter on June 15, 1946, regarding the unfair sale price of my property by the custodian, which I believe you still have on file there. I have also sent my tax receipts.

Recently, I read in the Vancouver Daily Province that the Prime Minister MacKenzie King has stated on Jan. 24th that where it can be shown that the sale of property was made less than a fair market value that the government will remedy it.

I know that the market value of my land was over \$1000 when sold by the custodian and I have paid taxes for the assessed value of \$700 for my land but it was sold for only \$199 and I feel a great loss and injustice.

Can the custodian have this injustice remedied for me from the government or can you please kindly let me know how I can show my loss to the government or if there is an office which looks after these affairs and which will show my loss and injustice to the government as I wish to have it remedied as soon as possible?

I wish your reply at your earliest convenience.

Yours very truly
T. Hiramatsu

File No. 4620

T. HIRAMATSU
ATHALMER, B.C.
REF. NO. 09460

3rd March, 1947.

Mr. Toyoshi Hiramatsu,
Registration #09460,
Atholmer, B.C.

Dear Sir:

We are in receipt of your letter of the 22nd February in regard to the price at which your property was sold.

We have not at present received any advise in regard to filing of claims. We presume, however, that if claims of the nature to which you refer are to be considered that in due course the policy of the Government will be made known and you will then be in a position to act accordingly.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

NOV 27 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

4620

A 288
AC 29 P
Sur. 8

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

- (1) NAME HIRAMATSU TOYOSHI (RCMP) Reg. No. 09860
(Print) Surname Given Name
- (2) Pre-Evacuation Address Wood Fibre BC
- (3) Present Address c/o Mrs Iwawa Itakura 106 Barton St Hamilton Ont
- (4) REAL ESTATE
- (a) Street Address (if any) Maple Ridge BC
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.) Lot 1 of W 1/2 of
S 1/4 of NW 1/4 of Sec 23 Twp 12. Map 6089 Dist of New
Westminster BC
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business _____
(iii) ~~Business~~
(iv) Any other type of property (describe) _____
- (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 - - - - - \$ 1200.00
(ii) Buildings - - - - - \$ _____
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 1200
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 199
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 1001
- (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 question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement 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) - - - - - \$ 1001.00

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

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

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,

of

T. Hiramatan
Toronto

of the city
in the County of York

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 city

of

in the

this

22nd

day of

A.D. 1947.

County of York
November

A Commissioner &c.
J. Hiramatan

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.

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IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1987, CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

HIS HONOUR, JUDGE J.A. ROBINSON, SUB-COMMISSIONER.

Toronto, Ontario,
October 19, 1968.

IN THE MATTER OF THE CLAIM OF
TAYOCHI HIRAMATSU

PROCEEDINGS AT HEARING.

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.

appearing for the
Dominion Government.

F. A. DEWITT, ESQ.

appearing for the
Claimant.

A. SMITH, ESQ.

Secretary.

B. J. HANFORD, ESQ.

Official Interpreter

J. B. MCGREGOR, ESQ.

Official Reporter.

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Examination,
in chief.

PAUL H. HARRISON, the claimant herein, being first
duly sworn, testified through
the interpreter as follows:

DIRECT EXAMINATION BY MR. HARRISON:

Q. Is this your signature on this document
entitled Real Estate, Farmland? A. Yes.

Q. And are the facts stated in this form true?
A. Yes.

(REAL ESTATE, FARMLAND FORM, MARKED EXHIBIT 1)

MR. CHRISTIAN: Your honour, I tender as
Exhibit A, the Farm Appraisal Report.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. HARRISON: Now, I see that you purchased this
property in May of 1935, 10 acres altogether?

A. Yes.

Q. And that the price that you paid was \$400?

A. Yes.

Q. At that time some of the property was cleared?

A. The land had been logged off about 20 years
before but there was a second growth 10 to 20 feet
high. I cleared all that and took off the stems
and I had some white people plow it for me and put it
into shape.

Q. I notice that you dug 400 feet of ditch
for drainage? A. Yes, I believe there was more
than 400 feet but I put it in my estimate as 400
feet.

Q. And the valuator says there were no buildings
or other improvements on the land. I suppose it is
a matter of words perhaps, but the ditching and cul-
tivation of one acre was in the nature of improvement

1 on the land, wasn't it? A. The fruit trees were
2 all in bloom about the time I left, but I didn't get
3 an opportunity to get back and see how they had
4 borne fruit.

5 Q. According to the form you put in 40 fruit
6 trees about three years before the evacuation?

7 A. Yes.

8 Q. So when the appraiser for the Soldier
9 Settlement Board, under the heading "Orchard, Small
10 Trees, etc.", says "no crops" he was literally
11 correct but he doesn't reveal the fact that you had
12 40 fruit trees? A. As far as crop from the fruit
13 trees was concerned, all the fruit trees were in
14 bloom when I left, but as I was evacuated I cannot
15 be sure as to how much or what crop there was. Most
16 fruit trees begin to bear about 4 or 5 years after
17 planting, but some bear three years after planting.

18 Q. And what did you plan to use this property
19 for, what was it suitable for? A. It was my
20 intention to clear all the rest of the land and live
21 on it permanently and farm it to make a living for
22 myself and my family.

23 Q. Had you done anything about building any
24 house on it or other buildings? A. I had suff-
25 icient cedar cut from my own property for the roof
26 and for the chicken house, 30 x 40. These were stored
27 in the basement of my wife's father at Stevenson.
28 There were left in the basement of my wife's father's
29 house so I didn't claim for them.

30 Q. Had you made any plans towards building a

T. Hiramston,
In chf.

1 residence there or a house to live in? A. No; I
2 had some plans and estimated the cost and figured I
3 couldn't build it for less than \$1500, and I was
4 saving the money towards building the house.

5 Q. I see a statement by the appraiser that
6 this property could be cleared as a straight bush
7 lot as only one acre was cleared and second growth
8 was making inroads on this area. What do you say
9 about that statement? A. I don't know what the con-
10 ditions are now, but at the time I left it had been
11 kept well cleared. My father-in-law used to come
12 each year and tend the fruit trees and any time I
13 had time off from my work I kept the place in order
14 working on it.

15 Q. When were you evacuated?

16 A. March 15th, 1943.

17 MR. CHRISTIE: I tender as Exhibit 3 the
18 Notice of Assessment.

19 (NOTICE OF ASSESSMENT MARKED EXHIBIT NO. 3)

20 MR. HIRAMSTON: I point out for the record that
21 the lands were assessed for \$400 and the improvements
22 at \$100, as compared with the Soldier Settlement
23 Board appraisal of \$203.50.

24
25 CROSS-EXAMINATION BY MR. CHRISTIE:

26 Q. Where did you work? A. At the wood fibre
27 mill for the B.C. Pulp Company.

28 Q. How far was that away from the property in
29 question? A. About sixty miles.

30 Q. And was it an all year round job? A. Yes.

5.
T. Hiramston,
S.P. 62.

1 Q. I produce here J.P. Form, dated 18th of
2 March, 1948; is that your signature? A. Yes.

3 (W.P. FORM MARKED EXHIBIT NO. 4)

4 Q. Did you derive any income at all from this
5 farmland? A. No, it had just cost me money to
6 develop. I did not receive anything from the land.

7 Q. Did those trees ever bear fruit at all?

8 A. No, they were just three years until the
9 time I was evacuated so I just saw the blossoms.

10 Q. That was the first year there were blossoms
11 that might bear fruit? A. Yes, it is usual for
12 fruit trees to bear about the third year.

13 Q. With reference to this item of clearing the
14 one acre. He says it cost \$450, including his own
15 labour. How much of that amount of \$450, was his
16 own labour? A. As I figure it it was about 100 days
17 and at first I was figuring my time at about \$3.50
18 a day.

19 Q. So he was not working at this fibre mill
20 in 1939? A. In that year the pulp company stopped
21 work about three times for lack of business, and at
22 one period they stopped for two months straight, and
23 I worked during that time and also other periods.

24 Q. Now, I notice in this Farm Appraisal Report
25 that the appraiser estimates a cost of \$125. to \$175.
26 as the cost of reclamation per acre. Does the
27 claimant consider that too low a cost? A. I don't
28 think it could be done for that amount.

29 Q. That is all, thank you.

30 Your honour, I am filing as Exhibit 5 the

Certificate of Authenticity.

(CERTIFICATE OF AUTHENTICITY MARKED EXHIBIT 5)

(REAL PROPERTY SUMMARY MARKED EXHIBIT No. 6a)

MR. CHRISTIE: It is submitted that the real estate was sold at its fair market value.

(PROCEEDINGS AFOUNDED HERE DIX)

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

J. B. McRae
J. B. McRae,
Official Reporter.

I, J. A. McElhenny, Deputy Commissioner,
appointed to hear a Commission to investigate
claims of Japanese-Americans for property
lost, do certify the foregoing is a true
copy of the evidence heard on the within
claim.

J. A. McElhenny
J. A. McElhenny,
Deputy Commissioner.

Defence Brief
Tayoshi HIRAMATSU

TORONTO
19 Oct. 49
V.L.A. Deal

File No. 4620

Case No. 1142 ✓

REAL PROPERTY CLAIM

1. Real Property Claim

Appraised at

Sold for

\$1200.00

\$203.50

\$199.00

Witness: H.L. Sinclair, Appraiser!

Submission:

Real estate sold at its fair
market value.

RNN/mw

Name of Claimant

HIRAMATSU, Toyoshi

Case

1142

Custodian File

4620

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	
					199.00	286.57			286.57	
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										286.57

October 11th, 1950.

Mr. Toyochi HIRAMATSU,
114 Parliament St.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1142

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$286.67.

Cheque in your favour is enclosed for \$260.27
and we have paid the Co-Operative Committee .. \$ 26.60
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.