

50

7352

**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: HOYANO Toyozo (@Sekino)
HOME ADDRESS: R.R.#1, Port Hammond, B. C. (Powerline Rd.)
REGISTRATION NUMBER 14326 SEX: male AGE: 34
OCCUPATION: farmer

(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: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Yone 7352

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: Tomiye (F) Masaaki (M) Kimiko (F)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 14, 11, 10 yrs.

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

1. LOCATION AND DESCRIPTION: Title #120250E
Lot 2 of lot 241 group 1, map 1750 in the District of New Westminster, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 roomed wooden frame bungalow.
woodshed

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

4. TAXES (Amount and where payable) \$30.00 1941 paid at Haney, B. C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Wishes to lease land: details
unknown as yet.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN strawberry, raspberry, asparagus,
hops, fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
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: 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)

Pacific Co-operative Union - \$230.00 worth of shares.Western Canada Hop-Co-operative Union \$70.00Victory Bond \$100.00 (1941) and \$50.00 (1942)Maple Ridge Co-operative Exchange \$45.008. BANK ACCOUNTS: Bank of Montreal, Haney, B. C. \$300.009. LIFE INSURANCE: Sun Life Assurance Co. Vancouver Branch #2076527\$1000.00 Beneficiary, wife. 25 yr. endowment Policy in owner's possession10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none2. 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 1st day of May 1942

(Signature)

OT. Hayano

Witness

FOR DEPARTMENTAL USE

✓ INFORMATION FROM R.C.M.P.

Date

Mar 27/43

Our File No. 7352

Full Name # HOYANO, Toyozo
(Surname in Block Letters)

Registration No. 14326

✓
Male - Female
(check)

Age

Dec. 22, 1906

Former Address

R.R.#1, Port Hammond, B.C.

Date Evacuated

29/6/42

Naturalized - Canadian-Born - National
(check)

Present Address

Slocan, B.C.

✓
Married - Single
(check)

Name of Wife

Yone # 14327

Name of Husband

Name of Mother

HOYANO, Fuku

Name of Father

* SEKINO, Yozo (Japan)

Names of Children under 16

(check)

Tomie (f) 5/10/27

Masaaki (m) 3/7/30

Kimiko (f) 10/11/31

Requested by

J. Spratt

Registered with Custodian

yes
(Yes or No)

Additional Information

Sekino - second christian name.

* Passport made out to SEKINO, changed name
to HOYANO

REAL PROPERTY SUMMARY

JAPANESE NAMES: Toyozo HOYANO Reg. No. 14326 File No. 7352.
Iwamatsu OKAZAKI In Japan Int. File 1302.
Kichiso YAMASAKI In Japan Int. File 1437.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/37-P. First Offer.

PROPERTY ADDRESS: 1st house West of 2507 Powerline Road, Hammond, B. C.

LEGAL DESCRIPTION: An undivided one third interest in and to Lot 2 of Lot 241, Group 1,
Map 1750, Municipality of Maple Ridge, D. N. W.

An undivided two thirds interest in and to Lot 2 of a 46.5 acre
portion of Lot 241, Group 1, Map 1750, Municipality of Maple Ridge,
D.N.W.

TITLES: 1/3 interest registered in the name of Toyozo HOYANO.

2/3 interest registered in the names of Kichiso YAMASAKI and Iwamatsu
OKASAKI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

1/3 Int. Vesting Order filed No. 25320, dated 15th January, 1943.
2/3 Int. name of Iwamatsu OKASAKI, Vesting Order filed No. 26020,
dated June 25th, 1943.
2/3 Int. name of Kichiso YAMASAKI, Vesting Order filed No. 26248,
dated 17th September, 1943.

ASSESSED VALUES: Land - - \$900.00
Improvements - \$650.00 - \$1550.00. Taxes - \$36.34.

This whole property has always been assessed in Toyozo HOYANO'S
name as he claims to have bought the 2/3 Interest from the other
two owners.

CLASSIFICATION: This is a small fruit, vegetable and hop farm, with a dwelling.
Toyozo HOYANO declares on his JP Form, signed May 1st, 1942, that this
property was planted to the following crops: strawberries, raspberries,
asparagus, hops and fruit trees.
The Custodian's representative reported, on March 18th, 1943, that
this property had an area of 10 acres and at that date the following
crops were in evidence: 2 acres hops, small quantity of old fruit
trees.
1 - 1 storey 4 room shack, poor condition, 1 lean-to woodshed and 1
garage, both in poor condition.

**HISTORY OF
ADMINISTRATION:** Toyozo HOYANO leased the whole of Lot 2 of Lot 241, Gp. 1, Map 1750,
D.N.W., on 13th June, 1942 to Richmond Growers Co. Ltd. The term
being from 12th June, 1942 to December 31st, 1942, with option to
extend lease. Consideration \$250.00 - paid, and on extension of lease
only the annual Taxes on the property.
House, Building, Household Furniture, Tools included.

included.

Page 2.

File Nos. 7352, Int. 1302
and Int. 1437.

The above lease was cancelled and a new lease was given by the Custodian to Richmond Growers Co. Ltd., on 23rd December, 1942. Term being for 3 years from 1st January, 1943 to 31st December, 1945. Consideration being \$100.00 per annum. First payment to be made on the 1st October, 1943 (\$100.00) and a further payment of \$100.00 on 1st October, 1944, and \$100.00 on 1st October, 1945.

Lease handed to The Director, The Veterans' Land Act.

SOLD:

To The Director, The Veterans' Land Act for \$923.00 as at January 1st, 1943.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Toyozo HOYANO, Iwamatsu OKAZAKI and Kichizo YAMASAKI, Joint Account, as at June 5th, 1943, against which were charges for Registration Fees - \$6.00, Legal Fees - \$15.00, Certificate of Encumbrance - \$2.00, leaving a net credit of \$900.00 from said transaction.

The net proceeds from the sale of the Jointly held property, viz., \$900.00 have been divided into thirds and each separate account has been credited with \$300.00.

Toyozo HOYANO'S share being free.

Iwamatsu OKAZAKI'S share and Kichizo YAMASAKI'S share are to be held In Trust until the ownership of the two-thirds of the property standing in the Joint names of Iwamatsu OKAZAKI and Kichizo YAMASAKI has been settled. Toyozo HOYANO claims to have purchased the two-thirds in November 1932.

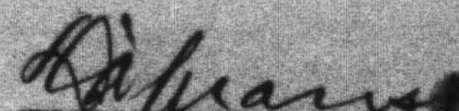
In view of part of the rents for 1943, viz., \$50.00 having been collected by the Custodian, before handing the lease to The Director, The Veterans' Land Act, a cheque for \$50.00, covering same, was issued to The Director The Veterans' Land Act, 17th November, 1943.

Certificates of Title Nos. 171898-E and 171899-E in the name of The Director, The Veterans' Land Act.

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

May 1st, 1946.

DAC:JS


D. A. CRAMER.

SPECIAL REPORT

As it will be seen that there are two distinct registered interests in connection with this property, viz., An undivided 1/3 interest in Lot 2 of Lot 241, Gp. 1, Map 1750, Municipality of Maple Ridge, D. N. W., registered in the name of Toyozo HOYANO and An undivided 2/3 interest in and to Lot 2 of a 46.5 acre portion of Lot 241, Gp. 1, Map 1750, Municipality of Maple Ridge, D.N.W., registered in the names of Kichizo YAMASAKI and Iwamatsu OKAZAKI.

This whole property is claimed by Toyozo HOYANO to belong to him but it is registered as described above in the Land Registry Office. It stands in his name on the Assessment books in the Municipality of Maple Ridge, and he has been paying taxes on the whole Lot since 1934, and has been living on the place since that time.

We have had a great deal of correspondence over the ownership of this land. You will see by the copies of the letters attached that this man claims to have bought this 2/3 interest from Iwamatsu OKAZAKI on November 1932 for \$2500.00, paying \$1,000.00 down and the balance in equal payments of \$500.00 each which were paid. There is one letter from A. TAZUMI, Attorney for Iwamatsu OKAZAKI, Reg. No. 13882, dated 18th October, 1943, who states that he received this money and when the final payment was made they went to the postmaster, Mr. Lazenby of Port Hammond, B.C. and had him draw up a deed in favor of Toyozo HOYANO. Mr. Lazenby was written to and his reply of October 21st, 1943 is attached.

It seems to me that Mr. A. TAZUMI, Reg. No. 13882, should be written to to find out what he did with the Power of Attorney he claims to have had from Iwamatsu OKAZAKI, and if he has it in his possession then he can give a deed for Iwamatsu OKAZAKI'S portion. It appears that Iwamatsu OKAZAKI bought out Kichizo YAMASAKI'S interest and that deed should be produced as well. Now that Postal connections are open to Japan, we should have Toyozo HOYANO send to Japan and obtain a Quit Claim Deed.

As the net proceeds from the sale of this property have been placed to the Joint Credit of Toyozo HOYANO, Iwamatsu OKAZAKI and Kichizo YAMASAKI, we suggest that this amount should be divided into thirds and each separate account be credited with \$300.00, and that the amount placed to Toyozo HOYANO'S account be available to him upon request, and that the amounts placed separately to the credit of Iwamatsu OKAZAKI'S account and Kichizo YAMASAKI'S account be held in trust until the ownership of the property has been settled.


D. A. CRAMER.

FIRE INSURANCE SUMMARY

File No. 7352.

Toriko HOYANO - Reg. No. 14326.

The above named Japanese declared on his JP Form, signed 1st May, 1942, that he carried no Fire Insurance.

Upon examination by J.A. McIver (Ince. Agent) he states that the buildings are not worth insuring so no insurance was placed thereon.

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

April 25th, 1946.

Signature

DAG:JS

LIABILITY SUMMARY

File No. 7352

19th February, 1946

Re: HOYANO, Toyozo - Reg.No.14326

The only liability appearing on this file was a Pacific Co-operative Union claim for \$120.05 taken from their first claim list. This was apparently settled prior to HOYANO's evacuation as it did not appear on their later lists.

No other liabilities appear on this file.

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

February 19, 1946
WEA:EH

W E Hanna

ROYAL CANADIAN MOUNTED POLICE
Vancouver Sub-Division.

IN REPLY PLEASE QUOTE

DIV. FILE NO. _____

H. Q. FILE NO. _____

Vancouver, B.C.
October 20th, 1950.

EVACUATION SECTION	
Rec'd	OCT 23 1950
File No.	732-6130V
Ans.	
Referred	

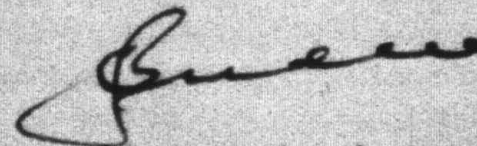
The Comptroller,
Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

RE: Toyozo HOYANO and Iwamatsu OKAZAKI.

Referring to your communication of the
2nd instant in the above connection, attached
hereto are the two original documents in the
Japanese language, together with the translations
thereof.

Yours truly,



(G.J. Archer) Insp.

Encls:

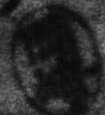
Commanding Vancouver Sub-Division.

十味、良、己、力、為、三、匹、龍、坂、坂、也、心、驚、心、既、謝、藏、入
在、藏、同、書

西曆一千九百五十年四月二十六日

山縣阿武郡川上村第六四八番地

岡崎岩松裏

岡崎、廿、夕、

徳后野豊藏殿

TRANSLATION.

This document is written by the Mayor and dated April 27th, 1950. It states as follows:

Mr. Iwamatsu OKAZAKI - Born Sept. 13th, 1881 - died on March 3rd, 1949 - therefore, his wife has written the attached document in his place.

TRANSLATION.

This document states that 10 acres of land was definitely sold by IWAMATSU OKAZAKI to TOYOZO HOYANO for the sum of \$2,500.00. An error was made by the Land Registry Office regarding the title of this land.

signed by Iwamatsu OKAZAKI'S wife
Saku OKAZAKI.

dated April 26th, 1950.

MEMORANDUM

6th November, 1950.

TO: Mr. B. Good

Re: Toyozo HOYANO - Case 360

With reference to your memo of the 15th Dec. 1949, translation of letter from Mrs. OKAZAKI, in Japan, has now been received, stating that her husband sold the 10 acres to Hoyano for \$2500.00, and a letter from the Mayor stating that Okasaki died 3rd March, 1949.

Apart from these letters, the Copy of Agreement dated 1st Oct. 1931, covering 1/3 interest in Lot 2 (10 acres), and also letters on file show that Hoyano had paid up the \$2500.00, and it seem incredible that any person, even a Japanese, would pay \$2500.00 for only 3 1/3 acres of farm land at Hammond with no buildings in 1931. The property when appraised by the V.L.A. in May 1942, shows only 4 1/2 of the 10 acres under cultivation.

Hoyano has received his award of \$1175.07 on the full 10 acres. Should the sums of \$300.00 held in both En. file 1302 Iwamatsu OKAZAKI, deceased and in En. file 1437, Kichizo YAMASAKI (unknown - believed deceased) be forwarded to HOYANO, or should YAMASAKI's interest be considered and the \$300.00 held for OKAZAKI be transferred to YAMASAKI's account?

Ja

EVALUATION SECTION	
Rec'd	NOV 6 1950
File No.	7357
Ans.	
Deferred	

428 Holmes Road,
R. R. No 3,
Clarendale, Colo
November 4, 1950.

Department of the Secretary,
State,
Office of the Custodian,
606 Foye Bank Bldg,
Washington & Granville,
Denver, Colo.

Dear Sir;

A month ago I have sent
you in registered mail a letter
written in Japanese from Mrs
Oharaki in Japan, informing
about my $\frac{2}{3}$ interest. I would
like to know what has happen-
ed to it which I have not
heard any word from you.
I would gladly like to get
my remaining $\frac{2}{3}$ interest -
sum of \$600.00.

Please answer back to
my letter.

Yours very truly,
Toyozo Toyano.

October 2nd, 1950.

Sgt. Owen Jones,
Royal Canadian Mounted Police,
33rd Ave., and Heather St.,
Vancouver, B. C.

Dear Sir:

Re: Toyozo HOYANO and Iwanatsu OKAZAKI

We have received from Toyozo HOYANO, R. R. 3,
Gloverdale, B. C., the two enclosed documents written
in Japanese by Mrs. Saku OKAZAKI.

He has included in his letter what he describes
as a rough brief translation as follows:

- "(1) states that 10 acres of land was definitely
sold to Toyozo Hoyano for the sum of \$2500
by Iwanatsu Okasaki. It was an error made
by the Land Registry Office concerning to the
title. Signed by Mrs. Okasaki.
- (2) Mr. Okasaki died. Signed by the Mayor to show
that Mr. Okasaki died and his wife has written
the document in the place of him."

but we notice that date of death is not given.

Would you be good enough to have these documents
translated for us so that we may endeavour to straighten
up the matter of ownership of the land in question.

Thanking you in advance. We remain,

Yours very truly,


B. Good,
Comptroller.

BB/js
2 encls.

428 Holmes Rd.,

R.R. #3,

Cloverdale, B.C.,

September 28, 1950.

RECEPTION SECTION
SEP 30 1950

Rec'd

File NO.

Ans.

Referred

Dept. of the Secretary of State,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

Re Lot 2 of Lot 241, Group 1, Map 1750
District of New Westminster, B.C.

From our recent correspondence with Mrs. Okazaki relating to the question of the sole ownership of the land, I have learned that Mr. Okazaki, who was in his ill health at that time, took this Quit Claim Deed, which Mr. Tazumi sent, to Shimonoseki to see the British Consul, but couldn't get in touch with the British Consul.

Soon afterwards Mr. Okazaki's sickness became worse. Shortly after he died. So in the place him his wife Mrs. Saku Okazaki has written the document. That is why the document could not be forward to us any sooner than this according to Mrs. Okazaki.

I am enclosing with this letter the two declaration written in Japanese which I received from Mrs. Okazaki. Mrs. Okazaki could not understand English so she wrote it in Japanese. I'll translate it to you in this letter briefly, but perhaps you could get someone to translate it to you.

I have number each document as 1 and 2:

(1) states that 10 acres of land was definitely sold to Toyozo Hoyano for the sum of \$2500 by Iwamatsu Okazaki. It was an error made by the Land Registry Office concerning to the title. Signed By Mrs. Okazaki.

(2) Mr. Okazaki died. Signed by the Mayor to show that Mr. Okazaki died and his wife has written the document in the place of him.

The information given in this letter and in any document attached is true.

- 2 -

I hope this will clear everything.

If you are in doubt with this information please let us know without any hesitation. I will be glad to supply you with further information concerning this.

Yours truly,

Toyozo Hayano

December 15, 1949

MEMORANDUM

TO: MR. F. G. SHEARS

FROM: MR. B. GOOD

Re: Toyozo HOYANO - Case 360

Copy of Agreement dated 1st October 1931 (on claim file) states \$2,500.00 for undivided 1/3 interest in lot 2.

Tasumi's letter of 15th October 1943 (on master file) states \$1,500.00 balance collected by him. This would appear to be the balance owing on the agreement above mentioned, although Tasumi's letter says sale made November 1922. Tasumi says 10 acres, V.L.A. says 10 acres, assessment notice says 10 acres. The only sale document on our file is the agreement of 1st October 1931 for \$2,500.00 covering 1/3 interest.

Hoyano does not state at any time that he paid any additional money. Hoyano states that he never heard of Yamasaki. If this is so it appears to me quite evident that Hoyano did not at any time purchase the 2/3's interest owned by Okasaki and Yamasaki because if he did Yamasaki would have to appear in order to sign the deed in Hoyano's favour, or else Hoyano would see the deed signed jointly by Okasaki and Yamasaki.

I can not find any conclusive evidence which would influence you in favour of releasing the 2/3's interest in the property to Hoyano.

"B. Good"

January 11, 1950.

I have agreed that this claim should be considered as covering the whole property. Before distribution of any award, Mr. McMaster will endeavour to procure evidence as to when and how Mr. Hoyano purchased the additional 2/3 interest.

Mr. McMaster will also endeavour to secure a document from Mr. Iwasatsu Okasaki in Japan, indicating how he secured the 1/3 interest from Kichiso YAMASAKI and the sale of this and his own 1/3 interest to Toyozo HOYANO.

The value and weight of this evidence can then be considered.

"F.G.S."

St. Ignace, Man
Nov. 22nd 1947.

Mr. R. J. McMaster
675 Hastings Street
Vancouver B.C.

Dear sir,

On behalf of Mr. Okazaki, now living in Japan, I would like to have your counsel concerning the Okazaki's property sold to Mr. Hargens as Mr. Okazaki's attorney, I sent a draft Joint Claim Deed to Mr. Okazaki to be signed and ratified as a proof that the property belongs to Mr. Hargens. In 1947 Mr. Okazaki was unable to contact a British Consul to have the documents witnessed and attested as there were no consulate in Japan at that time. Therefore he went to the American Occupational Office, but a approval was not granted, as they do not handle civilian's case. Unfortunately Mr. Okazaki has been bed-ridden ever since, and has not been able to take other actions. Therefore I would like to know what can be done now to have the property transferred to Mr. Hargens.

Yours truly
A. Tazumi.

April 30, 1948.

Mr. Toyozo HOYANO,
Reg. No. 14326,
Slocan City, B. C.

Dear Sir:

Your letter of April 23rd has been received,
and we wish to advise that two-thirds of the proceeds from the
sale of the property mentioned has been placed to the credit of
the following:

One-third - Iwamatsu OKAZAKI
One-third - Kichizo YAMASAKI

It would therefore appear that any Quit
Claim Deed in your favour would have to be signed by both
Mr. OKAZAKI and Mr. YAMASAKI.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fa

Slocan City, B. C.
April 23, 1948.

Department Of The Secretary Of State
Of Canada,
c/o Mr. C. H. Reed,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	APR 26 1948
File No.	7352
Ans.	
Referred	H. Allen

Dear Sir:

re: File No. 7352

As requested, I acknowledge receipt of your letter of the 5th instant and also the cheque for \$376.72, which was enclosed.

In contrary to your letter, I do not accept my account with your office as being closed for the following reason. In your letter of March 24th, 1948 in regards to Lot 2, of Lot 241, Map 1750, I was informed that a Quit Claim Deed in my favor was being forwarded to Mr. Okasaki through Mr. Asajiro Tazumi for execution. Upon same being returned to your office my full claim to the above mentioned property would be established. Consequently, my claim to remaining funds on your hand would be completed. The above cheque as you understand, covers only 1/3 of the share, whereas I am entitled to full share since I am the sole possessor of the property.

Trusting your attention on this matter would be given full consideration.

Yours truly,

Toyozo Hoyano
Toyozo HOYANO
Regn. No. 14326.

Iwamoto Okasaki
Kichijo Yamasaki

*Money held
in trust of
13952
Int 1302
until such
time as
ownership
of land is
settled.*

7352

April 5, 1948.

Mr. Toyozo HOYANO,
Reg. No. 14326,
Sloan, B. C.

Dear Sir:

We beg to acknowledge receipt of your letter of the 25th ultimo, enclosing certificates covering 46 shares of the Maple Ridge Co-operative Produce Exchange.

We attach hereto Custodian cheque for \$376.72, which is the balance of your account at this office, and includes \$58.77, proceeds from the redemption of the above shares, at the rate of \$1.27755 per share.

A complete statement of your account was sent to you on February 25th last, and it would appear that we have accounted for all the real and personal property left by you in the Protected Area. Your account and file are therefore being closed.

Kindly acknowledge receipt in the enclosed self-addressed envelope.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (2)

VACATION SECTION	
Rec'd	MAR 30 1948
File No.	7952
Ans.	
Referred	

Sloan, B.C.,
March 25/48

The Consular Office,
Department of the Secretary of State,
of Canada
Vancouver, B.C.

Dear Sir:-

I have received your letter of March tenth about the shares of the Maple Ridge Co-operative Produce Exchange.

I do not know which one is called for, so I am enclosing number 110 and 294. Shares of the Maple Ridge Co-operative Produce Exchange. The share for number's 110 is \$2.00 and 294 is \$4.00. Hoping these shares are the ones that have been needed.

Yours truly,

Yours truly,
Dorothy Hayana
Reg # 14326 File # 152

72 Feb
276
21/1/48
55

File No. 7352
Reg. No. 14326

Tovoso HOYANO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
		\$	\$	
1943 January 11	Sale of wood	1.00	125.00	
March 4	Land Registry Office - Certificate of Encumbrance		2.88	
June 17	Western Canada Hop Co-Op re hops	50.00		
September 21	Cheque to you		.74	
October 13	Pacific Co-Op Union - balance account	66.51		
	Sun Life Assurance Co.		2.61	
1944 March 8	Pacific Co-Op Union - interest on shares \$2.40 & 21¢		60.00	
1945 March 2	Pacific Co-Op Union - shares redeemed	60.00		
May 10	Cheque to you		2.61	
May 11	Pacific Co-Op Union - interest on shares \$2.40 & 21¢		20.00	
1946 January 10	Pacific Co-Op Union - shares redeemed	20.00		
February 20	Cheque to you		300.00	
May 3	1/3 share joint account		40.00	
1947 January 24	Pacific Co-Op Union - shares redeemed		1.41	
	" " " interest on shares \$1.20 & 21¢	41.41		
April 8	Cheque to you			
		\$ 238.92	\$ 555.25	
				CR \$ 316.33

Accounting Department
February 24th, 1948

Slocan City, B. C.
March 20, 1948.

The Custodian's Office,
Department Of The Secretary Of State
Of Canada,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	MAR 23 1948
File No.	7352
Ass.	
Referred	Brown

Dear Sir:

Re: File No. 7352

In regards to the following land, Lot Two (2) of Lot Two Hundred and Forty-one (241) Group One (1). Map One Thousand Seven Hundred and Fifty (1750) in the District of New Westminster, I wish to inform you that I am the sole owner.

Upon disposal of the above property quite some time ago, you informed me that I had only 1/3 interest. That was really a surprise to me because, when I purchased this property from Mr. Iwamatsu Okazaki, I paid him, One Thousand Dollars (\$1000) at the time and Five Hundred Dollars (\$500) yearly payments until the sum of Two Thousand Five Hundred Dollars (\$2500) was paid in full. Thus, completed the transaction. At that time I was uninformed of anyone else having interests on this property, which I purchased as purposely mine.

Since hearing from you, Mr. Asajiro Tasumi, now residing at St. Germain, Manitoba, who was my witness in the above transaction, wrote to Mr. Iwamatsu Okazaki, now residing in Japan. He has replied that, he regrets this present complications. and that to his knowledge, he had previously shared the ownership of the above mentioned property with three others. However, when he sold this property to me, he states, that he had changed the title to his own ownership, thus dissolving previous partnerships with his friends. Incidentally, this title of ownership was completed at the Hamond post office. Therefore Mr. Iwamatsu Okazaki claims that, I am the sole owner and no partnerships with anyone whatsoever exists.

If further information is required in order to prove my ownership of the above mentioned land I would be very glad to do so.

Yours very truly,

Toyozo Hoyano
Toyozo HOYANO,
Regn. No. 14326.

7th November, 1947.

Mr. Toyozo HOYANO,
Registration No. 14326,
Pepoff,
Slocan City, B.C.

Dear Sir:

Replying to your letter of the 2nd November, we wish to inform you that the property described as Lot 2 of part of Lot 241, Group 1, Map 1750, Municipality of Maple Ridge, was sold as of 1st January, 1943, for the sum of \$923.00.

After deducting \$15.00 for legal fees, \$6.00 for registration fees, and \$2.00 for Certificate of Encumbrance, the net amount of \$900.00 has been divided as follows:-

1/3 proceeds i.e., \$300.00, has been placed to your credit with the Custodian.

2/3 proceeds i.e., \$600.00, placed to the Joint account of Kichizo YAMASAKI and Iwamatsu OKASAKI.

Your credit balance to date amounts to \$316.33 and is available to you at any time.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

7352 7316-33

Papoff, Loren
B.C.,

November 2/47.

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

EVACUATION SECTION	
Rec'd	NOV 8 1947
File No.	7352
Ans.	
Referred	Traver

Dear sir:-

I would like to know in return
mail whether my property of
land is being sold or not. The
Japanese Commission's Office of
Loren had inquired about it
last year of the month August.
But since we did not receive
my reply about it I would like
to hear about what has become
of my land which is situated
in the Municipality of Maple Ridge.
Lot 2 of Lot Two Hundred & forty
One (241) Group one (1) Map one
Thousand seven hundred & fifty (1750)
Kindly let me know about it as
it is very urgently needed.

Thanking you,

J.

Gaura truly,
Joyce Hojano.

March 7th, 1945.

Mr. Toyozo HOYANO,
Registration No. 14326,
Popoff Farms,
Slocan, B. C.

Dear Sir:

Re: Pacific Co-operative Union
Redeemable Shares

We have to advise that the following redeemable shares, registered in your name, have been redeemed and the proceeds credited to your account:

1937	C 572	S 1204-5	\$ 20.00
1938	C 687	S 1374-5	20.00
1939	C 928	S 1919-20	20.00
			<u>60.00</u>

Lida 1/17/45

We ask that you send in the certificates covering these shares in order that the funds can be made available to you.

If you are holding any other certificates for redeemable shares, please send these also, so that they will be on hand for redemption when due.

Yours truly,

R. D. Richardson,
Farm Department.

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

JAPANESE EVACUATION SECTION

JUN 16 1944

File No. Int. 1302, Evc. 7352, Int. 1437.

506 Royal Bank Building,
Vancouver, B. C.

Reg. No. In Japan, 14326, In Japan.

Mr. Isamatsu OKASAKI, Mr. Toyozo HOYANO
and Mr. Kichiso YAMASAKI.

Dear Sir:

Re: Hammond, B. C.

An undivided one-third interest in and to Lot 2 of Lot 241, Group 1, Map 1750,
District of New Westminster, C. of B. 50995.

and

An undivided two-thirds interest in and to Lot 2 of a 46.5 acre portion of Lot 241,
Group 1, Map 1750, District of New Westminster, C. of B. 52555.
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 - - - - - \$ 923.00

Add:

Unexpired insurance premium as at January 1st, 1943 - - - - -
\$ 923.00

Less:

Tax arrears to December 31st, 1942 - - - - -	\$ - - - - -
Registration fee - - - - -	6.00
Encumbrance—Principal - - - - -	- - - - -
—Interest - - - - -	- - - - -
Net proceeds of sale - - - - -	6.00
	<u>\$ 917.00</u>

joint

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 convey-
ance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1943

Debit

Credit

Balance

Jan. 1

Credit re Sale of Property

\$

\$ 917.00

\$

Land Registry Office C. of R.

2.00

\$2.00

\$ 917.00

CR \$915.00

BC-37-P
BC-2190-B

BC/57-P Page 1
BC/2190-B

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

Farm Appraisal Report

File No. JL-54

Land Description Pol. 2, Gp. 1, D.L. 241, Plan 1750.

Containing 10 Acres

Owner's Name HOYANO, Toyozo

Post Office Address

Hammond.

Nearest Rail Point Hammond, B.C.

Distance 1 1/2 miles

Market Town New Westminster

Distance 16 "

Church (give denomination) Hammond-all denominations

Distance

Nearest School Hammond (Bus to high school-4 miles)

Distance 1 1/2 "

State how property was identified: Map location

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

Has direct access to good gravel road.

Is this district a good one? Yes.

Employment opportunity 2 sawmills, 1 brick yard, 1 peat plant.

Predominating Nationality and religion: Mixed residence-Japanese predominate.

Describe Fencing and its condition: West boundary only-wire.

Value \$

Water supply: Ample domestic water-from creek.

Value \$

Electricity-Power line nearby - lights installed.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 30	Frame	1 sty.	Shgl.	20	Wood	Fair	300.00
Chicken hse.	15 x 15	"	"	"	20	"	Poor	15.00
BARN	x							
BARN	x							
GRANARY	x							
	x							
	x							
	x							

Total present day value \$ 315.00

\$ 300.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? A poor type of structure but serviceable.

Describe the basement and chimneys: No basement - brick chimney on bracket.

No. rooms downstairs? 4 Upstairs? nil How finished Wood & paper.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Adjacent to bush on West.

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

Cultivated Land

BC/37-P
BC/2190-B

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.50	Slightly undulating	Sandy loam 18"	Clay	1 ac. Hops. 1 1/2 " Asparagus 1 1/2 " Raspberries 1 1/2 " Strawberries Balance-no crop	100.00	450.00
Area which can be cultivated without cost other than for breaking.						
2.25	Rolling Hill	Sandy loam 18"	Clay	Used for domestic pasture	70.00	157.50
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
3.25	Level	Sandy loam	Clay	Clearing and stumping	175.00 to 200.00	10.00
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 \$ 640.00

Total added by buildings to value of farm \$ 300.00

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

Total value of farm \$ 940.00

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

Property is operated by owner, is in good state of cultivation and served by sprinkler system from pumping plant on adjoining property, which is owned by same family.

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

Noxious weeds:

No serious weed condition.

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

Maple Ridge Municipality

Date:
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 8th day of May 1942.

Inspector's Signature

"D. DODDING"

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

VL-54 - HOYANO, T.

Farm Appraisal Report

Remarks: This holding is owned and operated by the family that own the property adjoining on the East and is operated in conjunction with.

The property is capable of considerable development, but the buildings are poor in type and construction.

These two properties are located on a bench with a creek on the east and one on the West. An electric pumping plant is operated on the adjacent property which is Pol. 3, and a piped sprinkler system serves the both farms.

I am very doubtful of the possibilities of this holding if it were separated from the other holding. There is a small creek bordering this property on the West but the water supply would not appear to be adequate to serve the purpose of the present system.

(FOR ORCHARD LANDS ONLY)

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

NIL

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

NONE

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

About 30 old apple trees of mixed varieties,
no commercial value.

\$

\$

\$

\$

\$

\$

\$

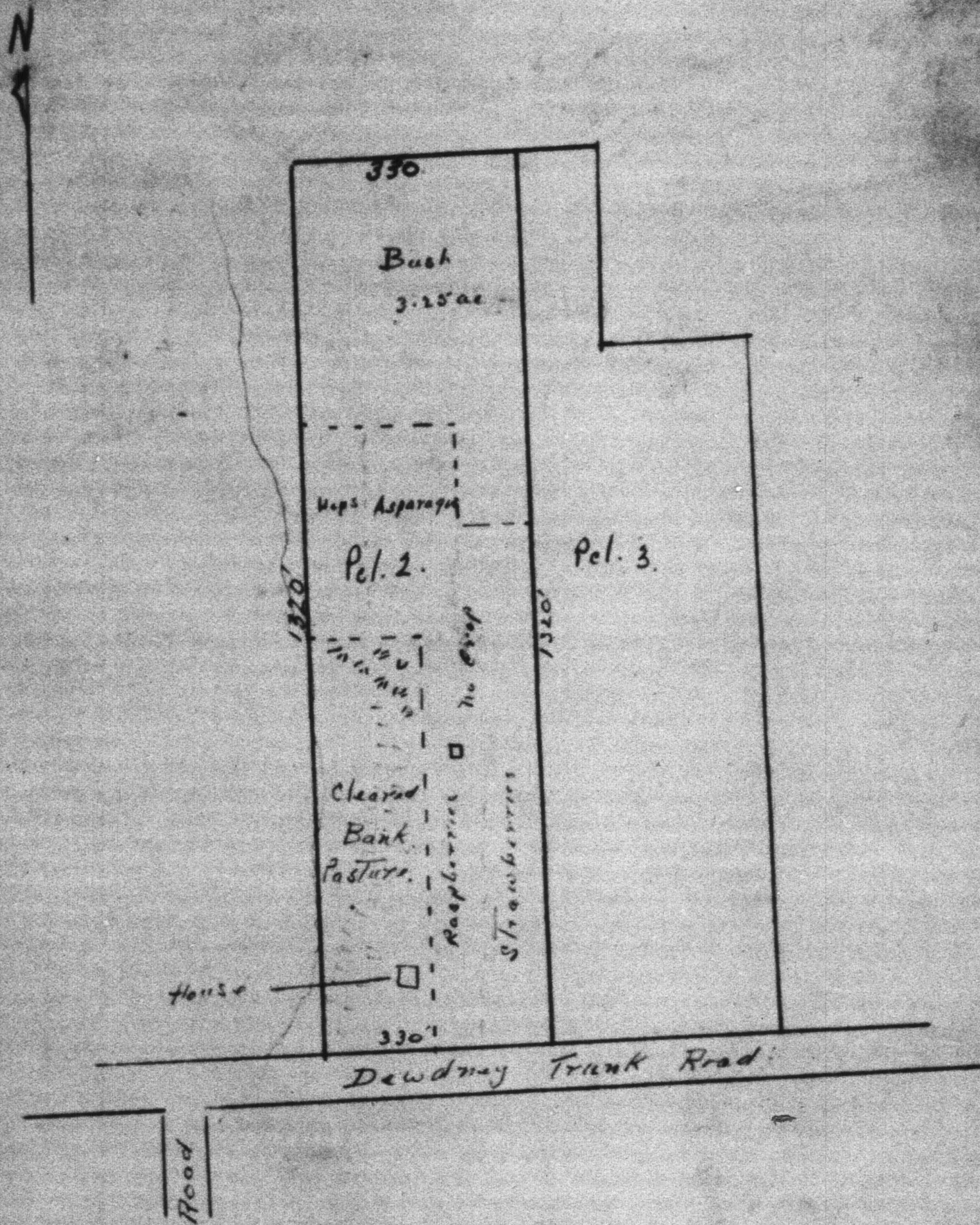
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



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

value is \$ 1000.00

Date 18th May 19 42.

"I. T. BARNET"

District Superintendent.

RECEIVED
 NOV 24 1943
 File No. 7352
 Ans. 10/23/43
 Referred 11/20/43

Sun Life Insurance Co.,
 Royal Bank Bldg.,
 Vancouver, B.C.

RECEIVED
 Sun Life of Canada
 NOV 22 1943
 Referred

Dear Sirs; # 2076 527
 2234.53%

We have received the letter from
 the Taxation's Office that they
 have paid the premiums of
 \$6.42 and \$30.09 which are for
 myself and my son Hiroshi but
 I haven't received any receipt from
 you.

So will you please send us
 the receipt as soon as possible
 We are anxiously waiting

Yours very truly,
 Toyozo Hayano.

File No. 7123

November 1st, 1943.

MEMORANDUM

To: File

From: Mr. Tom Houghton

Re: Art J. Section 241, Map 2750

CHAIN OF TITLE—

- 1 April 1912 - Edward L. PAYNTER and Ernest W. POWELL to
Bobby S. HARRISON, Title 14/23/7219-E.
- 7 Dec. 1912 - Bobby S. HARRISON to T. HARADA, Title
14/23/7220-E.
- 1 Nov. 1912 - Thomas HARADA - a 2/3 interest to Kichiro
YAMAGUCHI and Iwanaka OKASAKI. Title
14/23/7711-E. (Vested in Custodian Filings
26220 and 26246).
- Thomas HARADA, a 1/3 interest to Iwanaka
OKASAKI, Title 25461-E.
- 14 April 1937 - Iwanaka OKASAKI to Toyoko HOSANO, the 1/3
interest as in Name 25461-E. Title 120230-E.
(Vested in Custodian Filing 25320).

LAB

7352

October 29th, 1943.

Mr. Toyozo HOYANO,
Registration No. 14326,
Popoff 31,
Slocan, B. C.

Dear Sir:

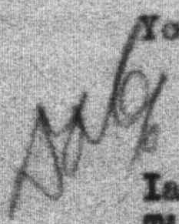
RE: Lot 2, Section 241, Map 1750,
District of Maple Ridge.

We have endeavoured to confirm your statement that you are the sole owner of the above described property, by contacting with a large number of people which may have some knowledge of this matter, and also by searching in the records of the Land Registry Office.

We find that title to the above described parcel past from Horace L. PAYNTER and Ernest W. POWELL to Betty S. HARRISON on the 1st April, 1912. Betty S. HARRISON sold and conveyed the land to T. HARADA on 9th December, 1912. On the 3rd November, 1913, Tasmun HARADA sold and conveyed to Kichizo YAMASAKI and Iwamatsu OKASAKI, a $\frac{2}{3}$ interest in this parcel, and Tasmun HARADA conveyed also a $\frac{1}{3}$ interest to Iwamatsu OKASAKI, which $\frac{1}{3}$ interest was conveyed by OKASAKI to you, on the 16th of April, 1937. From this record it seems conclusively shown that you are the owner of $\frac{1}{3}$ interest only, the other $\frac{2}{3}$ being held under title number 14/83/7711-E, by Kichizo YAMASAKI and Iwamatsu OKASAKI.

As we have been able to discover no evidence supporting your contention that you are the owner of the whole parcel, we assume that you hold a $\frac{1}{3}$ interest only, and we will hereafter regard this as a true statement of the title.

Yours truly,


Ian Macpherson
Title Examiner

IM:ML

Port Hammond,
Oct 21st/43.

The Custodian,
Japanese Evacuation Section
506 Royal Bank Building,
Vancouver.

file 7352.

Dear Sir:-

Re: Lot 2, Section 241, Map 1750, District Maple Ridge

Your favour of 19th inst addressed to my Son, has been handed to me for reply as I am the one to whom XX you should have been referred.

In reply I would say that I do so little Notary work that I have never kept any record of such transactions as come my way, I do, however, keep a record of receipts for Income Tax purposes and find the following entries in looking back-

Nov 6th/31---Okasaki-Hoyano \$5.00 - *1/2 inch - 2nd Avenue*
Feby 5th/37 T. Hoyano 5.00.

As this would be the fee for either a Deed or Agreement I think there must have been such, though which I am unable to say.

Any documents would have been handed to the proper parties with the injunction to get them registered at the very earliest moment, but apparently this has not been done.

I regret that I am unable to assist you further.
Yours faithfully,

A. L. Lyndup

EVACUATION SECTION	
Rec'd	OCT 22 1943
File No.	7352
Ans.	<i>Mr. Morrison</i>
Referred	

COPY

7352.

October 19th, 1943.

J.E. Lazenby, Esq.,
Richmond Street,
HAMMOND, B.C.

Re: Lot 2, Section 241, Map 1750,
District of Maple Ridge

Dear Sir:

Title to the above described land stands in the Registry
Office as follows:

1/3 interest in the name of Toyozo HOYANO and
2/3 interest in the names of Kichizo Yamasaki and
Iwamatsu Okazaki.

Mr. Hoyano claims to be sole owner of this property but there
is no registered interest in respect to his claim, except the
1/3 interest.

*"Dead
be thinner
letter 11/5/3"*

We have been unable to get any information as to who Yamasaki is
or of any transfer from him of his interest. Mr. Okazaki, we are
informed, is now in Japan. We were informed that Mr. Asajiro
Tazumi could give us some information of the transfer of the 2/3
interest to Mr. Hoyano and we have from him a letter dated October
15th, of which we enclose a copy.

We are writing in consequence of Mr. Tazumi's statement that you
were instructed to prepare a deed from Mr. Okazaki to Mr. Hoyano in 1932,
and possibly you have a record of this proposed transaction. Will
you kindly advise me if such a deed was prepared by you and executed,
and if you have it now in your possession; also if the deed covered
the 2/3 interest of Mr. Yamasaki and Mr. Okazaki, or was it a convey-
ance of a 1/3 interest, which is now registered in Mr. Hoyano's name.
I should also like to be advised if you have any knowledge of Mr.
Yamasaki and of his present place of residence.

The point in this is - does Mr. Hoyano own the whole interest in the
above described lands? - and any information that you can give me will
be gratefully received.

If you are hold a conveyance of the 2/3 interest from Yamasaki and
Okazaki to Mr. Hoyano, will you kindly forward the deed to me, and
we will attend to the registration thereof.

Yours truly,

I. MACPHERSON.
Title Examiner.

IM:HW
Encl.

% Lully Bros.
Oakville, Man.
October 15/43

Dept. of the Secretary of State
Office of the Custodian
Wascana, B. C.

EVACUATION SECTION	
Rec'd	OCT 15 1943
File No.	7352
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:-

Regarding your letters of Sept. 7th and
October 5th I would like to inform you
as follows:

On November 1932, Mr. Swamaton
Okazaki sold to Mr. Joyozo Hayano Lot 2,
of Lot 241, Map 1750 in the District of
Maple Ridge; the property covering 10 acres
for the sum of \$2500. This sum was paid
1000 down and three payments of \$500 each.

I was entrusted as attorney for the
\$1500 which was paid to me in three \$500
instalments. Immediately upon receipt of
the sum Mr. Joyozo Hayano, Hiroshi
Hayano & myself went to Postmaster J.
Lazenby of Port Hammond to make a deed
and register for title of the above property.

I myself do not understand English so
Mr. Joyozo Hayano's son Hiroshi was
entrusted to see that the transaction was
completed in good order.

As Naturally I was very much
astounded when I received your letter but,
I was entrusted to no more than as above
stated.

I may be able to supply you with
some further information concerning the
above ~~stated~~ transaction but I am
out of knowledge of previous dealings
as stated in your first letter.

Yours very truly,
no 1³882

A. Taggart

File No. 7352

COPY

c/o Tully Bros.,
Oakville, Man.
October 15/43.

Dept. of the Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:-

Regarding your letters of Sept. 7th and October 5th I would like to inform you as follows:

On November, 1932, Mr. Iwamatsu Okazaki sold to Mr. Toyozo Hoyano "Lot 2 of Lot 241, Map 1750 in the District of Maple Ridge", the property covering 10 acres for the sum of \$2500. This sum was paid \$1000. down and three payments of \$500. each.

I was entrusted as attorney for the \$1500. which was paid to me in three \$500. instalments. Immediately upon receipt of the sum Mr. Toyozo Hoyano, Hiroshi Hoyano and myself went to Postmaster J. Lazenby of Port Hammond to make a deed and register for title of the above property.

I myself do not understand English so Mr. Toyozo Hoyano's son Hiroshi was entrusted to see that the transaction was completed in good order.

So naturally I was very much astounded when I received your letter but, I was entrusted to no more than as above stated.

I may be able to supply you with some further information concerning the above transaction but I am out of knowledge of previous dealings as stated in your first letter.

Yours very truly,

No. 13882
"A. Tazumi"

File No. 7352

COPY

October 5th, 1943.

7352

Mr. Asajiro TAZUMI,
c/o Tully Bros.,
P. O. 19,
Oakville, Man.

Dear Sir:

RE: Lot 2, of Lot 241, Map
1750, District of Maple
Ridge.

On September 7th last we wrote you asking for
some information which we believe you are able to give
us in connection with the purchase of:

"Lot 2, of Lot 241, Map 1750, District
of Maple Ridge,"

and a sale of same from Mr. OKAZAKI to Mr. HOYANO. Al-
most a month has elapsed and we have neither received
our letter as being undelivered nor have we heard from
you in reply. We are urgently in need of this infor-
mation, and we ask you to kindly let us have a full an
account of the above transaction as you may be able to
give. Will you kindly give this matter your immediate
attention.

Yours truly,

Ian Macpherson
Title Examiner.

IM:ML

COPY

7352 & 13952

REGISTERED MAIL

September 9th, 1943.

Mr. M.L. Brown,
Office Manager,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

RE: Toyozo HOYANO, Reg. No. 14326.

I am in receipt of the first instant enclosing Certificate of Title No. 120250E in the name of Toyozo HOYANO covering:

Lot Two (2) of Lot Two Hundred and Forty-one (241) Group One (1) Map One Thousand Seven Hundred and Fifty (1750) in the District of New Westminster,

and tax receipts for the years 1940-41-42 covering the same property. We are returning to you these documents which we would ask you to kindly forward to Mr. F.G. Skinner, your agent, at Slocan City. Please convey to Mr. Skinner our thanks for his assistance in this matter.

While these documents do not conclusively show the interests of Mr. HOYANO in this lot, the information given by Mr. Skinner will materially assist us and puts us in a position to procure further, and I hope, complete information from Mr. A. TAZUMI, to whom we have already written.

Yours truly,

Ian Macpherson
Title Examiner.

IM:ML

Enc.

September 7th, 1943.

Mr. Asajiro TAZUMI,
c/o Tully Bros.,
P.O. 19,
Oakville, Man.

Dear Sir:

For some time past we have been endeavouring to ascertain the position of Mr. Toyozo HOYANO in respect to his ownership of Lot 2, Sec. 241, Map 1750 in the District of Maple Ridge, B.C. Mr. Hoyano claims to be the sole owner of this lot and we find that he has a registered interest of one third only.

We have recently received a letter from the Supervisor of the Security Commission at Slocan City who was asked to interview Mr. Hoyano in respect to this matter and from the Supervisor's reply I may quote as follows:

"We have seen Mr. Hoyano again and had a long interview with him and found out from him that the man by the name of Yamasaki owned ten acres at Maple Ridge which he sold to Okazaki. Okazaki then sold it to Hoyano who paid for it \$1000 down and three payments of \$500 each. When the payments had been completed he went to the Postmaster at Haney and a transfer deed was made out for the property. It further appears that the first payment was made to a man by the name of Asajiro Tazumi, whose present address is c/o Tully Bros., P.O. Box 19, Oakville, Manitoba. This man acted on a power of attorney from Okazaki who went to Japan and did not return."

I shall be glad if you will inform me if the facts are as above stated. If so I may mention that the remaining two thirds interest in this lot in addition to Mr. Hoyano's interest stands in the Registry Office record in the names of Kichiso Yamasaki and Iwanatsu Okazaki and it would thus appear that Mr. Yamasaki transferred his interest to Mr. Okazaki and that you as attorney for Mr. Okazaki conveyed by separate deeds, a 2/3 interest and a 1/3 interest to Mr. Hoyano. Respecting the 1/3 interest, Mr. Hoyano undoubtedly has title and if, as stated above, he completed the payment on the Agreement of Sale to him of the 2/3 interest from Mr. Okazaki, he is entitled to and can demand conveyance of title by deed which you as attorney for Mr. Okazaki are competent to give him.

Will you kindly let me hear from you as early as possible giving me what information you can to clear this matter up and also state whether you are in a position and are willing to give a deed from Mr. Okasaki to Mr. Hoyano of the 2/3 interest now standing registered in the name of Mr. Yamasaki and Mr. Okasaki. If so, this matter can be cleared up quite readily and we shall be grateful for your cooperation in doing so.

Yours truly,

Ian Macpherson
Title Examiner

IM:PB

File No 7352.

Box 31,
Slocan, B.C.,
Sept. 1, 1943.

Office of The Canadian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 6 1943
File No.	7352-1 5730 ✓
Ans.	SM 4 P.M.
Referred	

Dear sir;

We have received your letter of August twenty five from letter No. 118.

I and my son Hiroshi has to pay the premium for the life insurance and as we are very short in money and won't be able to pay the Premium this year will you please pay it off from the twenty five dollars. \$75.88 which is still left in your hands.

I am enclosing the Premium note of my son's. Please send us the receipt of the paid Premiums. We thank you very kindness.

Yours truly,
(Mr.) Toyozo Hayano.
Reg No. 14326.

in Bal.
file 7352
\$ 76.88
77.63 24/9/43

How much is owing on Bal. 2076527 - Toyozo Hayano?

in Bal. file 5730
\$ 5.26
10-9-43

No Due.

630.04
36.00
Ans: 566.51

C
O
P
Y

BRITISH COLUMBIA SECURITY COMMISSION

Slocan City, B. C.,
August 27, 1943.

B. C. Security Commission,
Vancouver, B. C.

Attention Mr. M. L. Brown

Re: HOYANO, Toyozo, #14326
Custodian File 7352 & 13952

We are in receipt of your memorandum of August 12th enclosing copy of letter from Mr. Alexander of the Custodian's office regarding title of property at Maple Ridge belonging to the above man.

(We have seen Mr. Hoyano again and had a long interview with him and found out from him that the man by the name of Yamasaki owned ten acres at Maple Ridge which he sold to Okazaki. Okazaki then sold it to Hoyano who paid for it \$1000 down and three payments of \$500 each. When the payments had been completed he went to the Postmaster at Haney and a transfer deed was made out for the property. It further appears that the first payment was made direct to Okazaki and then the following three payments were made to a man by the name of Asajiro Tazumi, whose present address is c/o Tully Bros., P.O. Box 19, Oakville, Manitoba. This man acted on a power of attorney from Okazaki who went to Japan and did not return.) A copy of the front page of the Agreement of Sale entered into between Okazaki and Hoyano in October 1931 was forwarded to the Custodian through your office on May 11th.

We are enclosing Certificate of Title covering this property together with Tax Receipts for the years 1940, 1941, 1942. The Tax Receipts apparently show that Hoyano is paying taxes on the whole ten acres although his title shows he has only 1/3 interest in this property. We had considerable difficulty in persuading Mr. Hoyano to let us have these documents to send to you and we finally gave him a receipt signed by both F. G. Skinner and E. R. Adams, a copy of which is enclosed.

Will you please arrange with the Custodian to have these documents returned to us as soon as he has finished with them?

BRITISH COLUMBIA SECURITY COMMISSION

Supervisor (Signed) F. G. Skinner
(F. G. Skinner)

ERA/BI
Encl.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name HOYANO, Mr. Toyozo

File No. 7352

Stocon B.C.

Reg. No. 14326

Company Sun Life

Agency Vancouver

Policy No. 2076527

Premium - \$41.15

Payable: ^x Annually, Semi-annually or monthly

Month November Day 1st

REMARKS:

Summed

X

Letter sent 25/8/43

COPY

7352
13952
Int. 1302

August 10th, 1943.

Mr. M. L. Brown,
B. C. Security Commission,
The Dick Building,
360 Homer Street,
Vancouver, B. C.

Re: Toyozo (Sekino) HOYANO--Reg. 12326.

Dear Sir:-

Would you please be good enough to have your Supervisor in Slocan assist Mr. Toyozo Hoyano and this office by discussing further with Mr. Hoyano the matter of the interest of Mr. Hoyano in the property the legal description of which is Lot 2, Section 241, Group 1, Map 1750, Municipality of Maple Ridge in the District of New Westminster, and regarding which we have already had some correspondence both with Mr. Hoyano and with Mr. F. G. Skinner.

In brief, the facts so far known to this office in connection with the property mentioned above are as follows:

Search of the records made by this office shows that Mr. Toyozo Hoyano has an undivided one-third interest in and to the property mentioned above, but search shows also that it is duly recorded that the remaining two-thirds interest was owned by Kichizo Yamasaki and Iwamatsu Okasaki. Mr. Hoyano claims to be the sole owner of the entire property and we have made repeated endeavors to procure from him evidence to confirm his belief. Mr. Hoyano has exhibited to Mr. F. G. Skinner an Agreement of Sale to him from Iwamatsu Okasaki dated October 1st, 1931, conveying to Mr. Hoyano an undivided one-third interest. Mr. Hoyano's ownership of one-third interest so conveyed on fulfilment of this Agreement is not disputed but respecting the two-thirds interest, we have no information of any conveyance from the above registered owners to him. In a letter we received from Mr. Hoyano dated March 3rd, 1943, Mr. Hoyano states that Mr. Okasaki left for Japan shortly after the sale of the one-third interest and that he, Mr. Hoyano, had never heard of any Mr. Yamasaki. Mr. Skinner has indicated that Mr. Hoyano was of the belief that Mr. Yamasaki was dead.

In brief, the Custodian desires to assist Mr. Hoyano in every possible way in aiding him in the clearing of title to this property, but we would appreciate your Supervisor in Slocan explaining to Mr. Hoyano that the Custodian must, of course, be guided entirely by facts and not

Mr. M. L. Brown

- 2 -

August 10th, 1943.

by sentiment and requires of Mr. Hoyano full and complete particulars, duly supported by documentary evidence, of the steps he may have taken in the past to acquire complete ownership of the property in question.

In the last letter we received from Mr. Hoyano in this connection, he states he purchased this land through a barrister and it is, of course, quite possible that his solicitor may be holding certain unregistered documents which if obtainable, would satisfactorily clear Mr. Hoyano's exclusive claim to the land. If we could be provided with the name of the lawyer who acted on behalf of Mr. Hoyano, it would probably be of very great assistance to us.

In the meantime and pending production by Mr. Hoyano of evidence to the contrary, we are regarding Mr. Hoyano as the owner of only a one-third interest and are regarding the estates of Kichizo Yamasaki and Iwamatsu Okazaki as owners of the remaining two-thirds interest to and in the property in question.

Yours truly,

R. P. Alexander
Manager

RPA:IF

Files 7352, 13952 and
Int. 1302

COPY

MEMORANDUM

TO: MR. ALEXANDER

August 4, 1943.

FROM: MR. IAN MACPHERSON

Re: Lot 2, Sec. 241, Map 1750

Search shows that 2/3 interest is registered in the names of Kichiso YAMASAKI and Iwamatsu OKASAKI and 1/3 interest in the name of Toyozo HOYANO. The last named claims to be the sole owner of this parcel of land and we have made repeated endeavours to procure from him, evidence to confirm his statement. He exhibited to Mr. F.D. Skinner of the Security Commission at Slocan City, and Agreement of Sale of 1/3 interest from OKASAKI to himself, particulars of which are on file. His ownership of 1/3 interest, so conveyed on fulfilment of this Agreement is not disputed, but respecting the 2/3 interest we have no information of any conveyance from the above registered owners to him. In a letter dated March 3rd he states that Mr. Okasaki left for Japan shortly after the sale of 1/3 interest to him and that he never heard of Mr. Yamasaki. We have filed Vesting Certificates against the interests of Hoyano and, as an enemy, against Okasaki. Mr. Yamasaki's interest has not yet been vested, but I believe that it should be, pending further information as to his existence and whereabouts.

It occurs to me that Mr. Hoyano's reluctance to give us information may be due to the fact that he knows Mr. Okasaki is in Japan and Mr. Yamasaki is unknown and that he thinks it safe to claim the entire interest in this land. If you have further suggestions, in addition to filing against Yamasaki's interest, as to how this matter should be handled, will you please advise me.

"IAN MACPHERSON"

IM:PB

S. MUSSALLEM
REVE
HANEY, B.C.

H. M. DAVENPORT
CLERK AND COLLECTOR
HANEY, B.C.

Corporation of the District of
Maple Ridge

TELEPHONES:

HANEY 6 : HAMMOND 3681

July 30th. 1943.

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

RECEIVED SECTION	
JUL 31 1943	
FILE NO.	7352
BY	JM
RECEIVED	Cramer
mt	

Dear Sirs:

Attention Mr. Cramer

Re: Toyozo Hoyano

In reply to your question why the above is assessed in full for Lot 2 of D.L.241 Gp.1. Map 1750, N.W.D. is because as we understand it he is the sole owner of the property.

Our understanding is that in the first instance ~~the~~ Hoyano and Okasaki were the joint owners of the property with Hoyano having a 2/3 interest and Okasaki a 1/3 interest and in 1937 Okasaki sold his one third interest to Hoyano, making Hoyano the full owner. Title No. 120250E deals with the last transaction only.

As the older records are not on hand I cannot give you the numbers of the older titles but I am sure if this is examined in the Land Registry Office, that what we contend will be found to be correct, we would have to make a search to be able to verify same ourselves.

Yours truly,

H. M. Davenport
C.M.C.

7352, 19952 & Int. 1302

July 21, 1943.

Mr. J. A. Melver,
P. O. Box 56,
Port Hammond, B. C.

Dear Sir:

Re: Fire Insurance

With reference to property described as Parcel 2 of Gp. 1 of D. L. 241, Twp. 9 in the Municipality of Maple Ridge. I mentioned in my letter of July 12th this was located at 2507 Power Line Road but on further checking I see that its location is just West of 2507 Power Line Road.

I wish to thank you for your report of July 15th on this property in which Toyoso HOYANO has one third interest along with Kichizo YAMASAKI and Isamatsu OKAZAKI. I note that you consider the buildings to be uninsurable.

I will deal separately with the property you referred to as being Parcel 3 and which belongs to Mrs. Toyoso HOYANO.

Yours very truly,

S. M. Gibson,
Insurance Department

SMG:JS



MERCANTILE INSURANCE COMPANY

J. E. ROSE
MANAGER

J. A. McIVER
RESIDENT AGENT

British Columbia & Alberta Branch *Vancouver*

EVACUATION SECTION	
Rec'd.	JUL 17 1943
FILED	
P. O. BOX <i>Gibson</i>	
PORT HAMMOND, B. C.	

July 15th 1943

*Mr. S. M. Gibson,
Office of the Custodian,
Vancouver, B.C.*

Dear Sir:-

Re: File No. 7352 - Toyozo Noyano.

I had a look at the buildings of the above named Japanese referred to in your letter of July 12th.

The buildings are in very poor condition and are now occupied at the present time. The lean-to woodshed which is attached to the shack is almost without a roof. The shack itself has not been occupied since the Japanese left and is about thirty years old, this I know. The Garage is only a small shelter without a floor. It is really not worth placing any insurance on.

There are good buildings on parcel 3 which were occupied by Noyano 2507 Plover Road. Kindly let me know if there is any fire insurance required on these and if so I will be glad to accept them.

*Yours truly
J. A. McIVER
Agent.*

Box 31,
Huron City, D.C.,
June 8th, 1943.

Office of The Sanitarian,
516 Royal Bank Building,
Hastings and Breville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 12 1943
File No.	
Ans.	
Referred	Anderson

Dear Mr. R. D. Richardson—

Please send me the sum of hundred
twenty-five dollars, being in full for
wood which you have sold it for us.

As the food, clothing, etc are very dear
out here. We are very hard in living, short
in money. So please kindly send us the
money in full hundred twenty five dollars
\$25.00. We hope to receive it in the very near
next future.

Thank you.

Yours truly,

Jaygon Hayano

Reg. No. 14326.

File No. 7352

leg 100%

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May 22nd, 1943.

Mr. Toyozo KURIANO,
Registration No. 14326,
Popoff, Slocan, B.C.

Dear Sir:

Re: Lot 2 of Lot 241, Group 1, Map 1750,
Hum. of Maple Ridge, B.C.

I am in receipt of a letter from Mr. F.G. Skinner of the British Columbia Security Commission at Slocan City, B.C. with which he encloses a copy of an Agreement of Sale dated 1st October 1931 from Iwamatsu Okasaki of the town of Port Hammond to yourself. This Agreement of Sale is of a $\frac{1}{3}$ interest in the above described land and concerning this interest there has been no dispute. We are aware from search of Land Registry Office records that you are the owner of this $\frac{1}{3}$ interest. But we wish to ascertain how you acquired the remaining $\frac{2}{3}$ interest in this land. You state in your letter of March 3rd, that you are sole owner of this land and the Land Registry Office records show that Mr. Iwamatsu Okasaki and Kichizo Yamasaki are the owners of a $\frac{2}{3}$ interest. If you have no further interest than that shown by the Agreement of Sale of October 1st, 1931, we cannot see that you are the sole owner of the lot.

If you have purchased the whole of this lot you will have an Agreement of Sale covering the remaining $\frac{2}{3}$ interest, and we require you to send to this office immediately such agreement as evidence of your ownership. For your information I quote Section 9 of the Consolidated Regulations respecting Trading with the Enemy, which reads as follows:

"Any such person who, having custody of any book or document which a person is authorized to inspect under Regulations 7 and 8 hereof, with intent to evade the provisions of these Regulations, destroys, mutilates or defaces any such book or other document or refuses or wilfully neglects to produce it for inspection, and any person who being able to give any information which may be required to be given under said Regulations 7 or 8, refuses or wilfully neglects when required to give that information, shall be guilty of an offence under these regulations."

Yours truly,

Ian Macpherson
Title Examiner

IM:SB

7352

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May 22nd, 1943.

Mr. F.G. Skinner,
British Columbia Security Commission,
Sloosan, B.C.

Dear Sir:

Re: Toyoso Hoyano #14326

We are much indebted to you for the trouble you have taken with the above in assisting us to get information from him as to ownership of Lot 2, of Lot 241, Group 1, Map 1750, New Westminster District. The information and excerpt from Agreement of Sale, dated 1st October 1931, confirms his interest to the extent of undivided 1/3 interest, concerning which there is no dispute as it conforms to the Land Registry Office record. If you can further assist us in getting Mr. Hoyano to forward us the documents that prove his interest in the remaining two-thirds we shall be deeply obliged to you.

I am enclosing a copy of a letter of this date addressed to Mr. Hoyano in respect to the remaining 2/3 interest, and for your information I may add it appears that a 1/3 interest at least is the property of an enemy. In this we are particularly concerned.

Yours truly,

Ian Macpherson
Title Examiner

IM:MB
Enc.

735 v Lopp # 31
Slocum, B.C.
May, 14, 1943

506 Royal Bank Bldg.,
Westings & Granville
Vancouver, B.C.

EVACUATION SECTION	
Date	MAY 17 1943
File No.	
Ans.	
Referred	Kelch

Received July 26/43
D.H.B.

Dear Sir:

Kindly excuse me for not answering your letter sooner since that 10 acre of land in Hammond belong to me and have been paying taxes for the last eleven years without any trouble.

I have bought this piece of land through barrister and post master of Hammond B.C. and if this is not satisfactory will you kindly look this matter at Maple Ridge city hall.

Yours Truly,
D. H. Hovano

C
O
P
Y

BRITISH COLUMBIA SECURITY COMMISSION

Slocan City, B. C.,
May 11, 1943.

B. C. Security Commission,
Vancouver, B. C.

Attention Mr. M. I. Brown

Re: Custodian File #7352
HOYANO, Toyozo, #14326

We are in receipt of a letter from Mr. D. A. Cramer, Custodian Department addressed to Mr. Walter Bartley, dated April 27th regarding some difficulty he had to contact the above man with reference to title of property at Maple Ridge.

Mr. Hoyano has been in to see us today and brought with him a letter which he has received from Mr. Macpherson, Title Examiner, in respect to ownership of Lot 2 of 241, Group 1, Map 1750. Hoyano brought with him for our inspection tax receipts for the year 1934 made out in the name of Okazaki and Hoyano jointly and also tax receipts for 1942 in the sum of \$36.34 made out in the name of T. Hoyano.

We persuaded this man to go back home and bring back his Agreement of Sale and his Title on the promise that we would return them immediately after we had inspected them. He did not wish us to send them into Vancouver to be inspected. We enclose copy of the front page of the Agreement of Sale entered into the first day of October, 1931, between Okasaki and Hoyano which shows that Okasaki was conveying an undivided 1/3 interest in Lot 2 of portion of Lot 241. We also inspected the indefeasible title which Mr. Hoyano holds and took a note of the following particulars:

Title dated 16th day of April 1937, Reg. Vol Fol. 120250 E in which it states that Hoyano is absolutely indefeasibly entitled, etc. to "an undivided 1/3 interest in and to that piece of land in Maple Ridge Municipality known as Lot 2 of Lot 241 Group 1 Map 1750 in the District of New Westminster." The title was signed and sealed and witnessed on the 19th day of April 1937 and it does not have any endorsements.

We trust this information will be of some use to the Custodian as we understand that Mr. Yamasaki mentioned in the Custodian's letter of May 7th, to Hoyano is dead and Mr. Okasaki mentioned in the same letter is now in Japan.

BRITISH COLUMBIA SECURITY COMMISSION

Supervisor (Sgd.) F. G. Skinner
(F. G. Skinner)

ERA/BI
Encl.

7352

May 7, 1943.

Mr. Toyozo HOYANO,
Registration No. 14326,
Popoff, Slocan, B.C.

Dear Sir:

Re: Lot 2 of Lot 241, Group 1,
Map 1750

In further reference to our letter of March 22nd to which we have had no reply. We are convinced that there exists some misunderstanding in connection with your ownership of this land.

We have searched the title of this property in the Land Registry Office and find by the records that you are the owner of an undivided 1/3 interest and that Messrs. Kichizo YAMASAKI and Iwamatsu OKAZAKI are the registered owners of a 2/3 interest in this same lot. Whatever your real interest in the property may be you appear to have a registered interest of only 1/3 interest. I may add that the records show that Yone Hoyano, your wife, is the sole proprietor of Lot 3, and it may be that you had this in mind when you informed us that you were the sole owner of Lot 2 as you did in your letter of March 3rd.

To clear this matter up I would suggest that you send me any agreement of sale or deed which you hold in respect to Lot 2. When we have inspected any such document showing your interest, and made a record of it, we will return to you the documents sent us.

Yours truly,

Ian Macpherson
Title Examiner

IM:FC

13952
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7352

C
O
P
Y

March 22, 1943.

Mr. Toyozo HOYANO,
Registration No. 14326,
Popoff, Slocan, B.C.

Dear Sir:

Re: Lot 2 of Lot 241, Group 1, Map
1750, Mun. of Maple Ridge, N.W.D.

With reference to our letters of February 16th and
your reply of March 3rd re the ownership of the above lot.

You claim that there are no co-owners with you on
this lot so if you will please send into us by return mail a
copy of the deed which is in your possession, you will no doubt
be able to straighten out this tangle.

Also we note that the Certificate of Title on Lot 3
of the Easterly portion of Lot 241, Map 1750 is in the name of
Yone Hoyano. You appear to have an interest in this so if you
will send in also the papers which you have in connection with
this lot we will be able to clear this up for you.

Please attend to this as soon as possible. Thank
you for your co-operation.

Yours truly,

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

DAC:FC

"Write to Mr. Skinner, Superintendent
BCS Comm
Slocan, B.C."

13952
13953
7352

now Int. 1302

7352

March 22, 1943.

Mr. Toyozo HOYANO,
Registration No. 14326,
Popoff, Slocan, B.C.

Dear Sir:

Re: Lot 2 of Lot 241, Group 1, Map
1750, Mun. of Maple Ridge, N.W.D.

With reference to our letters of February 16th
and your reply of March 3rd re the ownership of the above
lot.

You claim that there are no co-owners with you
on this lot so if you will please send into us by return
mail a copy of the deed which is in your possession, you
will no doubt be able to straighten out this tangle.

Also we note that the Certificate of Title on
Lot 3 of the Easterly portion of Lot 241, Map 1750 is in
the name of Yone Hoyano. You appear to have an interest
in this so if you will send in also the papers which you
have in connection with this lot we will be able to clear
this up for you.

Please attend to this as soon as possible. Thank
you for your co-operation.

Yours truly,

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

DAC:FC

File # 7352, 13952 X
Succession 13953

Copy

Volcan, B.C.
March 3/43

Garrett's Office.
506 Royal Bank Bldg.,
Hastings and Grenville
Vancouver, B.C.

EVACUATION SECTION	
Recd	MAR 8 1943
File	73521/39528/3
Ans.	
Referred	Edipe

Dear Sir:

I have receive a letter here which it says about the co-owners of our property. They are very sorry that we do not know whereabouts they are and whether they are living or not. We have bought the place from Mrs. Okazaki so we are not co-owners as far as you are concerned. I know Mrs. Okazaki has left to Japan as soon as she we bought the place. We do not know who Mrs. Yamasaki is we never have heard their name before. I would like to know why you are asking such questions. For we have paid the money for it. Please let us know the reason.

Truly,

Yuzo Higashi
Reg. No. 14326

7352, 13952 & 13953.

February 16, 1943.

Mr. Toyozo HOYANO,
Registration No. 14326,
Popoff,
Slocan, B.C.

Dear Sir:

We find that Mr. Kichiso YAMASAKI and Mr. Iwanatsu OKAZAKI are co-owners with you of property at Hammond, B.C. We should be very glad if you would kindly inform us of the present addresses of Mr. Yamasaki and Mr. Okazaki. If they are no longer in Canada, please tell us when they left this country and whether they are now in Japan.

Please accept our thanks in advance,

Yours truly,

D. M. Chope.
Administration Department.

DMC

7352

January 30, 1943.

Mr. Toyozo (Sekino) HOYANO,
Registration No. 14326
Slocan, B. C.

Dear Sir:

Re: Wood sold to C. H. Owen

Please be advised that the above-named has
paid us the sum of \$125.00, being in full for wood
belonging to you and left on the property of Mr. Fred
Buck.

Yours truly,

R. D. Richardson
Farm Department

WJI:NDE

7352

January 12th, 1943.

Mr. F. Buck,
15 Road,
Haney, B. C.

Dear Sir:

Re: Toyozo HOYANO

Please be advised that the wood on your property owned by the above Japanese has now been sold to Mr. C. H. Owen. We trust in view of your request to have this wood moved that you will allow Mr. Owen access to remove said wood.

We wish to thank you for your co-operation.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

File 7352 Albion P.O.
Reg. 14326 Jan. 7 - 1943 ✓

R. L. Richardson
The Custodian Office
Van.

EVACUATION SECTION	
Rec'd	JAN 9 1943
File No.	
Ans.	
Referred	

Dear Sir -

Re: to file No 7352
I'm reply to your letter of
Nov. 30. to Mr Fred Buck
Please find cheque^{enclosed} for \$125.00
in full payment for Mr Toyozo
Hoyano's wood on Mr Buck's property
Please note this is my offer
in full agreement with Mr. Buck

I remain
Yours Truly
C. H. Owen

File No 7352.

RECEIVED
OFFICE OF THE
SECRETARY
NOV 27 1942

Anderson
P. J. Poff,
Slocan City,
B.C.,
Nov 24, 1942.

Sancti-Juan's Office,
Department of the Secretary,
Of State Of Canada,
Vancouver B.C.

Dear Sir;

We have receive your letter regard-
ing to the sale of the wood.

As we are far away from home
we do not know what to do. Mr. Bud-
on whose property our wood lies as it
is in his way; we would like to have
our wood sold at \$25. as he offers.

Kindly please notify us when when
you get the wood sold.

Yours truly,
Doyozo Hoyano
Reg. No 14326

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

NOV 14 1942

H. D. Richardson
Farm Department
Vancouver B.C.

Dear Sir..

Richardson
anderson
Albion P.O. B.C.
Nov. 12 - 1942

6950

Re. T. Yokoyama's wood, file # 6662

Mr Buck asked me if I would like to make an offer on this wood so I would appreciate it very much if you would hand on to the owner my offer of \$125.00 cash for the wood. I would like to point out about 15% of the wood is absolutely rotten and if it stays in the woods another winter it will be of little value, it has been cut 2 years.

Thanking you
Yours Truly
C. H. Owen

ARTICLES OF AGREEMENT

made in triplicate the first day of October in the year of our Lord one thousand nine hundred and thirty-one

BETWEEN Iwanatsu Okasaki, of the Town of Port Hammond, in the District of New Westminster, Province of British Columbia, Farmer

hereinafter called the "Vendor" of the one part

AND

Toyozo Hoyano of the same place, Farmer

Hereinafter called the "Purchaser" of the other part.

WHEREAS the Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase of and from the Vendor the land, hereinafter mentioned, that is to say:

ALL AND SINGULAR that certain parcel or tract of land and premises situate in the Municipality of Maple Ridge, Province of British Columbia, and more particularly known and described as

an undivided one-third (1/3rd) interest in and to that piece of land known as Lot two (2) of a forty-six decimal five (46.5) acre portion of Lot two hundred and forty-one (241) - -----

Group ONE (1) New Westminster district, according to the registered map of said subdivision deposited in the Land Registry Office, at the City of New Westminster in the said Province and numbered 1750 TOGETHER with all the privileges and appurtenances thereto belonging, at or for the price or sum of twenty-five hundred (2500) Dollars (\$2500.00) of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of six hundred ----- Dollars (\$600.00) on the execution of this Agreement (the receipt whereof is hereby acknowledged by the Vendor,) and the balance as follows:

five hundred (500) dollars on the first day of October, 1932
five hundred (500) dollars on the first day of October, 1933
five hundred (500) dollars on the first day of October, 1934
four hundred (400) dollars on the first day of October, 1935.

TOGETHER with interest on the monies from time to time owing under this Agreement, at the rate of six per cent (6%) per annum, payable on the days aforementioned.

7352 21

This Indenture

Made in duplicate the 13th day of June in the year of Our
Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

TOYOZO HOYANO

of the town of Hammond, in the province
of British Columbia. Farmer.

Insert full
Names,
Addresses
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

And

RICHMOND GROWERS CO. LTD.

of the city of Vancouver, in the
province aforesaid. Merchants.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge, in the province of British Columbia, and more particularly known and described as Lot Two (2) of Lot Two Hundred and Forty-one (241) Group One (1) Map 1750, in the District of New Westminster.

EXHIBIT No.

360-3

DATE

8 Mar 1948

FILED BY

J. M. L. Hunter

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the 12th day of June one
thousand nine hundred and forty-two for the
term of to December 31st, 1942 thence ensuing.

Yielding during the said term therefor the rent of Two Hundred Fifty (250) Dollars,

of lawful money of Canada, payable on the following days and times that is to say: the sum of \$250.00 now paid by the Lessee to the Lessor and hereby by the Lessor acknowledged.

This lease includes the use of all buildings now on the property and all this year's crop as from the date hereof, also the use of all the tools and household furniture now on the property, which tools and furniture the Lessee agrees to take care of and to leave in the same condition as received on the expiration of this lease.

It is agreed by the parties hereto that if on the expiration of this lease, the Lessor is unable to occupy the aforesaid property, the Lessee herein may continue in possession by paying the full annual taxes on the aforesaid property.

The Lessor herein covenants and agrees that there is no outstanding charges or liens against the aforesaid crop or property.

the first payment to be made on the 12th day of June, 1942

That the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

or his agent, G. D. Percy
And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Beltnered
IN THE PRESENCE OF

Signature of Witness Halbert Menzies
Street Address
City or Town Haney, B. C.
Occupation Notary Public

T. HOZANO (Signed)

RIEHLOND GROWERS CO. LTD.
Per L. K. Lee (Signed)

C
O
P
Y

BRITISH COLUMBIA SECURITY COMMISSION

Slocan City, B. C.,
May 11, 1943.

B. C. Security Commission,
Vancouver, B. C.

Attention Mr. M. L. Brown

Re: Custodian File #7352
HOYANO, Toyozo, #14326

We are in receipt of a letter from Mr. D. A. Cramer, Custodian Department addressed to Mr. Walter Hartley, dated April 27th regarding some difficulty he had to contact the above man with reference to title of property at Maple Ridge.

Mr. Hoyano has been in to see us today and brought with him a letter which he has received from Mr. Macpherson, Title Examiner, in respect to ownership of Lot 2 of 241, Group 1, Map 1750. Hoyano brought with him for our inspection tax receipts for the year 1934 made out in the name of Okazaki and Hoyano jointly and also tax receipts for 1942 in the sum of \$36.34 made out in the name of T. Hoyano.

We persuaded this man to go back home and bring back his Agreement of Sale and his Title on the promise that we would return them immediately after we had inspected them. He did not wish us to send them into Vancouver to be inspected. We enclose copy of the front page of the Agreement of Sale entered into the first day of October, 1931, between Okasaki and Hoyano which shows that Okasaki was conveying an undivided 1/3 interest in Lot 2 of portion of Lot 241. We also inspected the indefeasible title which Mr. Hoyano holds and took a note of the following particulars:

Title dated 16th day of April 1937, Reg. Vol Fol. 120250 E in which it states that Hoyano is absolutely indefeasibly entitled, etc. to "an undivided 1/3 interest in and to that piece of land in Maple Ridge Municipality known as Lot 2 of Lot 241 Group 1 Map 1750 in the District of New Westminster." The title was signed and sealed and witnessed on the 19th day of April 1937 and it does not have any endorsements.

We trust this information will be of some use to the Custodian as we understand that Mr. Yamasaki mentioned in the Custodian's letter of May 7th, to Hoyano is dead and Mr. Okasaki mentioned in the same letter is now in Japan.

BRITISH COLUMBIA SECURITY COMMISSION

Supervisor (Sgd.) F. G. Skinner
(F. G. Skinner)

File No. 7352

HOYANG, Toyoso (Sakino)

Reg. No. 14326

1st house West of 2507 Powerline Rd.,
Diamond, B. C.



Picture taken Feb. 23/43 by J.M.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE.

Date: March 18, 1943.

NAME: HOYANO Toyozo(Sekino)

REGISTRATION NO. 14326

ADDRESS: 2500 blk. Powerline Road, Hammond, B.C.--1st. hse west of
2507 Powerline Rd.

PROPERTY:

ACREAGE: 10.

KIND OF CROPS:

Hops. Fruit Trees.

APPROXIMATE ACREAGE OF EACH:

2. Sml. quant.(old)

HOUSE: 1 Storey.

VACANT: Yes.

OCCUPIED:

DESCRIPTION: Frame, shack.

ROOF: Shingle.

SIZE: 14' x 24'

NO. OF ROOMS: 4.

CONDITION: Poor.

OTHER BUILDINGS: Sml. leanto woodshed(poor) Garage (poor)

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: Well.

ON:

OFF:

LIGHT: Yes.

ON: No.

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY:

In house.
1 Heater.
1 Sml. table.(HM)
1 Galv. wash tub.

estd 3-2-43

Approx. value of the above chattels \$2.50

Signed:

J. Morpison.

DEC - 5 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.

7352
N 54
AC 374
Em 5
7352
7353

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

- (1) NAME HOYANO TOYOZO (RCMP) Reg. No. 14326
(Print) Surname Given Name
- (2) Pre-Evacuation Address POWERLE, RD., PT. HAMMOND, B.C.
- (3) Present Address SLOCAN, B.C.
- (4) REAL ESTATE
 - (a) Street Address (if any) MAPLE RIDGE B.C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.) LOT 2 OF
241 GROUP 1 MAP 1750 IN THE
DISTRICT OF NEW WESTMINSTER.
 - (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	\$ 2500
(ii) Buildings	\$ 200
(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)	\$ 2700.00
(v) Amount at which Custodian sold property and credited your account	\$ 923.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	\$ 1777.00
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation Power Line Rd. Pt. Hammond B.C.
 - (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

Claims one
Hand 900

(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")

Richmond Insurance Co Ltd.
Vancouver, B.C.

- (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) - - - - - *27000.00*)

- (6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)
New Denver
- (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, *Toyozo Hoyano*
of *Storin*

in the *Province of British Columbia*

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 Vancouver*

of *Storin*

in the *Province of British Columbia*

this *29th* day of *November*

A.D. 1947.

Toyozo Hoyano

Notary Public

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.

Name of Claimant

NOYANO, Tugano

Case

360

Custodian File

7322

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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					923.00		1175.07			1175.07
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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1175.07

7352

September 26th, 1950.

Mr. Toyoso HOYANO,
428 Holmes Road,
R. R. #3,
Cleverdale, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 360

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$1,175.07.

Cheque for \$1,091.07 is enclosed herein, and the sum of \$84.00 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.

NELSON
8 March 1948
V.L.A.
Sheet A 8-2

DEFENCE BRIEF

TOXOZO HOYANO

File No. 7352

Case No. 360

<u>REAL</u>	<u>PROPERTY</u>	<u>CLAIMS</u>
(Claim shown is Gross)		

1. Claim
\$900

Appraised for
\$940

Sale Price
~~\$925~~ 307.66

Witness:- D. Dodding, appraiser.
Claimant is claiming one-third
interest in this property for
which he received \$307.66. (Trans-
cript page 9)

Appraiser (Dodding) reports -
House 20 years old, poor type of
structure but serviceable.
Appraiser (Barnes) reports - This
property is capable of considerable
development, the buildings are poor
in type and construction.

Summary of Defence

Witness

D. Dodding

Where Required

1 Appraiser

BMP/ma

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).

10

Nelson, B. C.,
March 8th, 1948.

IN THE MATTER OF THE CLAIM OF
TOYOZO HOYANO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

A.W. FISHER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

G. HAMILTON, Esq.,

Official Reporter.

30

2
Discussion.
T. Honyano,
In Chief.

MR. HUNTER: My lord, there is one case which my friend
is going to withdraw, anyway, and one of these
files I only got this morning, and I would like
to take the noon hour to get over some of them.
I think it would facilitate it in the end if we
could have an adjournment now until after lunch.

THE COMMISSIONER: There is no objection, we made
good progress this morning.

10 MR. FISHER: We might, if my learned friend might permit
me, put it in and he can reserve cross-examination
until after lunch.

THE COMMISSIONER: No objection to that, I take it.

MR. HUNTER: No, my lord.

THE COMMISSIONER: We can save that much time.

TOYOZO HONYANO, the claimant herein,
being first duly sworn, testified
through the Interpreter as
follows:

20 MR. FISHER: In this instance, my lord, there is quite a
substantial amendment to the claim. It turns out
this man thought he owned the property complete-
ly. He tells me the matter was all in the hands
of lawyers and they told him it was all cleaned
up. He finds now he is only registered as to
one-third interest and the other two registered
owners went to Japan in 1931. I suppose it is
a case of some lawyer forgetting to clean the
matter up. We make the reservation that if at
30 a later date the title can be completed, the
claim would revert to its original form. So

3
T. Hayano,
In Chief.
Discussion.

that it is now as to one-third interest, instead of \$2700.00 it would be \$900.00 and he received one-third of the proceeds which is \$307.66, leaving a net claim by this man of \$592.34, subject to proof at a later date if we can get it, that he is entitled to the complete interest.

I will trouble my friend to file the Soldier Settlement Board appraisal.

THE COMMISSIONER: You are putting in, first of all, your own statement.

MR. FISHER: Yes, I will put in my own claim first.

DIRECT EXAMINATION BY MR. FISHER:

Q You remember Mr. Leckie interviewing you in Slocan and taking the details of your farm and property?

A Yes.

Q And the information you gave him as to all of it is true to the best of your information and belief?

A Yes.

Q You might sign this form, then, if you would, that was prepared on your instructions.

A (Witness complies).

MR. FISHER: It will then be marked Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. FISHER: Then the farm appraisal report is Exhibit 2.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. FISHER: In connection with the farm appraisal report and the statement filed I ask to point out that this man bought the property without buildings

for \$2500.00 in 1931. You might ask him if that is correct, whether he bought it for \$2500.00 in 1941.

A Yes.

MR. FISHER: And he values the buildings that he put on at \$270.00. The appraiser concedes the valuation of \$315.00 on the buildings so that the discrepancy is on the valuation of the acreage -- of the dispute -- and in that regard the claimant wishes it brought out that the acreage under cultivation is $5\frac{1}{2}$ acres rather than $4\frac{1}{2}$, as shown by the appraiser.

I will ask my learned friend to give me the assessed values which I understand are land, \$900.00; buildings, \$650.00 or a total of \$1550.00.

MR. HUNTER: That is correct, my lord. Your Lordship will notice that the gross proceeds were about \$922.00.

MR. FISHER: Q: This farm land had a sprinkler system as well, had it not? A: Yes.

Q And operated in conjunction with the adjoining property of the father, I believe, or a relative?

A There was a creek there but for convenience he drew his water from another point and used a sprinkler system.

MR. FISHER: That is all, my lord, that I wish to bring out. Do you reserve your cross-examination until after lunch?

MR. HUNTER: If you don't mind.

(PROCEEDINGS ADJOURNED TO 2:30 P.M.)

Certified a true and accurate transcript.

Gordon Hambleton
"G. HAMBLETON"
Official Reporter.

T. Hoyano,
Discussion.

(2:30 P.M. PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

TOYOZO HOYANO, resumed the stand, testified further as follows:

MR. FISHER: My lord, there is one further thing which should be stated for the record in connection with this man's claim, that is he and his wife had filed a claim which appears on the list as No. 23, and which has been withdrawn, and the claim that he has made today has been limited to a small adjoining farm, you might say. The chattels and equipment in conjunction with it have all been put in Mrs. Hoyano's claim which will be the next case on the list.

THE COMMISSIONER: Well just let me follow you. 23 is a chattel claim.

MR. FISHER: It was a joint property claim at one time and it is now being withdrawn, and practically all of the property that was involved had been transferred in the claim which is Mrs. Hoyano, No. 22 on the list.

THE COMMISSIONER: Oh, I see. 23 is withdrawn, then?

MR. FISHER: That is correct, my lord, and the present witness has confined his claim to a small adjoining farm, and limited it to the real estate only.

THE COMMISSIONER: Yes, I see.

MR. HUNTER: My lord, do I understand that she is claiming for farm equipment, and that type of thing, on his behalf, or is she stating it was hers?

MR. FISHER: I think it will be on his behalf, my lord.

6
T. Moyano,
Discussion.

Cross-Exam.

THE COMMISSIONER: I suppose it makes no difference,
Mr. Hunter, as long as the claim is disposed of
finally.

MR. FISHER: There are a lot of his household goods, and
I think Mr. Leckie in preparing this decided he
might as well have her claim for the farm equipment
along with it.

MR. HUNTER: I suggest, my lord, in that event that
this witness be made available for that claim.
10 It is hard if she is claiming it on his behalf
to examine her on it.

MR. FISHER: That is quite satisfactory, my lord.

THE COMMISSIONER: Yes, as long as this witness stands
by in the meanwhile. All right, Mr. Hunter.

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

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Moyano, I would like to find out something about
20 the lease of this property. Did you lease this
property and another one to the Richmond Growers
Limited, or were there separate leases?

A I leased two properties to Richmond Growers
Association.

Q This copy of a lease apparently just refers to the
one property. Were there two written leases?

A Yes.

Q Two written leases. I notice in this lease that
it says that the tenant has the use of all the
30 tools and household furniture on this property.

T. Hayano,
Cross-Exam.

Now does that only refer to household tools and equipment on your own property?

A Yes.

Q That only refers to the household chattels and equipment on Lot 2? A: The

agreement was to loan the farming implements only.

Q Yes, but is that the farming implements on this property, Lot 2, or does it include the farming implements used on the neighbouring lot for which his wife is claiming?

A The witness doesn't understand this Lot 3.

MR. FISHER: My lord, the question might be re-worded to ask him if his wife claim for farm equipment includes any that is on this lot.

THE COMMISSIONER: Well, I will leave it to Mr. Hunter. He is the one putting the question.

MR. HUNTER: Q: Your wife is claiming for farm equipment on your behalf? A: Yes.

Q Does that include the tools which are the subject of this lease? A: The claim for tools by my wife is included in the 8 acre lot.

Q Then the tools which you have agreed in this lease to let the Richmond Growers Company Limited use are not included in your wife's claim for tools which she is making on your behalf, is that true? Just a second, now. Did you have two sets of farm implements? A: No, just one set.

Q Then the tools which you have in here were the tools which were used on both properties, is that

correct?

A Yes.

MR. HUNTER: Possibly my friend will admit this is a copy of the lease.

MR. FISHER: Yes.

MR. HUNTER: It should be filed, my lord. The date is the 13th of June, 1942, from the claimant to the Richmond Growers Company Limited.

(LEASE MARKED EXHIBIT NO. 3).

30 THE COMMISSIONER: In view of the last answer Mr. Fisher, I take it that the tools that are mentioned in this lease, Exhibit 3, are the same tools, or part of those tools which are claimed by the wife in claim No. 22.

MR. FISHER: Yes, I think it would be correct to ^{state} that, my lord. There were apparently two leases, both with the same company, so it makes it a little confusing. Not only is Lot 2 his property, but
his wife had included the same houses which were
2 subject to separate leases. I suppose they figured they were getting everything in the lease.

THE COMMISSIONER: Then claim 22 will be claim No. 361 on the main list.

MR. FISHER: Yes.

MR. HUNTER: Q: Did you have two sets of household furniture?

A: No. There were no household goods on the 10 acre lot.

Q In other words, the household furniture referred to in this lease is the household furniture for which
30 your wife is claiming?

A Yes, and the household equipment on the 8 acre lot was rented in my wife's name.

MR. HUNTER: Yes. There are no other questions, my lord. It is a straight question of value.

THE COMMISSIONER: Before we leave this claim, Mr. Fisher, I observe in Exhibit 1 that the estimate of value of the land and improvements is \$2700.00, and then apparently there is a valuation on buildings of \$270.00. Is that correct, a total value of \$2970.00?

MR. FISHER: No. I ask to have that amended to correspond with that, my lord. I am not sure whose figure this is, but I guess his own figures on the original claim are land, \$2500.00; building, \$200.00.

MR. HUNTER: It shows lands and improvements, \$2700.00.

THE COMMISSIONER: That is right. So that the \$2700.00 will be the total claim for the entire interest in the land and improvements.

MR. FISHER: That is correct, my lord.

20 THE COMMISSIONER: And this man is now claiming in respect of an undivided one-third, is that correct?

MR. FISHER: That is right, subject to his right at a later date if he can get his legal problems straightened out.

THE COMMISSIONER: That is beside the point. Presently his claim for land and improvements is \$900.00, less what he has received.

MR. FISHER: That is correct.

THE COMMISSIONER: Less what he received.

30 MR. FISHER: Yes, \$307.66.

T. Hoyano,
Discussion.

THE COMMISSIONER: Making his claim \$592.34.

MR. FISHER: That is correct.

MR. HUNTER: I have some information on the title, my lord. I don't know whether it is of any interest.

THE COMMISSIONER: It might be as well to read it into the record.

10

MR. HUNTER: It says, "Examining the memorandum respecting the change of title by Mr. Cromer, dated the 1st of November, 1943, it is seen that as of 1913, two titles were issued, one for two-thirds interest for Yamasaki and Okasaki and another one-third interest to Okasaki. Presumably later shown that Okasaki intended to sell to Hoyano the whole area, but probably was overlooked there was one-third interest still to Hoyano -- Okasaki -- and the parties concerned simply took the single title to the one-third to the notary, Lounsbury, first asking him to make out the agreement for sale, later asking him to make out a deed. There can be no doubt they paid Lounsbury who completed the documents as he understood the situation to be. The result is that the claimant has a defective title--". I understand Mr. Okasaki is dead. All he has is a one-third interest, though they apparently intended to convey the whole thing, my lord.

20

THE COMMISSIONER: At what price was this property sold?

MR. FISHER: It would be three times \$307.66, my lord, \$922.50, approximately.

30

MR. HUNTER: \$923.00, my lord. There is one other thing,

T. Hayano,
Discussion.

my lord; I would like to have the photograph identified.

Q Do you recognize that photograph, and, if so, what is it? A: That

is a picture of my house on the property.

MR. HUNTER: I put this in, my lord. Have you seen this, Mr. Fisher?

MR. FISHER: No, I haven't, Mr. Hunter.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

10 MR. FISHER: I don't think there is any dispute over the valuation of the house, my lord. The valuator places it at \$315.00.

THE COMMISSIONER: Well that is a matter for cross-examination of the valuator by your side later, Mr. Fisher. I don't know that we are greatly concerned about it now.

MR. HUNTER: I have no further questions, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

20

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

T. P. Horrobin
"T. P. HORROBIN"
Official Reporter.

73513

**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: HOYANO (Yone) Mrs. Toyozo
HOME ADDRESS: R.R.#1, Port Hammond, B. C. (Powerline Rd.)
REGISTRATION NUMBER 14327 SEX: female AGE: 51
OCCUPATION: housewife

(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: husband

MARRIED? yes

NAME OF WIFE OR HUSBAND: Toyozo //

ADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: Tomiye (F) Masaaki (M) Kimiko (F)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 14, 11, 10 yrs.

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

1. LOCATION AND DESCRIPTION: Title No. 67989E. ✓
Lot 3 of the Easterly portion of lot 241 group 1 map 1750 in the
District of New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 6 roomed 2 storyed woodne
frame dwelling house. 1 woodshed 1 garage 7 chicken houses
1 green house boiler house 2 packing houses

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

4. TAXES (Amount and where payable) \$36.00 1941 paid at Haney, B. C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Wishes to lease property:
details unknown as yet.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN tomatoes, strawberry, asparagus,
raspberry, black currents, red currents.

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____

IN HOUSE: tables, chairs, beds, dressers, kitchen utensils, carpets,
gramophone & records, sofa, chinaware, water pump (electric),
Singer sewing machine, washing machine, vacuum cleaner, etc.

Garden tools, farm equipment, carpenter's tools, water pump (electric)
cultivator, plough, harrow, scales, pipes, boilers, and greenhouse equip-
ment, fertilizer, lumber, ~~xxx~~ gasoline engine.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS _____

1 horse: to be looked after. 1 cat: give it to neighbors.
chickens: will sell them.

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) none
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

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 1st day of May 1942.

(Signature)

J. T. Williams

Witness

J. Hayano

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Mar 20/43

Our File No.

7353

Full Name

HOYANO,

(Yone)

Mrs. Toyozo

(Surname in Block Letters)

Registration No.

14327

Male - Female
(check)

Age

Feb. 12/1891

Former Address

R.R. #1, Port Hammond, B.C.

Date Evacuated

Sept. 4/42

Naturalized - Canadian-Born - National
(check)

Present Address

Papoff Farms, Sloan, B.C.

Married - Single
(check)

Name of Wife

Name of Husband

Toyozo #14326

Name of Mother

(SUGITA) Matsue

Name of Father

SUGIURA, Juntao

Names of Children under 16

(Japan)

(Dead)

See husband's sheet

Requested by

POJ

Registered with Custodian

(Yes or No)

Additional Information

Owner of 8 acres of farmland.

Former husband was HOYANO, Isaburo

(Dead)

REAL PROPERTY SUMMARY

JAPANESE NAME: Yone HOYANO (Mrs. Toyozo) Reg. No. 14327 File No. 7353.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/38-P. First Offer.

PROPERTY ADDRESS: 2507 Powerline Road, Hammond, B. C.

LEGAL DESCRIPTION: Lot 3 of the Easterly portion of Lot 241, Group 1, Map 1750,
Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Yone HOYANO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25476, dated February 26th, 1943.

ASSESSED VALUE: Land - \$ 800.00
Improvements - \$4800.00 - \$5600.00. Taxes - \$78.83.

CLASSIFICATION: Berry Farm and Greenhouse proposition.
This property has an area of 8.53 acres of which 4.55 acres are
cultivated and planted to the following crops: 1½ acres strawberries,
1 acre new strawberries, 1 acre raspberries, 1 acre vegetable garden
and buildings, 3 acres bushland, balance creek bottom.
1 - 2 storey 6 room dwelling 30' x 30', 3 greenhouses 40' x 100',
20' x 100', 18' x 100', 1 hen house 18' x 100', 3 brooder houses,
1 boiler house 18' x 24', 1 garage.

HISTORY OF ADMINISTRATION: This property was leased by Yone HOYANO on 13th June, 1942, to
Richmond Growers Co. Ltd., the term being from 12th June, 1942 to
31st December, 1942, with option to extend lease. Consideration -
\$500.00 paid and on extension of lease only the annual taxes on the
property. 1942 taxes to be paid.
House and buildings included.

This lease was replaced by Lease No. 662 given by the Custodian on
5th March, 1943, to Richmond Growers Co. Ltd., for the term of 1 year
from 1st January, 1943 to 31st December, 1943. Consideration - \$200.
payable 1st October, 1943. Buildings included.

Lease was handed to The Director, The Veterans' Land Act, 6th August,
1943.

SOLD: To The Director, The Veterans' Land Act for \$3,569.00 as at 1st
January, 1943.
Approval of Advisory Committee - 1st June, 1943.

1943.

Page 2.

File No. 7353.

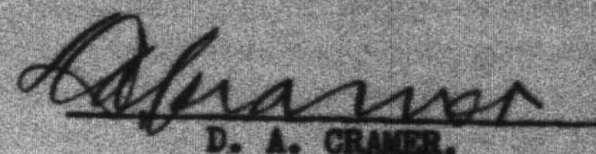
Funds released to the credit of Yone HOYANO as at May 10th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$3,551.00 from said transaction.

In view of part of the rents for 1943, viz., \$80.00, having been collected by the Custodian, before handing the lease to The Director, The Veterans' Land Act, a cheque for \$80.00, covering same, was issued to The Director, The Veterans' Land Act, 17th November, 1943.

Certificate of Title No. 169946-E in the name of The Director, The Veterans' Land Act.

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

April 13th, 1946.


D. A. CRAMER.

DAC:JS

LIABILITY SUMMARY

File No. 7353.

Yone KUYANO - Reg. No. 14327.

The above named Japanese declared on her JP Form, signed 1st May, 1942, that she had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against her.

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

April 13th, 1946.


D. L. CRAMER.

DAC:JS

FIRE INSURANCE SUMMARY

File No. 7353.

Yone KUYANO - Reg. No. 14327.

The above named Japanese declared on her JP Form,
signed 1st May, 1942, that she carried no Fire Insurance,
and there is no evidence on file of the Custodian having
placed any on her property.

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

April 13th, 1946.


D. A. CHAMBERLAIN

ENCLOSURE

Fire, Theft, Automobile
Sickness and Accident
Plate Glass, Burglary
and Personal Property
Insurance

HAL MENZIES
REAL ESTATE and INSURANCE
• • HANEY, B.C. • •

Notary Public
Conveyances
Loans and Appraisals

December 14, 1949

EVACUATION SECTION	
Rec'd	DEC 15 1949
File No.	
Ans.	
Referred	

Mr. W. Good,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

- re. Yone Hoyano & Richmond Growers -

On looking up our files following your conversation, I find that all we have is a typed copy of a lease between the above parties which was made and filed at that time.

We have also a signed copy of a lease between Toyozo Hoyano and the Richmond Growers, and we are enclosing both documents and trust they may be of service to you.

Yours truly,



HM*W



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.
PLEASE QUOTE BC/38P

P.O. Box 1059,
Vancouver, B.C.
June 6th, 1949.

Mr. D.T. Braidwood,
Counsel, Japanese Property Claim Commission,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Case No. 361 - Yome HOYANO

I am in receipt of your letter of the 29th ultimo advising that the claim of the above noted Japanese will be argued before the Commissioner.

I would state that the appraiser in the case was Mr. L.B. Plumbly whose address is Box 73, Comox, V.I., B.C. As you are aware, Mr. Plumbly is now superannuated and no longer employed by this Department. It would therefore seem advisable for you to write him direct to appear as a witness and also advise him in good time as to the place, date, and hour set for hearing the case.

A copy of this letter is being forwarded to Mr. Plumbly for his information and it would be appreciated if you would keep me similarly informed in this regard.

Yours truly,

W.C. Miller,
A/District Superintendent

per *[Signature]*

JDP/W

Vancouver, B.C. Sept 2 - 1942 No. 43801

To the

Bank of Montreal



PENNER & COLUMBIA STREETS BRANCH
124 PENNER STREET EAST

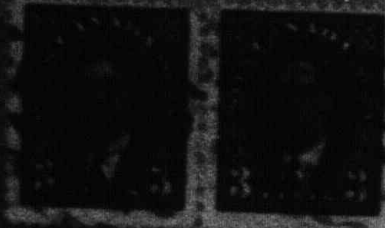
Pay to the
order of *L. N. & Co.*

SEP 2 1942

\$600.⁰⁰/₁₀₀

THE SUM OF \$600 AND 00/100

600 Dollars



RICHMOND BROWNE & CO. LTD.

Eugene F.

[Signature] *Chen 209*

Vancouver, B.C. April 22nd 1942 No. 9 ~~2220~~ ~~2100~~

To the

Bank of Montreal,



103

Pay to the
order of

L. K. Lee

\$800.⁰⁰/_{xx}

THE SUM OF \$800 AND 00 CTS.

Dollars.

RICHMOND GROWERS LTD.

James G. Brown



8th June, 1948.

The Manager,
Richmond Growers Co. Ltd.,
222 East Georgia St.,
Vancouver, B.C.

Attention Mr. L.K. Lee

Dear Sir:

Re: Yone HOYANO

On the 24th February last you wrote us to the effect that you had purchased certain chattels from the above named Japanese, and that you were of the opinion that you could produce the relative receipts and vouchers.

As the Hoyano case is to be heard before Justice Bird in the near future, we would ask you to have all receipts and vouchers covering your dealing¹ with Hoyano in our hands at the earliest possible date.

Thanking you in anticipation.

Yours truly,



M.L. Brown,
Office of the Custodian.

MLB:HA

SAM CAHOON REAL ESTATE

FIRE

INSURANCE

AUTO

FULLER-WATSON BLDG.,
HANEY, B.C.

Lee

May 22, 1948

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

EVACUATION SECTION	
Rec'd	MAY 25 1948
File No.	7353.
Ans.	
Referred	

Attn: Mr. B. Good

Dear Pat:

Re: Reg 14327

file 7353 HOYANO Y

I sure appologize for my tardiness in replying but the loss of my stongrapher turns out to be like the loss of an arm.

After your telephone call regarding the chattels on the above file I make enquirey from Mr. Moryson. He states that no chattels were removed from that property by him or sold.

I have also contacted Mr. Butterfield the present owner who states that he moved onto the property early in December 1946 and the chinamen moved moved the next day taking all the furniture with them except two old iron beds and some old clothes.

I trust that this answers the enquirey.

Yours very truly,

W. E. Anderson
W. E. Anderson, Mgr.

May 21st, 1948

Mr. W. Anderson,
San Cabaon Real Estate,
Honey, D. C.

Dear Sir:

Re: Mrs. Yone HOYANO, Reg L4327
2507 Powerline Rd., Port Hammond

On 13th May I phoned you to enquire about the furniture and tools from the above property, but todats we have had no letter from you or from Mr. Moryson whom you promised to contact in the matter.

Attached hereto are the following:

Copy of your letter of 24 August, 1942 to Richmond Growers Co. Ltd., 235 E. Georgia St.

Copy of your memo dated 16th April, 1946 to J. Moryson

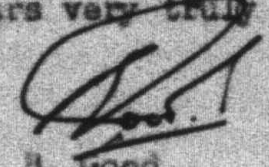
Copy of letter to this office from Richmond Growers Ltd. dated 24th February, 1948.

No reply to either of the first two above mentioned appears on the file. At the hearing of their claim before the Commission both Mr. and Mrs. Hoyano maintained that they did not sell their goods to Richmond Growers Co. Ltd. and we have asked the latter to produce invoices that they purchased the goods from the Hoyanos.

In order to assist us in clearing up the matter will you please contact Mr. J. Moryson and write us what details you or he may know covering the disposal of the goods.

A prompt answer will be much appreciated.

Yours very truly


B. Good
Comptroller

BG:SK
Encls.

7713

April 20, 1948.

Mrs. Yone HOYANO,
Reg. No. 14327,
Sloan City, B. C.

Dear Madam:

As requested in your letter of the 17th instant, Custodian cheque for \$3,558.60 is attached hereto. This money represents the balance of your account with this office, and is derived from the sale of real property and B. C. Electric refund.

Kindly acknowledge receipt in the enclosed self-addressed envelope.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (2)

Slocan City, B. C.

April 17, 1948.

The Custodian's Office,
Department Of The Secretary Of State
Of Canada,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	APR 19 1948
File No.	7353
Ans.	
Referred	Brown

Dear Sir:

re: Lot Three (3) of the Easterly portion
of Lot Two Hundred and Forty-one (241)
Group One (1) Map 1750 in the District
of New Westminster.

Will you please forward a cheque covering the amount
derived from the sale of the above property, also, any
other amount in my favor, which is being held by your
office?

Thanking you in anticipation for your attention.

Yours truly,

Yone Hoyano
(Mrs.) Yone Hoyano.
Regn. No. 14327

Ref 355860

Real Property + BC Elec Refunds

File No. 7353

MEMORANDUM
Yone HOYANO - Regn. No. 14327

24th February, 1948.

In a telephone conversation this A.M. with Mr. Lee, Manager of the Richmond Growers Co. Ltd., Lee informed me that his company leased the property of Mrs. Yone HOYANO, and operated same from June 1942 until December 1946. He further stated that equipment necessary for continued operation of the plant, was purchased from the lessor by the lessee, and comprised flower pots, pipe, fuel, tools etc. Included in this purchase also, were a quantity of furniture and kitchen utensils. He further states that the money was paid to Mrs. HOYANO before she was evacuated.

He also states that a set of dies and some other tools were taken by Mrs. HOYANO and given by her to some person unknown to him for safekeeping.

Mr. Lee has promised to furnish us with documentary proof of this sale.

MLB:HA

MLB:HA

7353

24th February, 1948.

The Manager,
Richmond Growers Co. Ltd.,
222 East Georgia St.,
Vancouver, B.C.

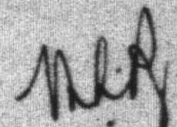
Dear Sir:

This is to confirm our telephone conversation of this morning, to the effect that your firm as lessees of the HOYANO property in the Municipality of Maple Ridge, did purchase from Mrs. Y. HOYANO, a quantity of supplies, equipment, tools, kitchen ware and furniture, necessary for the operation of the greenhouse plant and for the dwelling on the property.

We should be indebted to you if you would furnish us with particulars of this transaction, giving if possible a list of the articles purchased and either the receipt received or your cancelled cheque.

Thanking you in anticipation.

Yours truly,



M.L. Brown,
Office of the Custodian.

MLB:HA



RICHMOND GROWERS CO., LTD.

DISTRIBUTORS FRESH FRUITS & VEGETABLES

VANCOUVER, B. C.
CANADA

EXHIBIT No. 361-6 February 24, 1948
 DATE 8 Mar 1948
 FILED BY J. W. G. Hunter

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

Attention of Mr. Brown

EVACUATION SECTION	
Rec'd	98 25 1948
File No.	7353
Ans.	
Referred	Brown

Dear Sir:

Further to our telephone conversation on the chattels and other belongings of Mrs. Yone Hoyano, we wish to confirm our statements.

On the original purchase of the crops, we paid Mr. Hoyano \$800.00 for crops on both Hoyano properties, fuel, glass, pipes, crates, fertilizer, flower pots, etc.

Later, just before Mrs. Hoyano moved out, she sold us the stove, dining room table, chairs, garden tools, hose, chicken and feed, and miscellaneous articles for \$200.00.

On the hand tools, which probably were the property of Mr. Hoyano, he had removed them from the property before he was evacuated.

We believe we still have the vouchers for the above purchases, but it will take some time for us to dig them out of our storage room.

We hope this information will be of assistance to you.

Yours truly,

LKL/ac

24th February, 1948.

The Manager,
Richmond Growers Co. Ltd.,
222 East Georgia St.,
Vancouver, B.C.

Dear Sirs

This is to confirm our telephone conversation of this morning, to the effect that your firm as lessees of the HOYANO property in the Municipality of Maple Ridge, did purchase from Mrs. I. HOYANO, a quantity of supplies, equipment, tools, kitchen ware and furniture, necessary for the operation of the greenhouse plant and for the dwelling on the property.

We should be indebted to you if you would furnish us with particulars of this transaction, giving if possible a list of the articles purchased and either the receipt received or your cancelled cheque.

Thanking you in anticipation.

Yours truly,



M.L. Brown,
Office of the Custodian.

MLB:RA

7353

June 30, 1944.

Mrs. Yone HOYANO,
Registration No. 14327,
Popoff No. 31,
Slocan, B. C.

Dear Madam:

In reply to your letter of June 21, 1944, we wish to advise that the Custodian has neither storage space nor field staff, sufficient to make exceptions in your case regarding chattels, however, we would have no objection to you writing the tenant on the property and arranging with him to make shipment to you of any chattels that you may require at Slocan.

We would appreciate you advising us what items are shipped to you so that we may keep our records at this office complete.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

Papoff #31
Slocan, B.C.
June 21st 44.

Japanese Evacuation Sec.
506 Royal Bank Bldg,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 26 1944
File No.	7353
Ans.	W.A.
Referred	Anderson

Dear Sir:-

I have received the answer few days ago regarding the chattels and I believe it is not sold yet.

It took me many many years of hard work to save what is now at Hammond. I have already sacrificed the land and the dwelling but I really can't part with my personal belongings. Since I left most of the things there I am having a hard time here. Many of the things I can't buy at present so I ask you deeply not to sell them no matter what anybody say.

Yours very truly,
Yone Hoyaono

7353

June 16, 1944.

Mrs. Yone HOYANO,
Registration No. 14327,
Popoff Farms No. 31,
Slocan, B. C.

Dear Madam:

We are in receipt of your letter of June 8, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter.

Regarding chattels, please be advised that under the policy of liquidation outlined by Ottawa all chattels are being sold by public auction and details of the sales will be made available as the sales take place.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

100-111-111
111-111-111

100-111-111
Blair, B.C.
June 1, 1944

Japanese Evacuation Section
c/o Royal Bank Bldg.
Vancouver, B.C.

EVACUATION SECTION	
JUN 12 1944	
Rec'd	
File No.	7353
Att.	W.C.
Referred	Anderson

Dear Sir:-

I have received a letter⁶⁵ concerning my property, which has been sold recently and I feel very sorry for it.

During the evacuation there had been weight limit on baggage and I left considerable personal property which they are very valuable to me. I would like to know what has been done to it and I will be looking forward for the reply.

I remain
Yours Truly
Yone Hayano

Reg. # 14327

File No. 7353

Canada

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

JAPANESE EVACUATION SECTION

File No. 7353

Reg. No. 14327

506 Royal Bank Building,
Vancouver, B. C.

Mrs. Yone HIRANO,
Popoff Farms,
Sloam, B. C.

MAY 30 1944

Dear Sir:

Re: Hm. of Maple Ridge, Lot 3 of the Easterly portion of
Lot 241, Group 1, Map 1750, Dis. of New Westminster,
C. of B. 51247.

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	- - - - -	\$ 3569.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	3569.00
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$ -
Registration fee	- - - - -	3.00
Encumbrance—Principal	- - - - -	-
—Interest	- - - - -	-
Net proceeds of sale	- - - - -	\$ 3566.00

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.

1963		Debit	Credit	Balance
Jan. 1	Balance brought forward	\$ 1.60	\$ 1.60 CR	
	Credit re Sale of Property		3566.00	
	Land Registry Office c/z	\$1.00		
Dec. 4	Sale of Hall box	2.00		
		\$1.00	\$3569.60	
			CR\$3568.60	

OFFICE OF THE COMPTROLLER
 DEPT. OF REVENUE AND FINANCE
 1000 QUEEN ST. W. TORONTO, ONT. M5H 2G5

BC - 38-P
BC - 2196-A

Ex 3

Farm Appraisal Report

File No. J.L. 682

Land Description Lot 3 of the E'ly ptn. of Lot 241, Cp. 1, Map 1750, N.W.D.

Containing 8.55 Acres

Owner's Name (Mrs.) Yone HOYANO Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, B.C. Distance 1 mile

Market Town New Westminster, B.C. Distance 16 "

Church (give denomination) All denominations Distance 1 "

Nearest School Hammond Public - 1 mile; Haney High Distance 3 1/2 "
School by bus - - - - -

State how property was identified: One corner post located and map check.

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

Property fronts on Power Line Road - good gravelled road.

In this district a good one? Yes. Mostly all small fruit holdings. EXHIBIT NO. 361-2
8 Mar 1948

Employment opportunity Fair in sawmills and brick plant. FILED BY A. Fisher

Predominating Nationality and religion: British, Protestant; Japs predominate in immediate area.

Describe Fencing and its condition: No fencing. Value \$

Water supply: 14' cement cribbed well with electric pump at house & End electric pump from creek for greenhouses. Value \$ 300.00

Electric light in house, henhouse, and boiler-house.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 30	Frame	10'	Shgl.	25	Cedar posts	Fair	1000.00
Hen House	18 x 100	"	10'	"	25	" "	"	100.00
"	18 x 20	"	10'	"	15	" "	Poor	nil
Brooder	15 x 15	"	8'	"	15	Skids	Fair	60.00
Back. Shed	18 x 20	"	10'	"	15	Ced. post.	"	100.00
Garage	12 x 16	"	10'	"	15	" "	Poor	nil
Boiler Hse.	18 x 24	"	10'	iron	4	Sills on cement	Good	500.00
Green House	40 x 100	Wood	5'4"	Glass	4	Cement	"	1280.00
"	20 x 100	"	to peak	"	3	"	"	680.00
"	18 x 100	"	8'6"	"	3	"	"	620.00
"	18 x 100	"	"	"	1	"	"	680.00
"	18 x 100	"	"	"	1	"	"	680.00

Total present day value \$ 5,700.00

Total Value Buildings add to farm House, Greenhouses, Henhouses & Brooder houses. \$ 2,850.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? No repairs necessary.

Describe the basement and chimneys: No basement - one brick on bracket.

No. rooms downstairs? 6 Upstairs? nil How finished Wood

Are buildings painted? House only. Condition of paint Fair.

Distance from nearest bush 200' to the East.

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
4.55	Undulating	Pt. sandy loam; pt. clay loam 18" to 2'	Clay	1 1/2 acs. strawberries 1 " raspberries 1 " new straws. 1 " garden & bldgs. etc.	100.00	455.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
3.00	Undulating	18"-2' sdy. to cl. loam	Clay	Bush, alder, fir, etc.	100.00 to 200.00	10.00
	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	
.90	Creek bottoms			Lt. bush & alder	nil	

Total value of Land \$ 455.00

Total added by buildings to value of farm \$ 2850.00

Cemented well and two Electric Pumps

Total fruit trees add to value of farm (for use in orchard districts only) \$ 300.00

Total value of farm \$ 3635.00

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

Owner in occupation 25 years & still is. Highly specialized greenhouse proposition. Greenhouses all full of tomato crop & picking just starting.

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

Owing to heavy investment in glass, place only suitable as greenhouse proposition.

Noxious weeds:

Thistles are bad in places.

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

Maple Ridge Municipality.

Land assessed at \$ 800.00

Improvements at \$4800.00 - 1942 Tax-\$78.83.

Date: 9th May, 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 8 day of May 1942

Inspector's Signature

"L.B. PLUMBLY"

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

MRS. YONE HOYANO

Farm Appraisal Report

Remarks:

This is a highly commercialized greenhouse proposition with an investment probably around \$10,000.00. The greenhouses are being used for commercial tomato crop; the whole plant is well constructed and the very best of boiler and pipe equipment in use; also all land is fed by iron pipe for irrigation where necessary. Was informed by owner that the two glass houses constructed last year cost in material alone \$1000.00. All houses are on cement walls and fuel hot water heating throughout. Owner has tried to find a tenant for the property, but cannot get anybody to take on a specialized proposition such as this is.

(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

1.50 acres Strawberries - 2nd & 3rd yr. plants. \$

1.00 " Raspberries. \$

1.00 " New strawberries. \$

1.05 " Garden & building site. \$

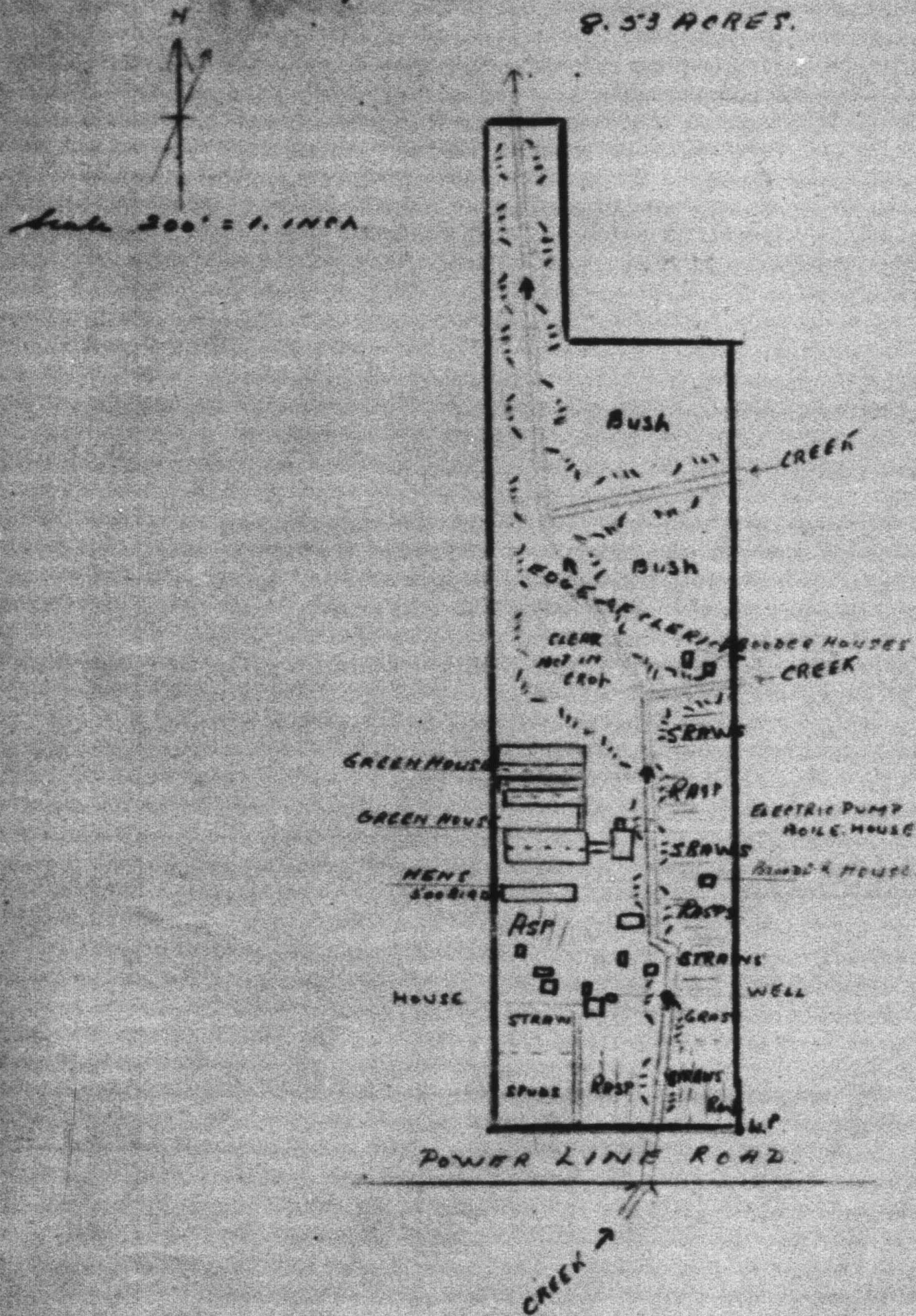
4.55 \$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

YONE HOYANO. MAPLE RIDGE DIST
Lot 3 of the Ely Ptn of Lot 241 G.H. MAP 1750 N.W.D.
8.53 ACRES.



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

value is \$ 8000

Date 30th July 19 42.

"I. T. BARNET"

District Superintendent.

PA 8358
PHONE TRINITY 4338

236 GEORGIA ST. EAST

Richmond Growers Co. Ltd.

WHOLESALE FRUIT & PRODUCE

Vancouver, B. C. August 5 1943

Farm Department,
Office of the Custodian,
Royal Bank Building,
VANCOUVER, B. C.

Re-Your File #7352

JL-682 of the property of Mrs. Yone Hovano

RECEIVED
AUG 6 1943
File No.
Ans.
Referred

Dear Sir:

We leased the above property from you on Lease #155 for 1943 and also has applied for an extension on this lease for the next few years. This land has a greenhouse with a wood burning hot water heating unit. This boiler is now in need of repairs.

The boiler is a horizontal tube type. It has 44 tubes. Fifteen of these fire tubes has been burnt out. These tubes must be repaired immediately to prevent heating unit from further deterioration.

It will be needless to explain in detail the inefficiency of this boiler as a heater. In short, the boiler is not only two thirds efficient but also one half in its heating capacity. This reduced heating capacity will make it hazardous for one to attempt planting crops through the winter. Furthermore if there is snow and extra cold weather, like last winter, it will be almost impossible to safeguard the greenhouse against the ravages of weather.

All in all, we will be glad to hear from you as to what should be done about the boiler on this property.

Yours truly,

Richmond Growers Co. Ltd.
RICHMOND GROWERS CO. LTD.

HK/LKL



MERCANTILE INSURANCE COMPANY

British Columbia & Alberta Branch

Vancouver

J. E. ROSE
MANAGER

J. A. McIVER
RESIDENT AGENT

VACUATION SECTION	
Rec'd	JUL 27 1943
File No.	
App.	
Referred	Gibson

P.O. BOX 56

PORT HAMMOND, B.C.

July 24th 1943

7353 - Gibson

Mr. S. M. Gibson
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

Re: Fire Insurance - File No. 7353 & 7352

Mrs. Toyozo (Yone) Noyano

Replying to yours, of the 20th. Inst., I have inspected the buildings on the property of the above named Japanese described as lot 3, of the Easterly portion of lot 241, Group 1, and known as 2507 Power Line Road, Port Hammond, in the Municipality of Maple Ridge and attach hereto a list of the various buildings with what I consider should be carried on each as fire insurance.

I shall be pleased to have a Policy issued covering these as soon as you advise me.

Yours faithfully

J. A. McIVER
agent.



MERCANTILE INSURANCE COMPANY

British Columbia & Alberta Branch

Vancouver

J. E. ROSE
MANAGER

J. A. McIVER
RESIDENT AGENT

P. O. BOX 56

PORT HAMMOND, B. C.

Re: Fire Insurance - File no. 7353 & 7352
Mrs. Toyozo (Yone) Noyano.

Dwelling		1500.00 ✓
Wood shed	12 x 18	25.00
Garage	12 x 16	10.00
Packing House	18 x 18	30.00
Do	16 x 24	25.00
Chicken House	20 x 110	300.00 ✓
Do	14 x 28	50.00
Do	14 x 28	50.00
Do	14 x 28	50.00
Do	14 x 28	50.00
Do	16 x 20	30.00
Feed House	12 x 16	25.00
6 Section Green House, water mains, valves & hose		1500.00
Each section 20 x 100 ft.		
Boiler House	16 x 26	50.00
1 Steam Boiler	6 x 16 & fixtures on Brick foundation & 4 walls	250.00
1 Beatty automatic Pump, water tank & connections		250.00
Total		\$4195.00

EXHIBIT No. 361-16
DATE Dec 12-1949 Ex 11
FILED BY
M. J. McDonald

7353

May 19, 1943.

Richmond Growers Co., Ltd.,
236 E. Georgia Street,
Vancouver, B. C.

Attention: Mr. Lee, Secretary

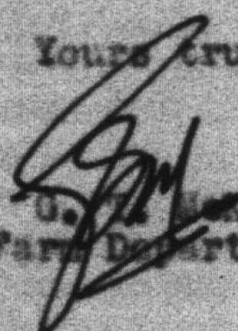
Dear Sir:

Re: Mrs. Yone ROYANO. #14327.

This letter is for the purpose of confirming our telephone conversation of yesterday's date, to the effect that this department is prepared to grant you continued occupancy of the above Japanese' holding from the termination of your existing lease to the first of January 1944 on the basis of the present document, that is to say, the annual rental for another season will be \$200.00.

In order that we may go ahead and draw a new lease when the time comes, we would ask that you be good enough to sign a statement on one copy of this letter and return it here for our records.

Yours truly,


G. W. McKay.
Farm Department.

OTM/KFP
Enc.

We are prepared to enter into a further lease in accordance with the above terms.

Signed:.....

Dec 1/53 Original Returned Signed
G.M.

= 7853 6410

This Indenture

Made in duplicate the 13th day of June in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

YONE HOYANO

of the town of Hammond, in the province of British Columbia. Wife of T. Hoyano.

Insert full
Names,
Addresses
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

And

RICHMOND GROWERS CO. LTD. of the city of Vancouver, in the province aforesaid. Merchants.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge in the province of British Columbia, and more particularly known and described as Lot Three (3) of an Easterly portion of Lot Two Hundred Forty-one, (241), Group One (1) Map 1750, in the District of New Westminster

EXHIBIT No. 361-10

DATE 10-17-1949

FILED BY

M. J. H. H. H.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the 12th day of June one

thousand nine hundred and forty-two

term of to December 31st, 1942

thence ensuing.

Yielding during the said term therefor the rent of Five Hundred (500) Dollars.

of lawful money of Canada, payable on the following days and times that is to say: the sum of \$500.00 now paid by the Lessee to the Lessor and hereby by the Lessor

acknowledged.

This lease includes the use of all buildings now on the property and all this year's crop as from the date hereof, also the use of all the tools and household furniture now on the property, which tools and furniture the Lessee agrees to take care of and to leave in the same condition as received on the expiration of this lease.

It is agreed by the parties hereto that if on the expiration of this lease, the Lessor is unable to occupy the aforesaid property, the Lessee herein may continue in possession by paying the full annual taxes on the aforesaid property.

The Lessor herein covenants and agrees that there is no outstanding charges or liens against the aforesaid crop or property.

the first payment to be made on the 12th day of June, 1942

That the said Lessee covenants with the said Lessor to pay rent; and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Providso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Providso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF
Signature of Witness Halbert Menzies
Street Address
City or Town Haney, B. C.
Occupation Notary Public

YONE HOYANO (Signed)
RICHMOND GROWERS CO. LTD.
per L.K. Lee (Signed)