

9936

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 9936

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

PERSONAL INFORMATION

NAME: HIRANO, Yoshitaro

HOME ADDRESS: 1149 Semlin Drive, Vancouver, B.C.

REGISTRATION NUMBER 02898 SEX: Male AGE: 52

OCCUPATION: Baker, B

(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.)

(myself.)
EMPLOYER: Dominion Cone Co. 400 E. Pender St., Vancouver.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Wasa

ADDRESS OF WIFE OR HUSBAND: ~~SANXANXAN~~ Bridge River, B.C.

NAMES OF ANY LIVING CHILDREN: Kimiyo (F) Tamiko (F) Toshio (M)

George (M)

ADDRESS OF CHILDREN: Kimiyo and George-Bridge River, Toshio-Hastings Park,
Tamiko-1149 Semlin Dr. Vancouver.

AGE OF CHILDREN: 25 yrs. 23 yrs. 21 yrs. 13 yrs.

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

1. LOCATION AND DESCRIPTION: 1149 Semlin Dr., Vancouver, B.C.

Lot A 14 to 17, Block 2, A & B. Block 136, D.L. 264A.

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 room frame house, garage,
greenhouse.

3. INSURANCE (Give particulars; state where policies are) \$2000.00 on house, \$600.00
on furniture. with Sentinel Fire Ins. Co. Vancouver. No. 72468.
MacCaulay, Nicolls and Maitland Co. 435 Howe St. Vancouver, have policy.

4. TAXES (Amount and where payable) \$62.90 for 1941, payable at Vancouver City
Hall. 1942 unpaid.

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

Clear Title.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner. MacCaulay,
Nicolls, & Maitland Co., 435 Howe St., are agents for owner, and
will look after rental of property etc., (New Tenant is Mrs Shannon
who takes possession June 1, 1942)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In safety Deposit Box in Bank of Commerce, Hastings & Granville St. Branch.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Personal Property as per list attached. Some located in

house at 1149 Semlin Dr. Vancouver, and some at 701 E. 4th St. North Vancouver, B.C. (See list attached.)

Property left in house at 1149 Semlin Dr., will be left for

use of new tenant.

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: \$600.00 on furniture, with
~~Sentinel Fire Ins. Co. Vancouver, Policy No. 72468. Policy in~~
~~possession of Agent, MacCaulay, Nicolls & Maitland, 435 Howe St. Vancouver.~~
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) Mr. Frank

Mah, 400 E. Pender St., owes me \$1,618.10, being money owing on
(Ice cream cone)
machine I sold to him. Mr. Gyles, at Price Water House, Vancouver (Marine
Bldg.) owes second payment for Vancouver Paper Box Co. Vancouver
(Ltd)

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

\$400.00 Victory Bonds, \$84.00 War Savings Certificates,
\$1000.00 of 6% Japanese Govt. Bond, New York issue.
\$2000.00 of 5% " " " " " "
\$2000.00 of 7% Daido Denryoku Kabushiki Kaisha, Bonds,
\$4000.00 of 6% Yokohama City Bonds, (Bonds continued on back)

8. BANK ACCOUNTS: \$7390.37, ~~Canada Bank of Commerce, Hastings & Granville St.~~
Branch. Bank of Montreal, Main & Hastings St.

9. LIFE INSURANCE: None George has ins. Policy with Crown Life
Ins. Co. Vancouver, for \$1000.00, 20 yr. endowment, Beneficiary myself.
Policy in Bank of Commerce, Hastings & Granville St.

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: Bank of Commerce, Hastings & Granville St. No. 492.

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 23rd day of May 1942.

A. MacCaulay
 Witness

(Signature)

G. Hirano

FOR DEPARTMENTAL USE

Personal Property of Mr. Yoshitaro HIRANO.
1149 Semlin Dr. Vancouver, B.C.
Registration No. 02898.

Located at 701 E. 4th St. North Vancouver, in store room.

1 chesterfield	\$150.00
2 book cases	10.00
1 Candy Machine	200.00
1 bed room suite.	

The key to house is in possession of tenant of
'Victory Market', North Vancouver,

Located at 1149 Semlin Dr., Vancouver, for use of new tenant.

1 Gerhard Heintzman Piano.	} to be signed for by tenant - see report of value.
1 Hot point cooking range.	
1 hall coat stand.	
1 oak desk.	
1 lawn mower.	
1 six ft. ladder.	
2 long ladders.	
1 rubbish burner.	
1 old dresser.	
6 Venitian Blinds.	

May 23/42
Wm

G. Hirano.

INFORMATION FROM R.C.M.P.

Date Apr 14/43

Our File No. 9936

Full Name HIRANO, Yoshitaro
(Surname in Block Letters)

Registration No. 02898

Male - Female
(check)

Age Jan 19, 1890

Former Address 1149 Sealin Dr., City

Date Evacuated 2/5/42

Naturalized - Canadian-Born - National
(check)

Present Address

180 Woodmont Ave, East York, Ont.
Bridge River, B.C.

Married - Single
(check)

nee

Name of Wife (OZAWA) Wasa #02897

Name of Husband

nee

Name of Mother (KUBOTERA) Rui

Name of Father Banzo

Names of Children under 16

Requested by ECT

Registered with Custodian (Yes or No)

Additional Information

Baker. Owner of house & property - car

13/10/5

Catalogue No. 263

File No. 9936

Japanese Name: Yoshitaro HIRANO

Reg. No. 02898

Civic Address: 1149 Semlin Drive, Vancouver.

Legal Description: Parcel "A", Ref. Plan 716 of
Lots 14 to 17, Blk. 2, Sub.
div. "A" and "B" of Blk. 136,
D.L. 264A, Gp. 1, N.W.D., Plans
725 and 1771.

Classification: Dwelling (7-room)

SOLD

Registered in the name of: Yoshitaro HIRANO

Clear Title.

SOLD to David Ailion for \$2,000.00 Cash as at March 13, 1944.

Title delivered to D. Ailion on April 15, 1944.

1944

Jan. 26th

Apr. 22nd

June 6th

Rented at \$40.00 per mo., unfurnished.

Memo re Claims (Nil)

Memo re chattels

Goods sold & shipped - Chattels CLOSED.

2
P
L. Ailion/45

File No. 9936

SUMMARY

January 7th, 1947

REAL ESTATE

Reg. No. 02898

Catalogue No.: 263
Japanese Name: Yoshitaro HIRANO
Civic Address: 1149 Sealin Drive, Vancouver, B.C.
Legal Description: Parcel "A", Reference Plan 716, of Lots 14 to 17, Block 2, Subdivisions "A" and "B" of Block 136, District Lot 264A, Plans 725 and 1771, Vancouver, B.C.
Classification: Dwelling

Registered in the name of: Yoshitaro HIRANO
Title: Clear
Sold to: David Ailion for \$2,000.00 Cash as March 13th, 1944.
Title delivered to: D. Ailion as April 15th, 1944. All adjustments completed.
Funds released to account of: Yoshitaro HIRANO as April 15th, 1944.
Chattels: Certain items as per our letter March 7th, 1944, appraised \$50.00, were involved for which \$50.00 was received as at date of sale of Realty.

Fire Insurance on Building: Transferred to new owner.

Remarks: These premises were handled by Messrs. Macaulay, Nicolls, Maitland & Co. Ltd. Agents, as noted in declaration of Yoshitaro HIRANO, May 23, 1942. The House was rented as of June 1st, 1942 to Mrs. Anne Shannon at \$40.00 per month. Certain of the Furniture and personal effects of Yoshitaro HIRANO were left for use of Mrs. Shannon (McDonald). A list on file dated April 22, 1944 shows the chattels in her possession. Later in May 1944 a memo indicates that G. YADA, a son-in-law of HIRANO was given authority by HIRANO to dispose of everything at 1149 Sealin Drive. Later memo May 1944 states that YADA "shipped or sold everything".
The Agents reported the dwelling in "Very good condition". Except for repair to furnace, no other large expenditures for upkeep are indicated in the statements on file. Rents were collected and forwarded to Custodian's office in the usual manner and for credit of Yoshitaro HIRANO.

No unusual attention was required in the administration of the Realty.

Assessed Value 1943

Land -	\$385.00	
Improvement -	<u>1450.00</u>	(over)

2

January 7th, 1947

File No. 9936

SUMMARY - REAL ESTATE - continued

Remarks:

Appraisal - \$1900.00 (Harvey)
Sale price 2000.00

The above Summary is certified to be in
accordance with the information on file,
January 7th, 1947.


B.R. Dusenbury
Office of the Custodian.

File No. 9936

SUMMARY

January 7th, 1947

PERSONAL PROPERTY

Re:- Yoshitaro HIRANO,
Reg. No. 02898

CHATELS:

See Chateles Schedule.

Remarks:

Furniture and personal effects of Yoshitaro HIRANO were left by him at 1149 Semlin Drive, Vancouver, B.C., and at 701 East 4th Street, North Vancouver, B.C. Some of those at 1149 Semlin Drive were left for use of Mrs. Shannon(McDonald). Subsequently authority was given Genji YADA, by HIRANO to remove all chattels at both of the above locations. See letter August 2, 1943; also see Ltr. 18-5-44 HIRANO to Gorosaeemon YADA re 1149 Semlin Drive. This apparently was done. Some however were sold and some were removed to BOWMAN'S STORAGE CO. where the following articles are still in storage according to telephone advice:-

3 pcs. Candy Machine
1 Carton parts

and Storage on these at Bowman's has been paid to February 2, 1946. A letter of HIRANO dated January 28th, 1946 authorises this payment and states "I will contact Bowman Storage for disposition of the machinery and for future storage charges." Custodian has taken no further action except drawing attention of HIRANO in General report letter. Net proceeds from sale of chattels - \$118.50.

CHATELS-Business

A sale of one big Top revolving Ice Cream Cone Machine is indicated by Bill of Sale dated May 26th, 1942 from HIRANO to Frank Mah, Vancouver, B.C. for the sum of \$1618.10 payable according to terms of Bill of Sale. Mah did not meet the terms of sale but paid to this office through W.E. Wilson, Esq., Barrister, the sum of \$450.00 plus interest as per statement on file, making the amount due HIRANO \$1201.89. Under date of January 9, 1943 the machine became a total loss by Fire. It was insured for \$1600.00 at the time and the full amount was recovered. At the date of loss the respective interests of the vendor and purchaser were as follows:-

Yoshitaro HIRANO	-	\$1201.89	
Frank Mah	--	<u>398.11</u>	
			<u>\$1600.00</u>

A cheque for \$398.11 in favour of Frank Mah was accordingly sent to him and the balance remained to the credit of HIRANO on our books, concluding the transaction.

BONDS,
WAR SAVINGS CERTIFICATES,
BANK ACCOUNT
LIFE INSURANCE,

(On Page 3 of Registration of Yoshitaro
) HIRANO dated May 23, 1942 is recorded
(the following,
)

\$400.00 Victory Bonds, \$84.00 War Savings Certificates,
1000.00 of 6½% Japanese Govt. Bond, New York issue,
2000.00 of 5½% " " " "
2000.00 of 7½% Daido Denryoku Kabushiki Kaisha, Bonds.

(over)

SUMMARY - PERSONAL PROPERTY - continued.
Bonds, etc.

File 9936

"\$4000.00 of 6% Yokohama City Bonds
500.00 Sterling Bonds, issued in London 4%"

all these bonds are in Canadian Bank of Commerce,
Hastings & Granville St. Vancouver, in Safety Deposit
Box 492. "

"Bank Accounts: \$7390.37 Bank of Montreal, Main & Hastings St.
Branch.

"Life Insurance: George has Ins. Policy with Crown Life Ins. Co.
Vancouver, for \$1000.00 20 yr endowment, Beneficiary myself."
Policy in Bank of Commerce, Hastings & Granville St."

In addition to the foregoing information, we have on file a list of
Bonds, etc. which were the contents of a Safety Deposit Box at the
Canadian Bank of Commerce, Hastings and Granville Sts. in the name
of Yoshitaro HIRANO, according to our letter of 26-5-44 to The Royal Canad-
ian Mounted Police and S.L.E. Priestman of the Foreign Exchange Control
Board, both of Vancouver, B.C.

The Registration of HIRANO states that the Bonds etc., recorded in the
declaration of May 23, 1942 are in the Safety Deposit Box at said Bank and
hence the list of those removed from the Box #492(should be 942) and those
declared are no doubt the same Bonds etc. Our letter of 26-5-44 to R.C.M.
P. and Priestman does not indicate that we took possession of the contents
of the Safety Deposit Box or what disposition was made of them. However on
investigation at the Bank, it was discovered that the contents of the Box
were delivered to G. YADA on written authority of Yoshitaro HIRANO. See our
Memo this date in respect to same.

As Bonds, War Certificates, Bank Accounts and Life Insurance did not vest
with the Custodian. No further action was taken in respect to the fore-
going.

SHARES:

No shares in the Vancouver Paper Box Co. Ltd. were declared by Yoshitaro
HIRANO. However a memo on file indicates that he owned 180 shares in this
Company. It went into Voluntary Liquidation which was handled by Price,
Waterhouse & Co. (Mr. Gyles, Manager), Chartered Accountants, & distribution
of proceeds of the Liquidation as June 30, 1943 netted a credit of \$3894.49
to Yoshitaro HIRANO on our books. Subsequently on March 9th, 1944 a further
and final distribution of \$2.00 per share, netted him \$360.00 more from this
source. Note reference to Box Co. on Page 3 of Registration.

See Statement of assets as at June 25/43 on file, of said Company.

SPECIFIED
ARTICLES:

There are no Cameras, radios, Fire Arms or Vesales revealed in the registra-
tion or the file.

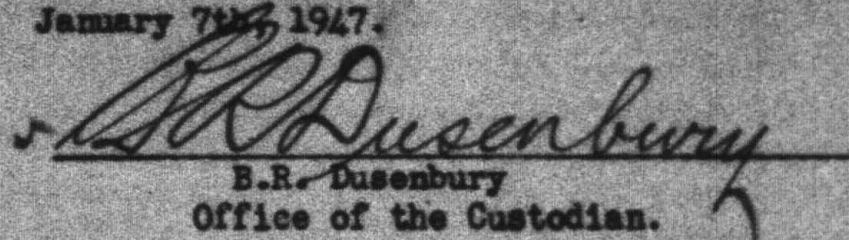
No other Personal Property of Yoshitaro HIRANO is revealed on the file.

(over)

A

SUMMARY - PERSONAL PROPERTY -

The above Summary is certified to
be in accordance with the information on file,
January 7th 1947.


B.R. Dusenbury
Office of the Custodian.

File No. 9936

January 7th, 1947

FIRE INSURANCE

Yoshitaro HIRANO,
Reg. No. 02898

Fire Insurance on Dwelling was maintained while required and when property was sold as March 13th, 1944 the Insurance was transferred to David Ailion, the Purchaser. Policy of Insurance was forwarded to Macaulay, Nicolls, Waitland & Co Ltd. Agents, as our letter April 12, 1944, showing same as assigned to David Ailion.

Return premium of \$1.11 was allowed Yoshitaro HIRANO in the adjustments.

Fire Insurance in the sum of \$600.00 was maintained on Furniture and personal effects while required, and was finally cancelled as shown by our letter of June 8, 1944 to Seeley & Co. Ltd. for reasons given therein. No return premium and no additional premium.

The above Summary is certified to be in accordance with the information on file, January 7th, 1947.

B.R. Dusenbury,
Office of the Custodian.

MEMORANDUM

File No. 9936

August 9, 1943.

TO: File

FROM: Mr. Geo. B. Spain

Re: Yoshitaro HIRANO

With reference to the attached letter
presented by Genji Yada, authorizing Yada to obtain
chattels from:-

701 East 4th. Avenue, North Vancouver.
1149 Semlin Drive, Vancouver.

I granted permission to the tenant Mr.
Donald to deliver the chattels to Yada. I requested
him to obtain a receipt from Yada for anything taken
and to send such receipt to this office.

GBS/RS

*Mr. Spain advises everything
taken. No - see 22-4-44 -
though I was the responsible
assumption, from letter of 2-8-43
in absence of advice to embassy
from Genji Yada, better leave.*

Day 31-8-44

*Mr. Goroemon Yada, ex-1-1-44,
has now presented letter from J.M.
dated 18/8/44 & is desisting of anything*

MEMORANDUM

File 9936

April 22, 1944.

To: The File
From: Mr. Spain

Re: 1149 Semlin Drive

A visit to the above address and contact with present tenant Mrs. McDonald revealed a list of chattels in her possession:

1 Heintzman Piano
1 Hot Point Electric Range
1 Coat Hall Stand
1 Oak Desk
1 Lawnmower
1 6' Ladder
2 Long Ladders
1 Sawdust Rubbish Burner
1 Old Dresser
6 Venetian Blinds
6 Kitchen Chairs
2 Odd Chairs
1 Mirror
2 Small Tables
1 Weighted Floor Polisher
1 Small Picture
Linoleum throughout 5 rooms.
1 Large locked room in basement, contents unknown and no key.

The tenant will be moving about June 15th or earlier.

GBS/pls

no. 4. Spain

* large items + electrical fixtures (excluding electric range) sold to D. Action - see 7/1/47 letter 11/3/47.

{ D. Action writing to Japanese district + will advise via 7/1/47.

o sold to tenant Mrs. McDonald. See J. H. letter undated in file.

File No. 9936

GRATUITÉ SCHEDULE

January 7th, 1947

Furniture HIRANO, Dec. No. 02698

Declared

Sold

Stored at
Bosman's Storage
by G. YADA.

Remarks

at 701 E. 4th St. San.
In storeroom.

1 chestfield

2 bookcases

1 Candy Machine

1 Bedroom suite

at 1149 Beulah Drive

In care of tenant

Some articles sold to
Cut rate Furniture Co.
(not listed)

3 pc Candy Machine
1 Carton parts
(These are still
there)

See HIRANO's ltr.
Aug 2, 1943
Also Mr. Spain's memo
Aug. 9/43
Mr. Spain's memo April.
22/44

1 Gerhard Halstman piano
1 Hot point range (cooking)

to Mr. Allon May 27/44

1 ball coat stand

1 oak desk

1 lawn mower

1 6 ft ladder

2 long ladders

1 rubbish burner with awning

to Mr. Allon with house

burning attachment

1 old dresser

6 Frenchian blinds

6 kitchen chairs

2 odd chairs

1 mirror

1 small table

1 weighted floor polisher

1 small picture

M. McDonald

12 ltr. Ray B/L

10 gal creek

1 bottle soap

also articles locked in

basement room not declared.

Apparently G. YADA
disposed of everything
also as authorized by
HIRANO. See above.
Also ltr. from HIRANO
dated May 16/44.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name YOSHITARO HIRANO

File No. 9936

Bridge River B.C.

Reg. No. *02891*

Company Crown Life Insurance Co.

Agency Vancouver

Policy No. 285799

Premium - \$ 44.91

Payable: ^X Annually, Semi-annually or monthly

Month September Day 10th

REMARKS: On life of GEORGE HIRANO

27/8/43

9936 ?

ADDRESS ALL COMMUNICATIONS TO THE WORKMEN'S COMPENSATION BOARD,
411 DUNSMUIR STREET, VANCOUVER, B. C., AND REFER TO CLAIM OR FIRM NUMBER.

E. S. H. WINN, K. C., CHAIRMAN
PARKER WILLIAMS, COMMISSIONER
J. H. PILLSBURY, COMMISSIONER
F. P. ARCHIBALD, SECRETARY



BRITISH COLUMBIA

The Workmen's Compensation Board
VANCOUVER

May 1, 1942.

G. W. McPherson, Custodian,
Japanese Evacuee Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Yoshitaro Hirano,
Dominion Cone Co., Firm #16845 - 6

We are enclosing herewith statutory declaration proving our claim against the above-named in the amount of \$5.00, together with Medical Aid and Assessment Notices showing how this amount is made up.

We would call your attention to the fact that the amount due the Board is a Crown Debt and is given statutory priority on the assets of the Debtor under Section 47 of the Workmen's Compensation Act.

Trusting that we will shortly receive a cheque in settlement of our account.

Yours truly,
THE WORKMEN'S COMPENSATION BOARD

[Signature]
Legal Department

RWL/P
encl.

THIS AGREEMENT entered into this 26th day of
May A. D. 1942:

BETWEEN:

YOSHITARO HIRANO, of 1149 Semlin Drive,
in the City of Vancouver, in the County
of Vancouver, in the Province of British
Columbia, manufacturer

Hereinafter called the "VENDOR"

OF THE FIRST PART

AND:

FRANK MAH, of 414 East Pender Street, in the
said City and County of Vancouver, in the
Province of British Columbia, manufacturer,

Hereinafter called the "PURCHASER"

OF THE SECOND PART,

WITNESSETH that the Vendor agrees to sell to the
Purchaser, and the Purchaser agrees to purchase from the
Vendor, One Big Top Revolving Ice-Cream Cone Machine,
manufactured by the Vendor, at the price and upon and subject
to the terms and conditions herein contained.

1. The purchase price is the sum of One Thousand Six Hundred
and Eighteen Dollars and Ten Cents (1618.10), payable \$250.00
in cash, upon signature of this contract, \$250.00 upon
the 30th day of May 1942, and the balance by monthly payments
of Two Hundred Dollars (\$200.00) each, upon the 26th days of
June 1942, and each succeeding month, until the said purchase
price shall have been fully paid and satisfied, together with
interest upon so much of the said purchase price as shall from
time to time remain unpaid, at the rate of six (6%) per cent per
annum, both before and after maturity, payable as the same shall
accrue due with the aforesaid payments on account of purchase
price. The said payments shall be made to such address as the
Vendor shall specify, and if by law so required, shall be made
to the Custodian of Enemy Property, or other Government official
authorized in that behalf.

2. The purchaser may prepay any amount at any time.

3. The Purchaser acknowledges receipt this day of the said

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044

machine, and that the same is in satisfactory condition.

3. The said machine and all accessories and equipment and attachments thereto now are and shall remain the sole property of the Vendor until after payment in full of the said purchase price and interest, if any, and all other moneys payable by the Purchaser to the Vendor hereunder.

4. On payment of the said purchase price, interest and other moneys, and compliance by the purchaser with the terms hereof, title to the said machine shall vest in the Purchaser.

5. All accessories, attachments, parts and replacements hereafter attached to the said machine, shall be part thereof, and subject to the terms hereof.

6. The said machine and every part thereof at all times, while out of the possession of the Vendor, shall be at the sole risk of the Purchaser, and all loss and damage of or to the said machine or any part thereof, from any cause, shall be borne by the Purchaser and no such loss or damage shall operate to extinguish or diminish any liability of the Purchaser hereunder.

7. The Purchaser agrees with the Vendor to keep the said machine insured against loss or damage by fire, riot and theft in a sufficient amount in favour of the Vendor to cover the Vendor's interest therein at all times.

8. The purchaser, not being in default hereunder, shall, at all times, while the said machine is in his possession have the right to use the same for the uses and purposes for which it is designed.

9. The Purchaser covenants and agrees with the Vendor:

(a) That he will not remove or permit to be removed the said machine from his premises at his address as hereinbefore given, without permission in writing first obtained from the vendor.

(b) That he will faithfully pay or cause to be paid to the Vendor the said purchase price and interest thereon, on the days and dates provided herein for such payments to be made.

(c) That he will at his own expense keep the said machine in good repair and operating condition, and will pay all service charges in connection therewith, and all charges for repairs, renewals and parts.

(d) That he will not create or permit to be created any lien charge or encumbrance upon the said machine.

(e) That he will duly pay all rent of premises where the said machine shall be and shall maintain the said machine free from all claim by the owner or landlord of the premises in respect of any money owing to such owner or landlord by way of rent, interest or otherwise.

(f) That the Vendor may enter upon the premises where the said machine shall be, and inspect the same, and that the Purchaser will repair the same according to notice from the Vendor.

10. In case default shall be made by the Purchaser in payment of the said principal and interest or other moneys, or in part thereof as and when the same shall become due, or shall make default in performance or observance of any term, covenant or condition herein contained, or in case the Purchaser shall become bankrupt, or compromise with his creditors, or in case an execution or warrant of distress shall be issued against the Purchaser under which the said machine shall be liable to seizure, or in case the Purchaser shall dispose of or mortgage the said machine or attempt to do so, or part with possession thereof, or in case the said machine shall be seized or attached, then and in any such case the whole unpaid balance of the said purchase price and interest

shall, at the option of the Vendor, forthwith become due and be payable, and the Vendor, whether he exercises such option or not, may take possession of and remove the said machine, with or without process of law, and in due course sell and dispose of the same by public auction or private sale or otherwise, and either en bloc or in parcels as he may deem best, and out of the proceeds of such sale repay and reimburse himself for all charges and expenses, of and incidental to such seizure and sale, and any repairs or replacements necessary to place the same in reasonable condition for sale, and apply the balance of the proceeds of such sale upon the amount unpaid on the said purchase price, interest and other moneys payable hereunder, and the Purchaser agrees forthwith to pay to the Vendor any money thereafter remaining unpaid on the said purchase price and interest.

In order to take possession of the said machine, the Vendor or his agent may, with or without legal process, enter upon any premises upon which the said machine may be situate, using such force as may be necessary to effect such an entry or repossession, and the same shall not be considered a trespass.

PROVIDED it shall not be incumbent upon the Vendor to exercise the power of sale aforesaid, and, as often as any of the said events empowering the Vendor to seize or sell may happen, the Vendor may quietly repossess, have, hold, use and enjoy the said machine and this contract may, at the option of the Vendor exercised in writing by notice to the Purchaser, be forfeited and determined, and all sums paid on account of the purchase price or otherwise in pursuant of this agreement, shall be retained by the Vendor as rent or compensation for the use of the said machine, provided that notwithstanding possession of the said machine by the Vendor, the said purchase price shall be payable and action may be commenced and prosecuted for the recovery of the amount thereof as if such possession had not been taken, and that neither the commencement of any action nor the

recovery of any judgment or judgments against the Purchaser for the said purchase price or any part thereof, shall pass the property in the said machine, but it shall remain in the Vendor until such judgment or judgments are fully satisfied by the Purchaser, nor shall any action or judgment commenced or recovered as aforesaid, prejudice the right of the Vendor to take possession of and sell the said machine as aforesaid, nor shall any such action or judgment merge or waive to any extent the rights and securities of the Vendor hereunder.

11. The Purchaser shall not attach or affix the said machine or any part thereof to the building or land upon which it is to be used.

12. The Purchaser shall be entitled to the possession and use of the said machine so long, but only so long, as the Purchaser shall not be in default hereunder.

13. Time is of the essence of this agreement.

14. The Purchaser hereby acknowledges receipt of a copy of this contract.

DATED at Vancouver, British Columbia, the day and year first above written.

SIGNED AND DELIVERED by the
VENDOR, in the presence of:

"T.E. Wilson"
Barrister & Solicitor,
510 Hastings Street West,
Vancouver, Canada.

"Y. Hirano"
Vendor

SIGNED AND DELIVERED by the
PURCHASER, in the presence of:

"T.E. Wilson"
Barrister & Solicitor,
510 Hastings Street West,
Vancouver, Canada.

"Frank Mah"
Purchaser

Thomas E. Wilson

*Barrister, Solicitor
Notary Public*

622 STANDARD BANK BUILDING
510 HASTINGS STREET W

Vancouver, Canada

TELEGRAPHIC ADDRESS
WILMAS
CODES [WESTERN UNION
BENTLEY'S
TELEPHONE MARINE 1267

OFFICE OF THE CUSTODIAN
2nd June 1942. JAPANESE SECTION

RECEIVED

JUN 3 1942

Attention Mr. Alexander.

Custodian of Enemy Aliens,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: Yoshitaro Hirano
Certificate of Parol No. 150535.
Police No. 02898.
Custodian's File #9936.

Referring to our telephone interviews of the 26th instant, I enclose herewith a copy of the conditional sale contract of the 26th of May 1942, between Y. Hirano as vendor, and Frank Mah as purchaser.

After signature and registration of the agreement, due to some family illness as he tells me, Frank Mah was unable to make good the cheque for \$250 down payment. It was arranged between myself and Hirano that he should pay \$100 on account thereof and the balance of the first \$500 by monthly payments of \$50, at least.

Frank Mah has paid to me the initial \$100, and I am awaiting more definite information from him as to the date upon which the \$50 per month payments will commence.

This letter records my understanding of our conversation, namely, that you inform me it will be in order to pay to Hirano the payments under this agreement as they shall be paid until forbidden by you, or until he shall be evacuated from Vancouver.

On the 28th instant Hirano telephoned me that he was leaving for Shalalth. I do not know whether this is an evacuation or not, but in any event I am holding the \$100 - less expenses - until I hear from you as to the disposal thereof.

Yours truly,

T. E. Wilson

TEW:NC

Encl.

435 Howe St.,
Vancouver, B.C.,
June 4, 1942.

Attention Mr. C.L. Drewry

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

Dear Sirs:-

re HIRANO, Yoshitaro
File No. 9936.

1. Legal Description: Lot "A" of Lots 14 to 17, Block 2, A and B of Block 136, D.L. 264A, having a frontage on Semlin Drive of 34 ft. and a frontage on William Street of 100 ft., no lane, being the N.W. corner of Semlin Drive and William St. and known as 1149 Semlin Drive.

This property is in a poor residential district surrounded by old dwellings.

2. This is a 7-room frame dwelling in very good condition, consisting of three rooms and pantry on the ground floor and 4 rooms and bath and toilet upstairs, good basement, hot air furnace and small domestic sawdust water heater. There is one room in the basement in which Mr. Hirano has placed some of his personal belongings.

3. Mr. Hirano has removed most of his furniture; some personal belongings are locked in a basement room, and the following have been left for the tenant's use:

1 Gerhard-Heintzman Piano	1 Old Dresser
1 Hot Point Cooking Range	6 Venetian Blinds
1 Hall Coat Stand	6 Kitchen chairs
1 Oak Desk	2 Odd Chairs
1 Lawn Mower	1 Mirror
1 Six ft. ladder	1 Small Table
2 Long Ladders	1 Weighted Floor Polisher
1 Rubbish Burner with Sawdust burning attachment)	1 Small Picture

4. There is insurance amounting to \$2600.00, covering \$2000.00 on the property and \$600.00 on the furniture - Policy #72468 in the Sentinel Fire Insurance Company - expiring June 7, 1944. This policy has been left with us.

5. The property is reported to be clear title. Title papers are in safety deposit box in the Canadian Bank of Commerce, Hastings and Granville Streets branch.

6. The house has been rented from June 1st to Mrs. Anne Shannon, a copy of the rental agreement being attached hereto. We are collecting the rent and will have the tenant sign a copy of the inventory.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Encl.

Per

J. H. Macaulay

ack mtr 1076
H

9936

June 4, 1942

Thomas E. Wilson Esq.,
622 Standard Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Yoshitaro Hirano

Thank you very much for your letter of June 2nd, sending us copy of the conditional sale contract dated May 26th between Mr. Hirano and Mr. Frank Mah and for the information you give us in your letter regarding Mr. Frank Mah.

We would appreciate your informing us whether or not the Ice-cream machine is now in the possession of Mr. Frank Mah of 414 East Pender Street.

We would also appreciate your providing us with particulars of any arrangement made between Mr. Hirano and yourself regarding your expenses and finally we would appreciate your sending us the first payment received by you of \$100. less your agreed upon expenses, and until we are able to review the case we would appreciate your collecting and remitting to us monthly payments from Mr. Frank Mah as they become due.

When sending us these payments please enclose your statement and in each case favour us by making reference to our File No. 9936.

Yours truly,

R. P. Alexander,
Assistant Manager.

RPA/PMH

9936

June 4, 1942

Messrs. Macauley, Nicolls, Maitland & Co., Ltd.,
435 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Yoshitaro Hirano

The case of this gentleman was submitted to you for your investigation, report and recommendations on May 27th.

Reference is made to the statement by Mr. Hirano that a sum of \$1,618.10 was due him by Mr. Frank Mah whose correct address is 414 East Pender Street.

For the completion of your files we have to report that this is covered by a conditional sale contract drawn by Mr. Thomas E. Wilson of 622 Standard Bank Building, 520 Hastings Street West, who, for the time being, is making collections on our behalf from Mr. Frank Mah and remitting to us periodically.

Yours truly,

R. P. Alexander,
Assistant Manager.

RPA/PMH

Thomas E. Wilson
Barrister, Solicitor
Notary Public.

622 STANDARD BANK BUILDING
810 HASTINGS STREET W

Vancouver, Canada

4
TELEGRAPHIC ADDRESS
"WILMAS"
CODES (WESTERN UNION
BENTLEY'S
TELEPHONE MARINE 1267

13th June 1942.

R.P. Alexander, Esq.,
Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 15 1942

Dear Sir:

Re: Yoshitaro Hirano. Your file 9936.

Since receipt of your letter of the 4th instant I have been awaiting a call from Frank Mah who has been holding out hope of making a further payment on account of the down payment called for under the agreement. He informed me on the 12th instant that he would probably be able to do so within the next few days.

I was informed by Mr. Hirano that possession of the machine in question was given to Mr. Frank Mah and I understand that it is now in his possession at 414 E. Pender.

The arrangement between Mr. Hirano and myself was simply that I would charge the usual fees for such professional services as may prove necessary.

I am trying to arrive at something like a definite arrangement with Mr. Mah as to his payments and as soon as this shall have been accomplished I shall write you remitting such moneys as may at that time be to the credit of Mr. Hirano.

Yours truly,

Thomas E. Wilson

TEW:NC

26th June, 1942

Frank Mah Baker
414 East Pender St.,
Vancouver B.C.

Dear Sir:

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 27 1942

Re: Y. Mirano

The agreement called for \$250.00 cash, \$250 on the 20th of May, and another payment - that of \$200 - is due today. This makes a total of \$700 upon which you have paid only \$160.00.

There is also outstanding the matter of fire insurance on the machine. I understood that you would let us have the policy before this.

I have just received another letter from the Custodian, and, as I told you, this money must now be paid to the Custodian. You will understand that it is imperative that this balance of \$540 should be taken care of immediately.

I have to report to the Custodian on the standing of the matter immediately after July 1st, and it is therefore necessary that you should see me on the 29th or 30th of this month - without fail.

Yours truly,

T.E.W.

T.E.W.

THOMAS E. WILSON

Thomas E. Wilson
Barrister, Solicitor
Notary Public.

622 STANDARD BANK BUILDING
510 HASTINGS STREET W

Vancouver, Canada

TELEGRAPHIC ADDRESS
"WILMAS"
CODES: (WESTERN UNION
BENTLEY'S
TELEPHONE MACHINE 1267

26th June, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 27 1942

R.P. Alexander Esq.,
Custodian,
506 Royal Bank Building,
Vancouver B.C.

Your file 9936

Dear Sir:

Re: Yoshitaro Hirano

I am in receipt of your letter of the 25th inst. herein, and regret to say that I have not yet been successful in making any satisfactory arrangement with Mr. Frank Mah.

His contract calls for \$250 cash, \$250 upon the 30th of May, and \$200 upon the 26th of June. On this he has paid only \$150.

I have discussed the matter with him from time to time, the latest occasion being the 25th inst., and have been informed that business has been disappointing. The subject-matter of the contract is an ice-cream cone machine, and he informs me that he is in the cone manufacturing business, but by reason of weather, and business restrictions, the demand has been very disappointing.

It would seem that his ability to pay depends upon his business, and he states that by reason of the unsettled conditions, he is not able to make any definite promise of payment, with any assurance that he would be able to live up to it.

As Mr. Hirano is out of town, I do not wish to have the machine come back on his hands, but would rather give Mr. Mah some time, to get as much from him, from time to time, as may be possible.

Inasmuch as the agreement calls for \$200 per month, I do not want to enter upon any negotiations with Mah, which might lead him to think that there is any disposition to modify the terms of the agreement.

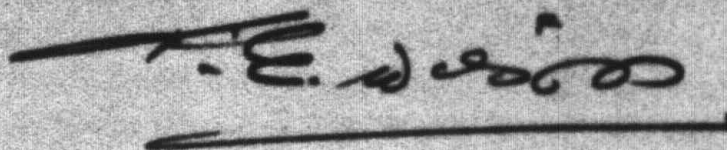
-2-

I had hoped to be able to arrive at some arrangement with him, whereby he would have liquidated the balance of the \$500, payable up to May 30th, in addition to keeping up the current payments, but he does not seem to be able to do this.

I will have a further interview with him between now and the end of the month, and you may rest assured that I will keep you informed of any developments. I enclose copy of my letter of this date to Mr. Mah.

Yours truly,

TEW:OGC
Enc.

A handwritten signature in dark ink, appearing to read "T. E. Wilson", is written over a horizontal line.

THOMAS E. WILSON

Thomas E. Wilson

Barrister, Solicitor

Notary Public

622 STANDARD BANK BUILDING
510 HASTINGS STREET W

Vancouver, Canada

TELEGRAPHIC ADDRESS
"WILMAS"
CODES | WESTERN UNION
BENTLEY'S
TELEPHONE MA 1112 1267

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 23 1942

July 22nd, 1942

R. P. Alexander,
Office of the Custodian,
VANCOUVER, B. C.

Re - Y. Hirano, Your file 9936

Dear Sir,

Referring to your letter of the 15th instant and our subsequent interview herein, I enclose herewith Lumbermen's Insurance Company policy #9-5782, dated 3rd July, 1942, and expiring 3rd July, 1943, for \$1600.00, issued to Dominion Custodian, less if any payable to G. W. McPherson, Deputy Custodian, or his successor, on behalf of Yoshitaro Hirano.

I interviewed Mah yesterday afternoon. He informs me that it is impossible for him to make payment. His business has been disappointing and his brother's illness has absorbed all his money. He is now \$550.00 in arrears and an additional \$200.00 will be due on the 26th instant. He holds out no hope of payment other than from a sale. He tells me that he is advertising property for sale and will sell at a sacrifice in order to clear up this account.

Mah and Hirano informed me that Mah had purchased other assets of the business from Hirano and paid him \$3,000.00 in cash, so that Mah must have a substantial asset in addition to this particular machine. When his initial cheque for \$250.00 was not paid, he explained that he had to send money to his brother who is in hospital in Edmonton and that he offered Hirano the option of rescinding the transaction, but Hirano did not avail himself of the opportunity. Mah seems to think that this excuses the present situation.

He told me that he should know about the sale before the end of the month. As Hirano is out of town, it would not be advantageous to him to repossess the machine and I think it might be advisable to allow matters to stand for the time being to see if Mah will succeed in making a sale. If he does not do so within a reasonable time, we should consider the advisability of taking action to collect on the contract.

Yours truly,

T. E. Wilson

TEW-A

Thomas E. Wilson
Barrister, Solicitor
Notary Public.

622 STANDARD BANK BUILDING
510 HASTINGS STREET W

Vancouver, Canada

4th August, 1942

TELEGRAPHIC ADDRESS
"WILMAS"
CODES (WESTERN UNION
BENTLEY'S
TELEPHONE MACHINE 1267

R.P. Alexander Esq.,
Office of the Custodian,
506 Royal Bank Building,
Vancouver B.C.

Dear Sir:

Re: Yosaitaro Hirano
Your file #9936

OFFICE OF THE CUSTODIAN
JAPANESE SEIZURES
RECEIVED

The situation seems more hopeful than it has been for some days past. Mr. Mah informs me that I will have a payment of at least \$300 by the 6th instant. He says this money is not coming from a sale, but he did not say from what source.

In an earlier discussion, the only source which he indicated was the collection from his business.

He says that his sale is not progressing very satisfactorily. The prospective purchasers have not sufficient money to make it either attractive or safe. He does not wish, upon receipt of a small payment, to turn the business over to a purchaser, who might operate it for the lucrative months, and then throw it back on his hands upon the arrival of more unfavourable weather.

I will write you again soon after the 6th instant, or as soon as I have something definite from Mr. Mah.

Yours truly,

TEW:CGC

T.E. Wilson

OFFICE OF THE COMMISSIONER
JAPANESE SECTION

RECEIVED
AUG 8

7th August, 1943

Mr. Frank Mah,
414 East Pender St.,
Vancouver B.C.

Dear Sir:

Re: Hirano (Official Custodian's
File 9734). Sine 4132

According to the information which you gave
me over the telephone at the beginning of the week,
I was to receive a payment of at least \$300 by yesterday.
This has not been received, and although I called your
office twice to-day, I have not heard from you.

As I have informed you, Mr. Hirano's affairs
are now in the hands of the Custodian, and his wishes
in the handling of the matter must be respected.

I will expect to hear from you the first thing
tomorrow morning, Saturday, the 8th instant.

Yours truly,

THOMAS E. WILSON

9936

11th August, 1942.

Mr. Frank Mah,
414 East Pender Street,
Vancouver, B. C.

Dear Sir:

Re: Yoshitaro HIRANO

Thank you very much for your visit yesterday afternoon. We would appreciate your providing us at a very early date with a copy of the agreement prepared by your solicitors which you have forwarded to Mr. Hirano for signature and which is intended to replace or supplant your agreement with Mr. Hirano dated May 26th.

With reference to the application you are making for special sugar rations we would appreciate your forwarding said application to this office at a very early date.

We would also appreciate your keeping Mr. Wilson fully informed of the status of the cheque with which you propose within the course of the next two or three days to effect payment to Mr. Wilson on behalf of Mr. Hirano of the sum of \$300.00.

Yours truly,

R. P. Alexander
Manager

RPA:LF

File #9936

NAME: HIPANO, Yoshitaro

Reg. #02898

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

NOV 13 1942

Spain
out to real estate
August 14, 1942 THE CUSTODIAN
JAPANESE SECTION

RECEIVED

NOV 13 1942

LIST OF CHATTELS STORED AT 1149 Semlin Drive,
VANCOUVER, B. C.

1- Gerhard-Heintzman Piano	1-Old Dresser
1-Hot Point Cooking Range	6-Venetian Blinds
1-Hall Coat Stand	6-Kitchen chairs
1-Oak Desk	2-Odd chairs
1-Lawn Mower	1-Mirror
1-Six ft. Ladder	1-Small Table
2-Long Ladders	1-Weighted Floor Polisher
1-Rubbish Burner with Sawdust burning attachment	1-Small Picture

FOLLOWING STORED AT 701 E. FOURTH ST.,
NORTH VANCOUVER, B. C.

1 chesterfield

2 book cases

~~1 candy machine~~ G.H.

1 bedroom suite

In connection with the latter the tenant at 701 East Fourth Street,
states that these goods are stored in a spare room, and is not in
any way responsible for these goods.

Confirmed:

DATE:

Oct 6, 1942

SIGNED:

G. Hipano

This represents all my chattels remaining in the restricted area of
British Columbia.

Please sign and return one copy to the Custodian.

Thomas E. Wilson
Barrister, Solicitor
Notary Public

622 STANDARD BANK BUILDING
510 HASTINGS STREET W

Vancouver, Canada

Abilander
TELEGRAPHIC ADDRESS
"WILMAS"
CODES (WESTERN UNION
BENTLEY'S
TELEPHONE MACHINE 1267

18th August, 1942

R.P. Alexander Esq.,
Office of the Custodian,
506 Royal Bank Building,
Vancouver B.C.

Dear Sir:

Re: Yoshitaro Hirano Your file 9936
Mine 6199

This will acknowledge receipt of your letter of August 11th, dealing with the matter of the Workmen's Compensation Board claim. I will deal with this and make payment out of the funds on hand in due course, and notify you.

I acknowledge also, your other letter of the same date relative to Mr. Frank Mah.

I have received a letter from Mr. Hirano, enclosing an amending agreement dated the 17th of July 1942 between Hirano and Mah, which provides that the agreement of the 26th of May 1942 shall be amended by making the purchase price of \$1618.10 payable as follows, namely \$100.00 in cash, and the balance by monthly payments of \$50.00 each on the 26th day of June 1942 and each succeeding month, together with interest on the balance from time to time unpaid at 6 per cent per annum. The vendor acknowledges receipt of the cash payment of \$100.00, and the \$50.00 payment is ear-marked for June 26th 1942. The document provides that in all other respects that the agreement of May 26th 1942, is affirmed.

Mr. Hirano asks me to read the agreement, and if in order, to give one duplicate to Mr. Mah. Before doing so, I would be glad to hear from you as to whether or not you approve of the change in terms, before I deliver the document to Mr. Mah.

Yours truly,

TEW:CGC

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 19 1942

T. E. Wilson

9936

24th August, 1942.

Mr. Frank Mah,
414 East Pender Street,
Vancouver, B. C.

Dear Sir:

Re: Yoshitaro HIRANO

We would appreciate receiving a prompt reply from you to our letter dated August 10th, together with the copy of the new agreement with Mr. Hirano, your application in connection with special sugar rations and a report from you regarding the payment of \$300.00 which you propose making to Mr. Wilson.

Although we are requesting this information from you directly in order to save time we ask that you be good enough to provide Mr. Thomas E. Wilson with copies of any letters you may send to us at any time in connection with the affairs of Mr. Hirano.

Yours truly,

R. P. Alexander
Manager

RPA:LF

4436.

Alyande

TELEPHONE HIGHLAND 0389

DOMINION CONE COMPANY

MANUFACTURERS OF
ICE CREAM CONES

414 EAST PENDER STREET
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 27 1942

August 26th 1942.

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
City.

Dear Sir,

re Yoshitaro Hirano

Replying to your letter of the 24th inst. I now wish to report that Hirano has signed the new agreement altering the terms of payment of the original agreement for the purchase by me of the Big Top Revolving Ice-cream Cone Machine.

I attended at Mr. Wilson's office on the 24th inst. and paid to Mr. Wilson the sum of \$300.00 and received from him the signed agreement from Hirano.

The \$300.00 payment together with \$150.00 paid earlier takes care of the \$1000.00 cash payment and prepays the monthly instalments of \$50.00 each, up to the 26th day of December 1942 and including that date.

Mr. Wilson informed me that he was sending you a signed copy of the new agreement.

I also wish to state that I received the release from Hirano regarding the sugar rationing.

Yours very truly,

L. M. M.

9936

28th August, 1942.

Thomas E. Wilson, Esq.,
Barrister and Solicitor,
510 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Yoshitaro HIRANO
Your File No. 6199

Further to our letter dated August 19th we have to report that we are advised by Mr. Frank Mah that he has received from you the new agreement and that he has paid you the sum of \$300.00.

We would appreciate receiving from you a copy of the agreement in question, together with a detailed statement covering your collections to date in connection with the affairs of Mr. Hirano, your cheque for the full amount payable to the order of G. W. McPherson, Deputy Custodian, and a statement covering the professional services you have rendered on behalf of Mr. Hirano. On receipt of your statement for professional services we shall be happy to refer it to Mr. Hirano for his authorization and having then secured his authorization, to effect settlement from funds belonging to Mr. Hirano under our control.

Yours truly,

R. P. Alexander
Manager

RPA:LF

9936

Alfred and his son



CANADA

THE WARTIME PRICES AND TRADE BOARD

325 Marine Building,
Vancouver, B. C.
August 28th, 1942.

The Custodian of Alien Property,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Yoshitaro Hirano
Re: Dominion Cone Company.

The above company was purchased by Mr. Frank Mah from Y. Hirano, under date of March 16th, 1941.

Mr. Mah has applied for a transfer of sugar quota from the above Company, and as we understand this matter comes under your jurisdiction, we would appreciate your approval of such transfer.

Mr. Mah has advised us that the purchases of sugar by his predecessor has been approximately One Thousand pounds quarterly. Unfortunately he is unable to obtain any records of this usage, and if you have any records of this kind in your office we would appreciate your giving us the details.

Yours very truly,

E. T. James

E. T. James
Area Sugar Officer
for
British Columbia.

ETJ:MB

Thomas E. Wilson

*Barrister, Solicitor
Notary Public.*

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
STANDARD BANK BUILDING
510 HASTINGS STREET W

RECEIVED
AUG 31 1942

Vancouver, Canada

29th August, 1942

TELEGRAPHIC ADDRESS
"WILMAS"
CODES | WESTERN UNION
BENTLEY'S
TELEPHONE MA 1267

MA 1267

R.P. Alexander Esq.,
Office of the Custodian,
506 Royal Bank Building,
Vancouver B.C.

Dear Sir :

Re: Yoshitaro Hirano Yr. file 9936
My file 6199

I enclose herewith:

1. Signed duplicate of agreement of the 17th of July 1942, Yoshitaro Hirano and Frank Mah.

The terms of payment, under the 26th of May 1942 provide for monthly payments of \$200.00 each on the 26th of each month.

2. Copy of my letter of the 25th inst. to Mr. Frank Mah

In his letter to me, in which he enclosed the agreement for delivery to Mr. Mah, Mr. Hirano says: "Will you please find out from the Custodian how this money is to be paid to me.

I have on hand to remit \$450 less my account. I understood at the commencement of the matter that this money was to be paid to you, but it would seem from Mr. Hirano's letter that he expects it to be paid to him. I shall be glad if you will let me know how the regulations require this money to be disposed of.

Yours truly,

Thomas E. Wilson

TEW:OGG

2 enc.

9936

1st September, 1942.

E. T. James, Esq.,
Area Sugar Officer,
The Wartime Prices and Trade Board,
325 Marine Building,
Vancouver, B. C.

Dear Sir:

Re: Yoshitaro HIRANO
Dominion Cone Company.

Thank you very much for your letter dated August 28th. Mr. Hirano registered his assets with us on May 23rd, i.e., subsequent to the sale made by him of the Dominion Cone Company to Mr. Frank Mah. Mr. Thomas E. Wilson, solicitor for Mr. Hirano, advises us that the business was sold for \$3,000.00.

We have questioned Mr. Mah in connection with his application for a transfer of sugar quota and we are informed in writing by Mr. Mah that he had received a letter from Mr. Hirano releasing to Mr. Mah the rights previously held for a sugar quota by the Dominion Cone Company (Mr. Yoshitaro Hirano).

We have no information on file as to the previous quarterly sugar consumption of the Dominion Cone Company but should you desire to communicate direct with Mr. Hirano in this connection you are naturally entirely at liberty to do so. His registration number is 02898 and his address is Bridge River. His solicitor has an office in the Standard Bank Building, Vancouver, B. C.

Yours truly,

R. P. Alexander
Manager

RPA:LF

Thomas E. Wilson

*Barrister, Solicitor
Notary Public.*

622 STANDARD BANK BUILDING
510 HASTINGS STREET W

Vancouver, Canada OFFICE OF THE CUSTODIAN
JAPANESE SECTION

September 9, 1942

RECEIVED
SEP 10 1942

R. P. Alexander, Esq.,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Our File No. 6199

Dear Sir: Re: Yoshitaro Hirano- Your File 9936

02898

In accordance with previous correspondence,
I enclose herewith cheque for \$450.00 received
from Mr. Frank Mah for Mr. Yoshitaro Hirano.

I enclose also letter of August 19th from
the Workmen's Compensation Board showing a balance
owing of \$5.40. I wrote the Board on August 18th
that I would arrange for payment. Inasmuch as
you are handling all the funds, you will probably
desire to make payment direct.

I enclose also my account for professional
services for which I should be glad to receive your
cheque as soon as convenient.

Yours truly,

T. E. Wilson

TEW:MM
Enc. -3

9936

September 11th, 1942.

Mr. Yoshitaro Hirano, #02898
Bridge River, B. C.

Dear Sir:

We have received from Mr. Thomas E. Wilson a cheque for \$450.00 which we have credited to your account.

We are arranging for payment to the Workmen's Compensation Board on your behalf of the sum of \$5.40 respecting minimum assessment made by that Board against you for that portion of the year 1942 during which you operated the Dominion Cone Company.

Mr. Wilson has also forwarded to us a statement of account against you for his own professional services amounting to \$85.25. We are enclosing one copy of his statement of account. We would appreciate your informing us by return mail whether or not Mr. Wilson's account is in order, so that we may, on your behalf, effect settlement at a very early date.

With reference to the fund, it will thereafter remain to the credit of your account with us, we would appreciate your informing us frankly as to your needs so that we may give the matter careful consideration and thereafter take appropriate action. We are informed that the present remittance of \$450.00 includes pre-payment of monthly instalments up to and including December 26th, 1942.

Yours truly,

R. P. Alexander
Manager

RPA:MF
Enc.

9936

September 14th, 1942.

Mr. Yoshitaro Hirano, #02898
Bridge River, B.C.

Dear Sir:-

We have received from Mr. Thomas E. Wilson a cheque for \$450.00 which we have credited to your account.

We are arranging for payment to the Workmen's Compensation Board on your behalf of the sum of \$5.40 respecting minimum assessment made by that Board against you for that portion of the year 1942 during which you operated the Dominion Cone Company.

Mr. Wilson has also forwarded to us a statement of account against you for his own professional services amounting to \$85.25. We are enclosing one copy of his statement of account. We would appreciate your informing us by return mail whether or not Mr. Wilson's account is in order, so that we may, on your behalf, effect settlement at a very early date.

With reference to the funds, which will thereafter remain to the credit of your account with us, we would appreciate your informing us frankly as to your needs so that we may give the matter careful consideration and thereafter take appropriate action. We are informed that the present remittance of \$450.00 includes pre-payment of monthly instalments up to and including December 26th, 1942.

Yours truly,

R. P. Alexander,
Manager.

RPA:MF
Enc.

J. P. NICOLLS
J. O. MAITLAND

S. C. GRANT
T. W. WARKMAN

A. W. ROGERS
O. S. MANSELL

with J. P. Nicolls

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO

W. V. Belcher

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 22 1942

OCT 22 1942

October 20, 1942.

Att'n Mr. Gibson,
Insurance Department

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

Dear Sirs:- re HIRANO, Yoshitaro,
File No. 9936.

We enclose herewith Sentinel Policy #72468
covering \$2600.00 on dwelling and furniture at 1149
Semlin Drive, expiring on June 7, 1944.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

WVB:MC
Encl.

Per

W. V. Belcher
Rental Department.

9936

November 9, 1942.

Mr. Yoshitaro HIRANO,
Registration No. 02898,
Bridge River, B. C.

Dear Sir:

We ask that you be good enough to
reply immediately to our letter to you dated Septem-
ber 14th, and especially in connection with the
statement for legal services rendered to you by
your solicitor Mr. Thomas E. Wilson. His account
against you stands at \$85.25 and has again been
drawn to our attention by Mr. Wilson.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

9936

November 9, 1942.

Mr. Thomas E. Wilson,
Barrister & Solicitor,
510 Hastings Street West,
Vancouver, B. C.

Dear Sir:

Re: Yoshitaro HIRANO

Thank you very much for your statement dated November 6th against Mr. Yoshitaro Hirano, amounting to \$85.25.

The original statement for your professional services, dated September 8th, was forwarded by us on September 14th to Mr. Yoshitaro Hirano in Bridge River, B. C., to whom we are again writing today by registered mail on your behalf.

As soon as we receive a reply from Mr. Hirano, we shall be happy to take the necessary action.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

Re. File No. 9936

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

Shalalth, B.C.
Dec. 4th. /42.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 7 1942

Dear Sirs:

In answering to your wire regarding Mr. Wilson's bill of 14th. September. I wish to state that the bill of \$85.25 was much higher than I expected.

At first I went to see Mr. Wilson to ask him what would be the charge to make a conditional sale agreement. Mr. Wilson said it will cost \$10.00, and I asked him to make the agreement.

The next day on May 26th. I went up with Mr. Frank Mah and sign same and Mr. Mah gave Mr. Wilson two \$250.00 cheques which will go to the Custodian. At that time I offered to pay Mr. Wilson \$10.00, the amount agreed upon, but Mr. Wilson said he still had to register the agreement, which would mean a little more expense, therefore he would collect his fee from the payment made by Mr. Mah.

I think he should charge me \$10.00 for the agreement as I promised to pay but he has charged in this account \$5.00 to phone the Custodian, \$15.00 for drawing the agreement and \$3.00 for signing, as well as many other charges I had not expected.

Therefore, for the reasons I have stated above, I would like to know if it is possible to get the bill reduced.

On the matter of payment of \$5.40 for minimum assessment of Workmen's Compensation Board, I would like to say that I had over payment credit note at the time I sold my business last March. This credit bill has been sign by myself and was given to Mr. Frank Mah of Dominion Cone Co.

Yours very truly,

G. Iriano

P. NICOLLS
D. MAITLAND

E. C. GRANT
T. W. WARRMAN

A. W. ROBERTS
D. S. HANSELL

R. KENN
I. PROBERTS

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

435 Howe Street
Vancouver, B.C.

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO

W. V. Belcher

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 9 1942

December 7, 1942.

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

Dear Sirs:-

re HIRANO, Yoshitaro
File 9936.

We are now enclosing list of furniture
left by Mr. Hirano for the use of the tenant. This
list has been signed by Mrs. McDonald, who at the
time the house was rented was Mrs. Anne Shannon.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

WVB:MC
Encl.

Per

W. V. Belcher

Rental Department.

Furniture left in 1149 Semlin Drive
for use of Tenant.

- 1 Gerhard-Heintzman Piano
- 1 Hot Point Cooking Range
- 1 Hall Coat Stand
- 1 Oak Desk
- 1 Lawn Mower
- 1 Six ft. Ladder
- 2 Long Ladders
- X 1 Rubbish Burner - sawdust burning attachment
- 1 Old Dresser
- X 6 Venetian Blinds
- 6 Kitchen Chairs
- 2 Odd Chairs
- 1 Mirror
- 1 Small Table
- 1 Weighted Floor Polisher
- 1 Small Picture

(signed) Mrs F. L. McDonald.

(formerly Mrs Anne Shannon)

9936

December 8, 1942.

Your File No. 6199

Mr. Thomas E. Wilson,
Barrister and Solicitor,
510 W Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Yoshitaro HIRANO

Your statement of account dated September 8th for \$85.25 against Mr. Yoshitaro Hirano was forwarded by this office to Mr. Hirano on September 11th.

Not having received any reply from Mr. Hirano to subsequent letters to him in connection with your statement, we telegraphed to Mr. Hirano on December 1st and asked him to reply immediately in connection with your statement for professional services.

Mr. Hirano has now written to us as follows:

"In answering to your wire regarding Mr. Wilson's bill of 14th. September. I wish to state that the bill of \$85.25 was much higher than I expected.

"At first I went to see Mr. Wilson to ask him what would be the charge to make a conditional sale agreement. Mr. Wilson said it will cost \$10.00, and I asked him to make the agreement.

"The next day on May 26th I went up with Mr. Frank Mah and sign name and Mr. Mah gave Mr. Wilson two \$250.00 cheques which will go to the Custodian. At that time I offered to pay Mr. Wilson \$10.00, the amount agreed upon, but Mr. Wilson said he still had to register the agreement, which would mean a little more expense, therefore, he would collect his fee from the payment made by Mr. Mah.

"I think he should charge me \$10.00 for the agreement as I promised to pay but he has charged in this account \$5.00

to phone the Custodian, \$15.00 for drawing the agreement and \$3.00
for signing, as well as many other charges I had not expected.

"Therefore, for the reasons I have stated above, I
would like to know if it is possible to get the bill reduced."

Your comments will be appreciated.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

9936

December 8, 1942.

Mr. Yoshitaro HIRANO,
Registration No. 02898,
Shalalth, B. C.

Dear Sir:

Thank you very much for your letter dated
December 4th.

We have referred to Mr. Thomas E. Wilson your
comments in connection with his statement for professional
services amounting to \$85.25.

With reference to the claim made by the Workmen's
Compensation Board, we have to report that the \$5.00 re-
presents minimum assessment levied for that portion of the
1942 operations of your business, whilst carried on by you,
and 40¢ covers accrued penalties to September 1st.

With reference to overpayment credit note men-
tioned by you, we are communicating with Mr. Frank Mah.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

9936

December 8, 1942.

Mr. Frank Mah,
414 E Pender Street,
Vancouver, B. C.

Dear Sir:

Re: Yoshitaro HIRANO

A letter we have just received from Mr. Hirano indicates that he had an overpayment credit note from the Workmen's Compensation Board at the time he sold his business to you last March. Mr. Hirano further states that he endorsed said credit note over to you.

We would appreciate hearing from you in this connection and if a small adjustment is in order, we would appreciate receiving your cheque.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

9936

10th December, 1942.

Mr. Yoshitaro HIRANO,
Registration No. 02898,
Shalalth, B. C.

Dear Sir:

Re: Workmen's Compensation Board

Reference is made to that portion of your letter dated December 4th in which you indicate your belief that you held an overpayment credit note from the Workmen's Compensation Board at the time you sold your business last March to Mr. Frank Mah.

We have consulted with the Workmen's Compensation Board in this connection and also with Mr. Frank Mah, who called at this office on December 9th, and we have come to the conclusion that you are apparently labouring under a misunderstanding as the files indicate that no overpayment credit note was issued to you and that the document you received from the Workmen's Compensation Board was, in fact, notice of assessment of the minimum amount due by you for that portion of the year 1942 during which you were operating the Dominion Cone Company.

Yours truly,

R. P. Alexander
Manager

RPA:LF

Thomas E. Wilson

*Barrister, Solicitor
Notary Public*

OFFICE OF THE CUSTODIAN
SECTION 622 STANDARD BANK BUILDING
810 HASTINGS STREET W

RECEIVED
DEC 16 1942

Vancouver, Canada

December 11, 1942

TELEGRAPHIC ADDRESS
WILMAS
CODES | WESTERN UNION
BENTLEY'S
TELEPHONE MACHINE 1267

R. P. Alexander, Esq.,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir,

Your File No. 9936
Our File No. 6199

I am in receipt of your letter of the 8th inst. herein, and thank you for the trouble you have taken in connection with securing payment of my account.

Mr. Hirano's recollection of the circumstances is not quite accurate. He first called upon me, not on the day preceding the 26th, but on the morning of the 26th. The preceding day was Monday, May 25th, and a holiday.

Mr. Hirano called on the morning of May 26th, and I advised him relative to the sale, security of Conditional Sale contract, and registration. He gave me particulars and instructions to prepare the document. I do not recall the amount of my charge being mentioned. If it had been, I feel quite sure that I would not state \$10.00 (which would be a minimum fee for the simplest kind of an agreement of that nature), for a transaction which involved not only the preparation of a contract, but additional matters introduced by the Custodian's interest in the transaction.

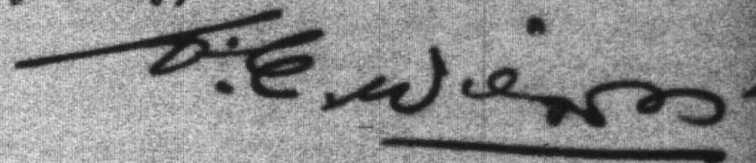
There is no note of a fee on the memoranda of information which I took from Mr. Hirano, and if a fee had been stated, it would have been noted thereon.

I recall that as Mr. Hirano was leaving, at the conclusion of the afternoon interview, he asked me if he should pay my account, and I told him it would be satisfactory for me to deduct it from the cheque received from Mr. Mah. Again, I do not recall that the amount of \$10.00 was mentioned.

With reference to the services from that point forward, you will observe that the matter then takes a different turn, and from that time forward it was a matter entirely distinct from preparation and registration of the Conditional Sale contract. Mr. Hirano evidently does not appreciate this fact.

If Mr. Hirano is dissatisfied with the amount of the bill, the only thing I can suggest is it might be taxed by the Court Registrar, but the expense which would be added to the bill would, I think, more than balance any possible reduction which the Taxing Officer might make.

Yours very truly,



TEW/B

THOMAS E. WILSON

9936

21st December, 1942.

Thomas E. Wilson, Esq.,
Barrister and Solicitor,
510 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Yoshitaro HIRANO

Thank you very much for your letter dated December 11th.

The Custodian's office is not in a position to express any opinion as to whether your statement for professional services of \$85.25 is too high or too low. Mr. Hirano expresses the view that it is far too high and your letter indicates that you consider your bill reasonable but indicates also that the taxing officer might reduce it.

May we suggest that, in the interests of getting this matter settled as soon as possible, that you authorize us to transmit to Mr. Hirano on your behalf an offer to accept \$75.00 in full settlement which we, in turn, will strongly recommend to Mr. Hirano on your behalf, coupled with our assurance that if Mr. Hirano disputes a suggested settlement of \$75.00, that we are perfectly willing, on his behalf, to have your bill taxed by the Court Registrar. We will point out to Mr. Hirano that if your bill is taxed down one sixth, that legal expenses of taxing will be for your account but that otherwise the expense entailed will be paid by the Custodian from funds belonging to Mr. Hirano held by the Custodian.

This letter is written to you purely with the desire to effect settlement amicably and rapidly between you and your client. Please accept our assurance that it is our desire to protect your interests also and that we shall be retaining on hand more than sufficient funds in Mr. Hirano's account for meeting his obligation to you.

Your comments and, we hope, your authorization by return mail will be appreciated.

Yours truly,

R. P. Alexander
Manager

RPA:LF

Thomas E. Wilson
Barrister, Solicitor
Notary Public

622 STANDARD BANK BUILDING
510 HASTINGS STREET W

Vancouver, Canada

TELEGRAPHIC ADDRESS
"WILMAS"
CODES | WESTERN UNION
BENTLEY'S
TELEPHONE MA 4115 1267

December 22, 1942

R. P. Alexander, Esquire,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION

Rec'd DEC 24 1942

File No. 9931

Ans.

alexander

Dear Sir,

re Hirano - Your File 9936

I am in receipt of your letter of December 21st, and thank you for your comments and suggestions. Your interest in and assistance towards an adjustment of the matter are very much appreciated.

It is quite in order for you to transmit to Mr. Hirano an offer to accept \$75.00 in full settlement. Please explain to him that I am doing this as a result of your suggestion, as I do not wish him to misconstrue the offer as implying an acquiescence in his suggestion that the bill is too high. Please explain also that this suggestion is without prejudice to my right to payment of such larger amount as may be allowed by the Court Registrar upon taxation.

If agreeable to Mr. Hirano I will be happy to dispose of the matter on the above basis. I have no doubt that he will accept your recommendation in the matter, but if by any chance he should not, I will make out and render a formal bill and see to the taxation in due course.

May I say that I appreciate the fair and reasonable manner in which you have dealt with the matter.

Wishing you the compliments of the season, I am,

Yours faithfully,

TEW

TEW/B

9936

24th December, 1942.

Mr. Yoshitaro HIRANO,
Registration No. 02898,
Shalalth, B. C.

Dear Sir:

Re: Mr. Thomas E. Wilson

In response to the request contained in your letter dated December 4th we have corresponded on your behalf with Mr. Wilson in connection with his bill against you of \$85.25.

Purely as a result of a suggestion made by this office on your behalf, Mr. Wilson, although not agreeing that his bill is too high, has expressed willingness to accept \$75.00 in full settlement. In view of the circumstances we strongly recommend that you agree to the settlement which we have been able to negotiate on your behalf. If you do not agree, Mr. Wilson is prepared to present a formal bill and to forward it to the Court Registrar for taxation, and the cost of taxation, which may be \$20.00 or \$25.00, will be for your account in the event the Court Registrar approves of the bill presented by your solicitor. Alternatively, if the Court Registrar reduces the bill by one sixth, legal expenses involved will be for the account of Mr. Wilson.

Mr. Wilson reserves the right to take these steps in the event you do not agree to the settlement which we have negotiated on your behalf.

We ask that you reply to this communication to reach us not later than two weeks from today.

Yours truly,

R. P. Alexander
Manager

RPA:LF

EVACUATION SECTION
Rec'd JAN 4 1943
File No. 9936
Ans.
Referred
File No. 9936
Yoshitaro Hirano,
Registration No. 02898,
Shalalth, B.C.
December 29th, 1942.

Mr. R. P. Alexander,
The Custodian's Office,
Vancouver, B.C.

Dear Sir;

I have received your letter of December 24th.
regarding Mr. Wilson's bill; I agree to pay \$75.00
in full settlement.

With reference to your letter of December 10th.
about Workmen's Compensation Board, it must have been
my mistake, if you have not already paid, I would like
you to do so.

In closing, I wish to express my appreciation
in your getting the reduction on Mr. Wilson's bill.

Your very truly,

Yoshitaro Hirano

9736

February 18, 1943.

Mr. Frank Mah,
414 E. Pender Street,
Vancouver, B. C.

Dear Sir:

Re: Loss under Lumbermen's Policy
No. 9-5782.

Kindly find our cheque attached for
\$398.11 being your share of the settlement for
\$1,600.00 fire loss under the above numbered policy
as per statement attached.

Yours truly,

S. M. Gibson,
Insurance Department.

SIG:HAD
Enclosure.

P.S. - Kindly sign and return the enclosed
receipt.

Filer 9936

February 18, 1943.

STATEMENT OF PAYMENTS MADE UNDER CONDITIONAL SALE AGREEMENT

MAY 26th, 1942

between

YOSHITARO HIRANO, VENDOR

and

FRANK MAH, PURCHASER

IN CONNECTION WITH PURCHASE OF -- 1 big top revolving ICE
CREAM CONE MACHINE

Selling Price (26th May, 1942)	\$1618.10	
Paid 2nd June, 1942		\$150.00
Paid 25 August, 1942		300.00
Int. at 6% to August 25th, 1942	21.47	
Int. paid to F. E. Wilson		21.47
Int at 6% August 25, 1942 to Feb. 17, '43.	33.79	
	<u>\$1673.36</u>	<u>\$471.47</u>
	471.47	
Balance due Yoshitaro HIRANO	\$1201.89	
Insurance Check	\$1600.00	
	<u>1201.89</u>	
Due to Frank Mah	<u>\$ 398.11</u>	

SAC:MAD

18th February, 1943.

Mr. Yoshitane HIRANO,
Registration No. 02898,
Shalalth, B.C.

Dear Sir:-

Re: Fire Loss under Lumbermen's
Policy No. 9-5782

On January 9th, in a fire at 400 East Pender Street, a Big Top Revolving Ice Cream Cone Machine, sold by yourself to Frank Mah, was completely destroyed.

This machine was covered under the above numbered policy to the extent of \$1600.00. On February 18th we received their cheque for that amount, of which we have paid \$398.11 to Frank Mah covering his interest in the machine as per a copy of statement attached hereto.

The balance of \$1201.89 has been credited to your account in this office.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

EVACUATION SECTION	
MAR 5 1943	
Rec'd	19936
File No.	

RECEIVED from the Secretary of State of Canada, acting
in his capacity as Custodian, a cheque for the sum of
Three Hundred Ninety-eight Dollars and Eleven Cents
(\$398.11) in full settlement of claim in connection with
fire loss under Lumbermen's Fire Policy No. 9-5782.

DOMINION CONE COMPANY,

Per: Lank Mah

19th February, 1943.

9936
BELFAST 50ND
The Liquidator,
Vancouver Paper Box Co. Limited
Vancouver, B. C.

Dear Sir:

R. Shoji, as a shareholder of the
Vancouver Paper Box Company Limited (in Liquidation)
approve of the payment to A.T.R. Campbell of his
legal costs, which are to be taxed by the Court;
also the payment to G.F. Gyles, as Liquidator, of
the sum of \$350.00 in settlement of his fees.

Yours very truly,

(Sgd.) R. SHOJI

The Liquidator,
Vancouver Paper Box Co. Limited,
Vancouver, B. C.

Dear Sir:

I, K. Shoji, as a shareholder of the
Vancouver Paper Box Company Limited (in Liquidation)
approve of the payment to A.E. R. Campbell of his
legal costs, which are to be taxed by the Court;
also the payment to G.F. Gyles, as Liquidator, of
the sum of \$350.00 in settlement of his fees.

Yours very truly,

(Sgd.) K. SHOJI.

The Liquidator,
Vancouver Paper Box Co. Limited,
Vancouver, B. C.

Dear Sir:

I, Y. Hirano, as a shareholder of the
Vancouver Paper Box Company Limited (in Liquidation)
approve of the payment to A.T.R. Campbell of his
legal costs, which are to be taxed by the Court;
also the payment to G.F. Gyles, as Liquidator, of
the sum of \$850.00 in settlement of his fees.

Yours very truly,

(Sgd.) Y. Hirano

9936

VANCOUVER PAPER BOX COMPANY LIMITED
(IN VOLUNTARY WINDING-UP)

STATEMENT OF ASSETS AS AT JUNE 25 1943
AND DISTRIBUTION TO SHAREHOLDERS AS
AT THAT DATE

ASSETS:

Cash at Bank as at April 27 1943

\$12,260.98

Deduct-

Legal fees

\$419.95

Liquidator's fees and expenses

850.00

1,269.95

\$10,991.03

Due from Shareholders:

K. Sheji

\$1,390.05

R. Sheji

1,469.64

2,859.69

Assets available for distribution subject
to clearance from the Commissioner of
Income taxes

\$13,850.72

Deduct- \$2.00 per share on 586 shares

1,172.00

Assets distributable to shareholders

\$12,678.72

	<u>Shares</u>	<u>Amount</u>	<u>Less debit account</u>	<u>Cheque</u>
K. Sheji	180	\$3,894.49	\$1,390.05	\$2,504.44
Ray K. Sheji	180	3,894.49	1,469.64	2,424.85
Y. Hirano	180	3,894.49	-	3,894.49
Kenji Nishi	42	908.71	-	908.71
James McDougall	4	86.54	-	86.54
	<u>586</u>	<u>\$12,678.72</u>	<u>\$2,859.69</u>	<u>\$9,819.03</u>

EVACUATION SECTION

Rec'd JUN 30 1943

File No.

Re: File No. 9936

Referred

out to his son

Rec'd JUN 30 1943

File No.

Ans.

Referred

Yoshitaro Hirano,

Reg. No. 02898,

Shalalth, B.C.

June 28th. 1943.

Department of the Secretary of State
Office of the Custodian,

Dear Sir;

Will you please send me some money for
living expense?

I am not employed as yet and have an
invalid daughter to care for; also my son is
attending the University of Manitoba so I am
required to send him \$100.00 a month for school
and living expense.

I would appreciate greatly if you will
oblige me.

Yours very truly,

G. Hirano

5888-37

YOSHITARO HIRANO.

REG. No 02898

SHALALTH, B.C.

Aug. 2nd 1943.

Office of the Custodian,
Granville & Hastings sts.
Vancouver, B.C.

Dear Sirs;

I wish the bearer of
this note Mr. Genji Yada, to
be allowed to move all my furniture
and other belongings stored at
701 East 4th St. North Vancouver
and at 1149 Semlin Dr. Vancouver.

Yours truly,

Y. Hirano

Tenant.

1149 Semlin Drive - Mrs. A. Mc Donald

File 9936

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO
W.V. Belcher
PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

August 11, 1943

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

EVACUATION SECTION	
Rec'd	AUG 12 1943
File No.	
Ans.	<i>to</i>
Referred	<i>Nelson</i>

Dear Sirs:- Re HIRANO, Yoshitaro
File 9936

Mr. McDonald, the tenant in Mr. Hirano's property at 1149 Semlin Drive, asked us to check up on the furnace as it was smoking badly and in addition was not heating satisfactorily.

We have had L. Davis make an inspection and are enclosing herewith his report and estimate to put the furnace in good condition. As you will note his cost will be Sixty-four Dollars.

We believe this work should be done and would like to have your authority to have it proceeded with.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

W.V. Belcher
Rental Department

WVB/BB
Enc.

File No. 9936

Yoshitane Hirano,

Reg. No. 02898.

Shalalrh, B.C.

August 12th 1943.

Mr. G. D. Milson.

Administration Department.

Office of the Custodian.

IMMIGRATION SECTION	
REC.	AUG 18 1943
File No.	
Ans.	<i>Tom</i>
Referred	<i>Milson</i>

Dear Sir;

Since receiving your letter of July 5th, I wrote to my son Toshio, now attending the University of Manitoba, to list out his expenses. He states that from June 1st, 1942 to May 1st 1943 he spent \$1350. the expenses being especially large as he went from Vancouver to Queens University at Kingston to attend the summer session; and when this school became closed to Japanese at Fall, he returned to Manitoba where he was allowed to enter school.

His present expenses are listed as
Boarding house \$40.00 a month

School fee for summer session \$30.00

School fee for winter session \$180.00

Books \$50.00

Other costs (such as car and bus fare, clothing, laundry and other personal expense) about \$20.00 a month.

Therefore I would like to send him about \$80.00 a month.

Also, I have an invalid daughter, Tamiko, who I care for at home. She has an infection in her left elbow and ankle joints which require daily dressing changes and she also needs medicine and special food. With her expense and the education cost of about \$10.00 a month for my son, George, through High School Correspondence course, I find that \$100. is not enough and would like to receive about \$130. a month.

Therefore altogether I would like to receive:-

For living and daughter's expense	\$130.00
For son Toshio's living and education expense	\$ 80.00

Total	<u>\$210.00</u>
-------	-----------------

Yours very truly,

G. Hirano.

9936

October 13th, 1943

Mr. Yoshihara HIRANO,
Reg. No. 02898,
Bridge River, B. C.

Dear Sir:

As at September 30th you had a balance with the Custodian of \$5,602.37. As you are aware, Canada's Victory Loan Campaign starts this month and we would like to call your attention to the advisability of your investing part of this money in this forthcoming loan.

Your account with us does not bear interest, and if you were to purchase bonds, you would receive interest at the rate of 3% per annum on this money.

If our suggestion meets with your approval, will you kindly advise us by return mail and we will purchase bonds, giving credit to the Victory Loan district in which you are now living. We enclose herewith a stamped addressed envelope for this purpose.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO

W. V. Belcher

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

February 8, 1944.

Rec'd	FEB 11 1944
File No.	9936
Ans.	RMK
Replied	HARROP.

Office of the Custodian,
Royal Bank Building,
675 West Hastings St.,
Vancouver, B. C.

Dear Sirs:- re Lots a/14-17/2/A&B/136/264A
Catalogue #283

Enclosing herewith certified cheque
payable to the Custodian for \$150.00, being
deposit on the offer to purchase the above
mentioned property at the price of Fifteen
Hundred Dollars from Mr. Nick Ricci.

This offer is made subject to the venetian
blinds, garbage burner in the basement, and
electric fixtures being left in the house to
become the property of the purchaser.

Kindly let us hear at your earliest
convenience if this offer is acceptable.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

M. V. Belcher
Rental Department

WVB/BB
Enc.

9936

11th February, 1944.

Messrs. Macaulay, Nicolls, Maitland & Co., Ltd.,
425 Howe Street,
Vancouver, B.C.

Dear Sirs

Re: Catalogue No. 263
1149 Seaside Drive.

We are in receipt of your letter of the 8th instant in which you submit an offer to purchase the above property for the sum of \$1,500.00 subject to the venetian blinds, garbage burner in the basement and electric fixtures being left in the house to become the property of the purchaser. We also acknowledge receipt of certified cheque for \$150.00.

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

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

Yours truly,

F. C. Shears,
Director.

FCH

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

IN REPLYING TO THIS LETTER
PLEASE REFER TO

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

CABLE ADDRESS "MACNIC"
PACIFIC 4111

February 11th, 1944.

The Custodian of Enemy Property
675 West Hastings St.,
Vancouver, B.C.

Dear Sirs:

Re Catalogue No. ²⁶³~~9936~~
1149 Semlin Drive.

EVACUATION SECTION	
Rec'd	FEB 12 1944
File No.	9936
Ans.	Full
Referred	Spikson

We have today received an offer of \$1850.00 cash for the purchase of Lot A, of Lots 14 - 17, Block 2, of A & B of 136, District Lot 264A from our client Mr. David Aillon, now residing at 1470 Graveley St.

We hold Mr. Aillon's deposit of \$185.00, and await your further instructions in the matter.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per. *GWS:Mc*

GWS:Mc

*increased to 1900.00
L. McNeil 3/48*

9936

14th February, 1944.

Messrs. Macaulay, Nicolls, Maitland & Co., Ltd.,
435 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 263
1149 Seelin Drive.

We are in receipt of your letter of the 11th instant in which you submit an offer to purchase the above property for the sum of \$1,850.00.

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

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

Yours truly,

F. G. Sheara,
Director.

FOS/TMH

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

435 Howe Street
Vancouver, B.C.

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

February 24th, 1944.

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

Attention Mr. F. G. Shears.

Dear Sirs: re 1149 Semlin Drive.
 Catalogue #263 (No.2)

We received an offer of \$1850.00 cash on the above property and submitted it to your office on February 11th, 1944. We understood from Mr. Milsom that the offer would likely go before the committee on Wednesday, the 16th, but it apparently was not appraised in time. We now understand that it was still not appraised on the 23rd and therefore could not go before the committee on that date.

Our client is getting desperate as they have had notice to vacate the premises they are renting as the property has been sold.

We would appreciate your co-operation in getting this placed before the committee at their next meeting, presumably March 1st. If the offer is recommended by your committee we presume you should have word back from Ottawa in a couple of weeks.

Any assistance you can give to expedite this matter will certainly be appreciated by our clients and ourselves. If there would conceivably be any further delay than anticipated above we feel it to be incumbent on us to so advise our clients so they can have the option of withdrawing their offer if they cannot wait longer.

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per. *L. W. Smith*

GWS:Mc

9936

REGISTERED

March 2nd, 1944

Messrs. Macaulay, Nicolls, Hattland & Co., Ltd.,
425 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 263
1149 Sealin Drive

Your letter of the 8th instant written on behalf of a client enclosing cheque for \$150.00 and offer to purchase 1149 Sealin Drive including venetian blinds, garbage burner, and electric fixtures for the sum of \$1500.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herewith. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1900.00 for the property and \$50.00 for the fixtures.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F.G. SHEPARD,
Director.

FOS/AN
encl.

9936

March 3rd, 1944

Messrs. Macaulay, Nicolls, Gaitland & Co. Ltd.,
435 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 263,
1149 Sealin Drive

Your letter of the 11th instant written on behalf of
Mr. David Allion enclosing offer to purchase 1149 Sealin Drive
for the sum of \$1850.00 has been received and considered.

We are not able to accept this tender. No acceptable
tender has been received on this property and we are now prepared
to consider revised offers.

This property has been independently appraised and the
Custodian will not be interested in any sum less than \$1900.00.

If you should wish to submit another offer, subject to
prior sale and other bids which may be received, we will be
pleased to consider same.

Yours truly,

F.C. Shears,
Director.

FCS/AV

J. P. NICOLLS
J. D. MAITLAND

S. C. GRANT
T. W. WARKMAN

A. W. ROGERS
D. S. HANSELL

R. KERN
G. J. ROBERTS

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents
435 Howe Street
Vancouver, B.C.

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

March 3, 1944.

Rec'd	MAR 4 1944
File No.	9936
Ans.	MAK
Referred	HARROP

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

Attention Mr. F. G. Shears.

Dear Sirs:

re 1149 Semlin Dirve
Catalogue #263 (No.2)

Further to our letters of February 11th and 24th we wish to advise you now that Mr. Ailion has increased his offer to purchase the above mentioned property to \$1,900.00 cash and has given us the additional amount required to complete his deposit.

We trust that we may hear from your offices in connection with this offer at an early date.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.,

Per: *L. W. Smith*

GWS/MC

P. NICOLLS
D. MAITLAND

B. C. GRANT
Y. W. WARKMAN

A. W. ROGERS
D. S. MANNELL

H. KERR
G. I. ARDREY

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO
W. V. Belcher

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

March 4, 1944.

Office of the Custodian,
506 Royal Bank Building,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sirs:- re Catalogue #263
1149 Semlin Drive

We wish to acknowledge your letter
of March 2nd, returning cheque for \$150.00,
signed by Mr. Nick Ricci.

We note that the Custodian would not
be interested in an offer less than \$1900.00
for the property and \$50.00 for the fixtures.
We have advised our client of this and he has
authorized us to increase his offer to \$1950.00
for the property and Fifty Dollars for the fix-
tures.

We are holding his cheque as deposit
until we hear from you if this revised offer
will be acceptable.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

W. V. Belcher
Rental Department

WVB/BB

EVACUATION SECTION	
Rec'd	MAR 6 1944
File No.	9936
Ans.	
Referred	<i>Shaw</i>

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

IN REPLYING TO THIS LETTER
PLEASE REFER TO
G. W. Smith
PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

CABLE ADDRESS "MACNIC"
PACIFIC 4111

March 6th, 1944.

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

ATTENTION MR. F. G. SHEARS DIRECTOR.

Sir: re 1149 Semlin Drive.

In further connection with the offer on the above property we beg to advise that Mr. David Aillon called at our office this morning and suggested that he change his offer to \$2,000. for the property, and we now have his deposit for \$200. He also stated that he was prepared to make an offer for all or part of the furnishings when the present tenants vacate, providing the Custodian will have the same appraised.

In connection with the above offer we would respectfully call your attention to the fact that it will be necessary to give the present tenants 6 months' notice to vacate, on or before the 31st day of this month, otherwise it would require one year's notice.

Mr. Aillon's present abode has been sold and he is required to move next month. He doesn't know where he can find accommodation, but must know as soon as possible if this offer is accepted so he can make his plans accordingly.

We trust you will be able to get an air mail reply from Ottawa quickly.

Thanking you for your co-operation in this matter
we are,

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

PER: *G. W. Smith*

GWS:PB

9936

7th March, 1944.

Messrs. Macaulay, Nicolls, Maitland & Co., Ltd.,
435 Howe Street,
Vancouver, B.C.

Attention: Mr. Belcher.

Dear Sirs:

Re: Catalogue No. 263
1142 Seaside Drive.

We have your letter of March 4th in which you advise that your client, Mr. Nick Ricci, is prepared to offer \$1,900.00 for the property and \$50.00 for certain fixtures.

At the time we wrote to you on March 2nd we also gave an opportunity to another tenderer to revise his bid and for your information, as the bid received from the other party was in excess of yours we are not in a position to consider your particular offer.

Yours truly,

F. G. Shears,
Director.

9834

7th March, 1944.

Messrs. Macaulay, Nicolls, Waitland & Co., Ltd.,
435 Howe Street,
Vancouver, B.C.

Attention: Mr. G.H. Smith

Dear Sirs:

Re: Catalogue No. 263
1149 Seaside Drive.

We have your letter of March 6th and note that your client, Mr. David Allison is prepared to offer \$2,000.00 for the above property.

Reference is also made to the purchase of some furnishings and the following items have been appraised:

Garbage burner
Venetian blinds
Electric fixtures (excluding stove)

If your client is prepared to pay the appraised price of \$50.00 for these items we are recommending the acceptance of your offer, namely \$2,000.00 for the property and \$50.00 for the items mentioned, and shall be obliged if you will forward to us a certified cheque for \$2,050.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the Transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold subject to the existing tenancy and your client will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

Dramin

FCS/PMB

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

435 Howe Street
Vancouver, B.C.

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

March 11, 1944.

Rec'd	MAR 11 1944
File No.	9963
Ans.	Shk
Referred	HARROP

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

Dear Sirs:

Re: Catalogue # 263
1149 Semlin Drive

We now enclose our cheque for \$1,050.00 being \$50.00 in payment of the garbage burner, venetian blinds and electrical fixtures, and \$1,000.00 on account of the purchase price of \$2,000.00.

We have approved a mortgage of \$1,000.00 to cover the balance of the purchase price and set aside the funds which will be paid to you as soon as Conveyance is received so that our mortgage may be registered. The purchaser is Mr. David Ailion, engineer, now of 1470 Graveley Street. Mr. Ailion advises us that he is a British subject.

We would appreciate your special co-operation in this instance in rushing this transaction to completion. It is vitally important to the purchaser that we be in a position to register the Conveyance on or before March 30th so that legal notice may be given to the tenant to vacate in six months. We would, therefore, suggest that the documents be forwarded to Ottawa by air mail with the request that they be completed at once and returned air mail.

Thanking you in anticipation, we are,

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.,

Per:

C. Carroll
C. Carroll.

CC/MC
Encl.

9926
~~9903~~

13th March, 1944.

Messrs. Macdonald, Nicolls, Haultain & Co., Ltd.,
435 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 263
1149 Samlin Drive.

This will acknowledge receipt of your letter of the 11th instant in which you enclose your cheque for \$1,050.00 being \$50.00 in payment of the garbage burner, venetian blinds and electrical fixtures, and \$1,000.00 on account of the purchase price of \$2,000.00. We note that you have approved a mortgage of \$1,000.00 to cover the balance of the purchase price and set aside the funds which will be paid to us as soon as conveyance is received so that your mortgage may be registered.

We also note that you wish this property to be registered in the name of Mr. David Ailion, engineer, 1470 Gravelly Street, Vancouver, B.C. and that he is a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

FM

9936

March 15, 1944.

Messrs. Macmillan, Nicolls, Hattland & Co. Ltd.,
435 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 263,
1149 Semlin Drive.

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be March 13, 1944.

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

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

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

Yours truly,

George Peters,
Administration Department.

GP:AS

9936

March 16th, 1944

Mr. Yoshitaro HIRANO,
Reg. No. 02898,
Bridge River, B. C.

Dear Sir:

Enclosed please find our cheque
for \$200.00 to cover your personal living
expenses and the expenses of your son who is
attending the University of Manitoba.

After deducting the above amount
there is now a balance of \$4,662.36 to the
credit of your account.

We also enclose herewith a state-
ment of your account to date.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Enc.

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

IN REPLYING TO THIS LETTER
PLEASE REFER TO
C. Carroll
PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

CABLE ADDRESS "MACNIC"
PACIFIC 4111

9936

Rec'd	MAR 23 1944
File No.	9936
Ans.	
Referred	

March 23rd, 1944.

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

Sirs:

re Catalogue No. 263 -
1129 Semlin Drive.

We understand that you now have a conveyance of the above property ready to register in the name of the purchaser, Mr. David Ailion.

We enclose herewith our cheque for \$1,000.00, being the proceeds of a mortgage arranged by Mr. Ailion, which amount is paid to you as balance of the purchase price and is advanced at this time on the understanding that you will register the enclosed mortgage for us at the same time that you register the conveyance. Application to register and application for Certificate of Encumbrances and cheque for \$4.50 covering the registration fees are attached to the mortgage document. Thanking you for your co-operation in this connection, we are,

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

PER:

[Signature]
A. W. Rogers.

AWR:PB
Encls.

MEMORANDUM

March 27th, 1944

To: Mr. Green
From: Mr. Gibson
File No. 9936

Re: 1149 Semlin Drive
Vancouver, B.C.

Will you please advise if there are any chattels remaining at the above address.

There is \$600.00 insurance coverage on household effects at this location and this should be cancelled if the goods have been removed.

H. Turner

SMG:KT

Spain advises everything taken from this address

In cancelled March 28/44

Later. Re 22-4-44, No, March 27th, 1944

found a note of 2-8-43 in the absence of notice to leave. This is contrary to the reasonable assumption

To: Mr. Spain
From: Mr. Green

With reference to yours of August 9th and Yoshitaro Hirano's letter of August 2nd, it seems fairly clear that everything has been removed from 1149 Semlin Drive. The Insurance Department tell me that they are anxious to know as promptly as possible if this is the case. If you do not know from personal inspection that this is so, would you please make a call tomorrow and let me know?

HFG:IF

9936

April 12, 1944.

Messrs. Macmillan, Nicolls, Mathland & Co. Ltd.,
435 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 263
1149 Semlin Drive
A/11-17/2/402/136

Please be informed that Certificate of Title No. 99776-L
in the name of Mr. David Allion, and covering the above property is being
held in the Land Registry Office subject to Mortgage Registered No. 42652-M.

Adjustments as of March 13, 1944 as shown on the enclosed
sheet have been calculated and a balance of \$22.06 appears to the credit of
the purchaser.

Will you please telephone this office for an appointment to
conclude this matter. It would be desirable for the purchaser to attend in
order that statement of adjustments may be approved and certain releases
signed by him prior to delivery of title.

In accordance with your telephoned request we are attaching
Sentinel Fire Insurance Company policy No. 72466 which has been assigned to
Mr. David Allion.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc. 2
cc Mr. David Allion

Catalogue No. 263
1149 Semlin Drive
File No. 9936

Control of 1149 Semlin Drive, Vancouver, is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled.

Receipt is acknowledged of cheque for \$22.06 representing closing adjustments on sale to me of 1149 Semlin Drive.

Dated at Vancouver, B. C., this 15th day of April, 1944.

D. Itelson

Catalogue No. 263
File No. 9936
1149 Semin Drive
A/14-17/2/143/136

ADJUSTMENTS

As of March 13, 1944 - 73 days

Debit purchaser	
Registration fees on deed - \$2,000.00	\$ 6.25
Insurance premium \$14.00 @ 7.9%	
(expiry 7/6/44)	1.11
Water paid to June 30, 1944	<u>7.00</u>
Total debits	\$16.36

Credit purchaser	
73/365 x \$67.90 Seller's proportion of 1944 taxes	\$13.96
73/184 x \$ 7.00 Water to June 30, 1944	2.78
Rent collected to March 31, 1944 - 12/31 x \$38.00	<u>22.06</u>

Total credits
Less total debits

\$38.42
16.36

NET AMOUNT DUE TO PURCHASER

\$22.06

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

IN REPLYING TO THIS LETTER
PLEASE REFER TO
W. V. Belcher
PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

CABLE ADDRESS "MACNIC"
PACIFIC 4111

April 13, 1944.

Attention Mr. Peters

Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Dear Sirs:-

re Y. Hirano
File #9936

We are enclosing herewith an account
for repairing a leak in the copper coil at
1149 Semlin Drive. As this property has
been sold and we have no funds, we would
ask you to kindly sent Mr. Marshall a cheque
direct.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

Rental Department

WVB/BB

Incl 3

EVACUATION SECTION	
Rec'd	APR 14 1944
File No.	9936
Ans.	
Referred	Peters

sent to cust.

EVACUATION SECTION	
Rec'd	MAY 8 1944
File No.	9936
Ans.	Spain
Referred	Spain

File No. 9936
Shalath, B.C.

from letter
date 7/5

Office of the Custodian

Dear Sir,

I have received your letter of April 12. that you have sold my house at 1149 Semlin Drive. I have linoleum laid on all the upstairs rooms and hall and also in the kitchen. I have not had them declared at the Custodian's Office but I wonder if I could them sent to me here. Also, I think there are one 10 gallon crock and a bottle copper left in the house I would like to have sent.

My chattels stored at 1149 Semlin Drive which I have declared with the Custodian are still left in the house. Also, there are number of articles locked in the basement room which have not been declared.

I have agreed to sell the lawn mower to Mr. McDonald living at that address.

Mr. McDonald Yours very truly,
will pay ^{us} J. Shalath
Registration No. 02898

Thompson & Binnington Limited

AUCTIONEERS AND APPRAISERS

ESTABLISHED 20 YEARS

ROYAL TRUST BUILDING,

626 PENDER STREET WEST.

VANCOUVER, B.C.

May 10th. 1944.

Department of the Secretary of State.
Office of the Custodian.
Royal Bank Bldg.
City.

Attention Mr. Spain.

Dear Sirs :

Re. Yoshitaro Hirano.
1149 Semlin Drive. File #9936.

The writer personally inspected one General Electric
Hot Point Electric Range, Serial # 119388, Type R.A. 157/06B.
situated on the above premises, and in our opinion \$125.00 is
a fair and just valuation at the present market.

Yours Truly.
THOMPSON & BINNINGTON LIMITED.

W. & A. Thompson

Since asking for this, we have received
call from Sp. G. Jada, I. H. son-in-law.
with authority to dispose of everything
at this address, which he is doing
in conjunction with our staff.

Following items among contents of Safety Deposit Box
at Canadian Bank of Commerce, Grenville & Hastings
Streets, Vancouver, B. C., in the name of Yoshitaro
KIMURA. Registration #028528

1. Government Bonds. Imperial due Japan, 4%, 1910 issue.

48 bonds.	France 2500 each
6 "	" 5000 "
200 "	" 500 "

2. Imperial Japanese Government. External Loan of 1930, 5% Gold Bond

8 bonds. \$1000.00 each

3. Imperial Japanese Government. External Loan of 1924, 6% Gold Bond

1 bond. \$1000.00

4. Imperial Japanese Government 4% Sterling Loan of 1899. Series B

1 bond	\$100	35635
1 "	\$100	35634
1 "	\$100	37917
1 "	\$100	38455
1 "	\$100	38639

5. Tokyo Dento Kabushiki Kaisha (Tokyo Electric Light Co.)

1 bond \$1000.00 U.S. No. 57869, 6%, due 1934.

6. Daido Denryoku Kabushiki Kaisha (Great Consolidated Electric Power Co. Ltd.)
First Mortgage 7% Sinking Fund, Gold Bond

1 bond	\$1000.00	No. 11096
1 "	\$1000.00	No. 11157

7. City of Yokohama External Loan of 1926, 6% Gold Bonds.

1 bond	\$1000.00	No. 10880
1 "	\$1000.00	No. 10879
1 "	\$1000.00	No. 11339
1 "	\$1000.00	No. 13079

8. Ohata No. 10 Wall, Preferred Net Royalty Trust Certificate

1 Certificate 1/10th of 15 No. 304

9936

June 6th, 1944.

Mr. Yoshitaro HIRANO,
Reg. No. 02898,
Bridge River, B. C.

Dear Sir:-

While your son-in-law, Mr. G. Yada, was down here recently, he showed us your written authority permitting him to dispose of your belongings at 1149 Sealin Street. We understand that some were sold for cash, which was handed to him and the balance payable by post-dated cheque. We are now enclosing a post-dated cheque for \$100.00 which you will doubtless arrange to cash on due date.

We understand that Mr. Yada made some arrangements with the purchaser, Mrs. Ailion, about the shipment to you of some linoleum. Inspection by our staff, however, reveals that this is cemented to the floor, could not be removed, and is therefore part of the real estate. We have, therefore, taken no further steps in this matter.

We quite understand that Mr. Yada has disposed on your behalf of all your personal effects in the protected area.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

C. J. LOEWEN
NOTARY PUBLIC

A. ROY HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENGL.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

731 DUNSMUIR STREET
VANCOUVER, B.C.

June 15th, 1944.

Department of The Secretary of State,
Office of The Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Vancouver, B.C.

EXHIBIT No. 1024-2

DATE 10 May 1948

FILED BY J. W. G. Hunter

Dear Sir:

Re: Catalogue No. 263 - 1149 Semlin Drive, Subd. "A"
of Lots 14 to 17, Block 2, Subd. "A" and "B" of
Block 136, District Lot 264-A.

This lot is on the North West Corner of Semlin Drive, and Williams Street, is approximately 33 x 100 feet and slightly below street level. There is no lane.

The dwelling is a two (2) storey, frame, 25 x 38 feet, with shingle roof in fair condition. Exterior walls are of shingle in good condition, but the trim needs painting. There is 2½ foot wire fence around the house, but the posts are rotting. A Six (6) foot board fence, in good condition, from the house to the double garage facing on Williams Street. The Garage is 18 x 20 feet, cement post foundations, wood floor - siding and shingle roof. Behind the garage is a small glass house 10 x 12.

The house contains Entrance hall, leaded french doors to living-room, sliding doors to dining-room with fireplace - small den behind the dining-room and kitchen, wired for Electric Range, on the ground floor. Floors are oak with the exception of the den which is covered with inlaid linoleum. On the second floor a central hall leads to four (4) bedrooms, one without cupboard - bathroom with full standard plumbing - and separate toilet. Decoration is fair throughout.

The basement is lined - wood floor - coalwood, hot air furnace. Garbage burner with sawdust burner attached and laundry tubs.

In my opinion a fair valuation, as at the date of inspection, 28th February, 1944 is \$1,900.00

Yours faithfully,

Loewen and Harvey, Limited,

Frank Harvey
Director.

ARH/P.

File No. 9936.
Reg. No. 02898.
Bridge River, B.C.
Jan 4th 1945.

Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 10 1945
File No.	9936(13)
Ans.	McLellan

Dear Sir:

Will you pay the premiums to the
Crown Life Insurance Co., on the insurance
policy of my son, George, from my account.
The policy No. 285,799 has a annual premium
of \$44.91 due September 10th, 1944.

Yours truly,

Yoshitaro Hirano.

Encl. (2)

#45⁶⁹

#4,926⁵⁵

STATEMENT RE SALE OF:

Name: **HIPANO, Yoshitaro**Catalogue No: **263**File No: **9936**Street Address: **1149 Sealin Dr. Vancouver, B.C.**Reg. No. **02898**Legal Description: **A/716/14 to 17/2/A & B. 136/2641/1/725 & 1770**Date of Sale and Adjustments **March 13th, 1944.**

Sale Price	\$2000.00 - Costs \$50.00	\$2050.00
Real Estate Agents Commission	\$100.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
.....		
.....		
.....		
.....		
Adjustments:		
Fire Insurance		1.11
Taxes	13.58	
Water	2.78	7.00
	122.86	\$ 2052.11
Net Proceeds credited to your account as at March 13th, 1944.		1929.29

December 10th, 1945.

Date:.....

Mr. George Peters.

Compiled by:.....

9936 - 8554

December 12th, 1945.

Mr. Yoshitaro HIRANO,
Reg. No. 02898,
180 Woodmount Avenue,
North York Township,
Toronto, Ontario.

Dear Sir:

It has just been brought to our notice that Bowman
Storage Limited, Powell Street, Vancouver, has on hand of yours
from 1149 Sealin Drive, Vancouver, the following goods:

3 pcs. Candy Machine

1 carton Parts

We are informed by the above company that these goods
were placed in storage originally by Mr. Genji Yada but that in
November 1944 when Mr. Yada had his own goods which were stored
at Bowman Storage shipped to him at Bridge River he advised them
that the above goods were to be transferred to you, although ap-
parently Mr. Yada paid storage charges up to that time.

We do not understand how it was that Mr. Yada appeared
in this matter but the fact remains that these goods are still on
hand at Bowman Storage and that there is a storage charge of \$13.00
outstanding.

We bring this matter to your notice for your prompt at-
tention and if you communicate with Bowman Storage direct, please
advise us accordingly.

Yours truly,

P. Douet,
Administration Department

PD/ER

R -
Apr 2-43
by H. Evans
D

no date

File No. 9936
Yoshitane Kiiano,
Reg. No. 02898
180 Woodmount Ave.,
Toronto 6, Ontario.

Office of Custodian
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	DEC 12 1946
File No.	9936
App.	
Referred	Luanbury

Dear Sirs: -

I have relocated to Toronto with my family recently and require the money which you are holding for me, for settling.

I will be obliged if you will send this money as soon as possible

Yours truly,

G. Kiiano.

9936

December 14th, 1945.

Mr. Yoshitane HIRANO,
Reg. No. 02898,
180 Woodmount Avenue,
North York Township,
Toronto, Ontario.

Dear Sir:-

We received your undated letter on the 12th instant requesting certain funds from your credit balance with the Custodian. Accordingly we are enclosing to you herewith our cheque for \$2,000.00 to your order.

We are also enclosing a general statement of your account together with a statement showing particulars of the sale of your Semlin Drive property. The net amount of the proceeds of this sale shows in the general statement. Since the general statement was prepared we have forwarded to you a further remittance of \$200.00 reducing the balance to \$2,635.95 before the present cheque was issued to you.

The balance of \$635.95 remaining to your credit will be made available to you as soon as a review of your file can be made. However to avoid the delay that would be involved in making a complete review and preparing a brief summary of the administration of your affairs, we are forwarding the enclosed cheque at this time.

Kindly acknowledge receipt.

Yours truly,

BRD/DD.
Enc. 3.

 B.R. Dusenbury,
Administration Department.

File No. 9236

SUMMARY

December 14th, 1945

LIABILITIES

YOSHITARO HIRANO
Reg. No. 02876

The following claim against Yoshitaro HIRANO is
revealed in the file:-

1. Warrenton's Compensation Board \$5.40

This was paid through the office of the
Custodian as per receipt on file as Sept. 16th, 1942.

The above Summary is certified to be
in accordance with the information on file,
December 14th, 1945.

[Signature]
S.E. Dusenbury,
Administration Department

Mr. B. R. Dusenbury,
Office of Custodian,
Hastings and Granville,
Vancouver, B.C.

File No. 9936
Yoshihiro Hirano,
Reg. No. 02898,
180 Woodmount Ave.,
East York Township,
Toronto 6, Ontario.
January 28th 1946.

EVACUATION SECTION	
Rec'd.	FEB 5 1946
File No.	9936
Ans.	
Referred	Dusenbury

Dear Sir:

I received your letter of December 14th, 1945 instant, with \$2,000.00 cheque enclosed. I thank you for your quick attention.

Will you please check an item in the general statement marked, "May 27th Sale of furniture and lawn Mower \$118.50 (credit)"? I have your receipts for sale of furniture No. 8981 \$100.00 and No. 8980 \$17.00, and lawn mower was sold for \$4.00. So, as I see it, the item of May 27th sale of furniture and lawn mower should total \$121.00 instead of \$118.50, since the furniture was sold by my son-in-law, Mr. Y. Yada, who passed the money to you. The lawn mower was sold to Mrs. Macdonald (former Mrs. Shannon) by me for \$4.00, which she paid you.

Will you please pay Bowman Storage Co. for
storage of my candy machine? I will contact
Bowman storage for disposition of the machinery and
for future storage charges.

Will you please forward to me the balance of
my account as soon as possible? I need money
very urgently, for further resettlement expenses.

Your truly,

G. H. H. H.

9936

February 6th, 1946.

Mr. Yoshitaro MIRANO,
Reg. No. 02898,
180 Woodmount Avenue,
East York Township,
Toronto, 6, Ontario.

Dear Sir:-

We are in receipt of your letter of the 28th ultimo and contents noted.

Regarding the difference between \$121.00 and \$118.50 to which you refer, we wish to advise you that this difference of \$2.50 was for valuation fee in regard to the stove, sold to Messrs. Thompson & Binnington Ltd. This appraisal had been asked for by us, prior to the receipt of your letter of the 18th of May, 1944 asking that we allow Goroemon YADA to dispose of your belongings at 1149 Sealin Drive.

Re:- Storage of Candy Machine at Bowman Storage Co. Ltd., which you requested us to pay; on inquiry of the Company we were informed that there were 15 months at \$1.00 per month due to February 2nd, 1946. Accordingly we have issued our cheque for \$15.00 to the Bowman's Storage Co. Ltd., in settlement to that date, and have charged your account with this amount. It is noted that you will be contacting that Company direct regarding the disposal of the machine and future storage charges. In case of sale or removal, please advise this office.

The balance remaining to your credit with the Custodian will be available to you when a full examination of your file and account is completed, which will be as soon as possible.

Yours truly,

BRD/DD.


E.R. Dusenbury,
Administration Department.

Jan 6/47
62095
D

January 8th, 1947

REGISTERED

Mr. Yoshitaro HIRANO,
Reg. No. 02898,
180 Woodmount Avenue,
East York Township,
Toronto 6, Ontario.

Dear Sir:-

We have brought forward your file for review and to examine your affairs that have come under the control of the Custodian to enable us to make a brief report to you respecting same.

In this review the principal assets noted in your behalf are:-

1. One big top revolving Ice Cream Cone Machine which you had sold to Frank Mah as May 26, 1942 for \$1618.10. This deal was completed when a fire occurred January 9, 1943, making a total loss of the machine. As it was covered by Fire Insurance, full amount was obtained and your account received full credit due under the sale to Mah.
2. 180 Shares in Vancouver Paper Box Co. Ltd. This Company went into voluntary liquidation which was handled by Price, Waterhouse Co. (Mr. Gyles, Manager), Chartered Accountants. They reported the result of the liquidation and a statement of same was forwarded to you at the time. The net returns to you were two credits in your account, namely \$3894.49 and \$360.00. This concluded the transaction.
3. 1149 Semlin Drive, Vancouver, B.C. This was placed with Macaulay, Nicolls, Maitland & Co. Ltd., Agents, by you to look after which they did acceptably. The property was sold as March 13th, 1944 and you were advised of same. The revenues from the property and disbursements in respect to same appear on the financial statements in March 1944 and December 1945.

Chattels indicated on the file as belonging to you have been disposed of by yourself or by Genji or Gorosamen YADA on your written authority. Funds from the sale of Chattels amounting to \$118.50 appear on your statement and of this explanation has been given previously. See our letter of February 6th last. It is noted in this letter, too, that you requested us to pay storage on certain articles of yours at the Bowman Storage Co. warehouse. In your letter of the 28th of last January you stated "I will contact Bowman Storage for disposition of the machinery and for future storage charges". On inquiry of the Storage Company we are informed that they have not heard from you in this respect. We have not taken any action regarding them. If you are not carrying any Fire Insurance on these articles you are taking the risk of a loss by Fire at any time.

On your written authority the contents of your Safety Deposit Box No. 942 (not 492 as you stated in your registration) were removed and signed for by Gorosamen YADA as June 2nd, 1944. As your wife declared certain documents and papers in this same box, no doubt hers were removed at the same time as the keys

Mr. Yoshitaro HIRANO

of the box were surrendered to the Bank.

We are enclosing a further statement of your account to date showing a balance to your credit of \$620.95, for which amount we are forwarding to you herewith our cheque payable to your order.

In the foregoing and in previous letters reports and statements it would appear that we have accounted for your interests, including real and personal property, that have come under our control and we shall be obliged if you will confirm same when acknowledging this letter and attached cheque.

For your convenience in replying we are enclosing a self-addressed envelope.

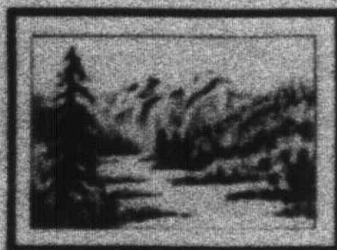
Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRE/DD.
Encs. 3.

BOWMAN

Furniture and Plant
Storage a specialty
Motor Van Service
Warehouse Space to Rent
Railway Trackage



829 POWELL STREET
VANCOUVER, B.C.

January 14, 1947

PHONE:
HASTINGS 0920

STORAGE LIMITED

POOL CARS SHIPPED AND RECEIVED

CAPACITY 5200 SQUARE FEET

Miss F. Matheson,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Madame:-

Re File 9936

We have received a letter, and his warehouse receipt
from Yoshitaro HIRANO, Reg. 02898, now of 180 Woodmount
Ave., Toronto 6, Ontario.

Mr. Hirano has asked that we send his candy machine,
now stored, to him at Toronto, and says that he will
pay all the charges on them there.

Is it in order to release these?

Yours very truly,

BOWMAN STORAGE LIMITED

[Handwritten signature]

MANAGER.



9936

June 13th, 1947

Mr. Yoshitaro HIRANO,
Reg. No. 02898,
180 Woodmount Avenue,
North York Township,
Toronto, 6 Ont.

Dear Sir:-

It is noted from your file that you did not acknowledge receipt of our reporting and remittance letter of the 8th January last, and that you have made no reference to chattels of yours that were at Bowmans Storage.

As to the chattels at Bowmans Storage, we are not particularly interested in them as they are held there subject to your orders. We are informed today that these chattels are still at Bowmans as you decided not to have them shipped to Toronto.

We shall be obliged for an acknowledgment of our January letter for our records.

Yours truly,

BRD/DD.


B.R. Dasenbury
Office of the Custodian.

9936

11th February, 1944.

Messrs. Macaulay, Nicolls, Waitland & Co., Ltd.,
425 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 263
1149 Semlin Drive.

We are in receipt of your letter of the 8th instant in which you submit an offer to purchase the above property for the sum of \$1,500.00 subject to the venetian blinds, garbage burner in the basement and electric fixtures being left in the house to become the property of the purchaser. We also acknowledge receipt of certified cheque for \$150.00.

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

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

Yours truly,

F. G. Shears,
Director.

PMH

File No. 9936

Re: Personal Property

Extract from letter dated March 29, 1949, received from Bowman Storage Limited:

"With regard to the Japanese whose goods we now have in storage, I am attaching a list of such persons, approximate idea of what is in storage, and amount due against each, with any other details I have."

"G. Hirano
180 Woodmount Ave.
Toronto 6, Ontario.
Candy machine brought in under name G.Yada, and later transferred to Mr. Hirano's account. refer to your file 9936 Charges are paid to date."

Note:- Case No. 1024 - not claiming for goods in storage.

WJJ/js

W. J. Johnston

File No.
9936

ANALYSIS OF
CLAIM

March 25, 1948
REAL PROPERTY
SECTION

Yoshitaro HIRANO,
Reg. No. 02898

REAL PROPERTY,

1149 Sealin Drive,
known as
Parcel "A", Ref. Plan 716, of
Lots 14 to 17, Block 2, Subdivisions
"A" and "B" of Block 136, District Lot 264A,
Plans 725 and 1771, Vancouver, B.C.

Catalogue #263

Yoshitaro HIRANO makes claim for (Gross)	\$4500.00
Sale price (Gross)	2000.00

Appraisal

Loewen & Harvey Ltd. - \$1900.00

Tenders,

(a) Nick Ricci -	1500.00
(b) David Ailion	1850.00
(c) " "	1900.00
(d) Nick Ricci -	1950.00
(e) David Ailion	2000.00

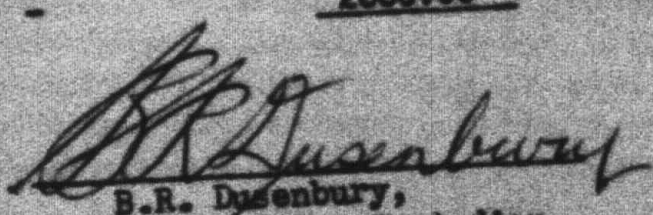
Acceptance of tender (e) 2000.00

Assessed Value, 1944

Land -	385.00
Improvements -	1450.00

RECAP:

Gross amount of claim	-	-	\$4500.00
" " of sale	-	-	<u>2000.00</u>


B.R. Dusenbury,
Office of the Custodian.

Yoshihiko Hirano

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 June 17	Mrs. A. Shannon - June rent " - balance of rent Commission	\$ 2.00	\$ 10.00 30.00	
July 3	Ck # 64 - City of Vancouver - taxes	36.00	36.00	
July 18	City of Vancouver - refund of taxes-returned cheque		40.00	
August 12	Rent - Mrs. A. Shannon Commission	2.00		
September 11	Mrs. A. Shannon - rent due Aug. 1 Repairing hot air pipes Commission	7.00 2.00	40.00	
September 11	Payment under sale contract		450.00	
September 12	Ck 359 - paid to Workmen's Compensation Board	5.40		
October 13	Mrs. A. Shannon - rent Sept. 1-30 Water rates to Dec. 31 Mrs. Shannon for extra cost of window shades Commission	7.00 1.50 2.00	40.00	
November 14	Rental statement Commission Repairs & Maintenance	2.00 9.45	40.00	
December 12	Rents collected Commission Repairs & Maintenance	2.00 2.20	40.00	
1943 January 8	Ck 1401 - Thomas E. Wilson - legal fees	75.00		
January 12	Rents collected Commission	2.00	40.00	
January 27	Ck 1591 - Certificate of Encumbrance - Vancouver	1.00		
February 11	Rents collected Commission	2.00	40.00	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 February 18	Ck 1830 - Frank Mah - being share of the settlement of \$1,600.00 - fire loss under Lumberman's policy # 9-5782	\$ 398.11	\$	
February 19	Hobson, Christie & Co. - settlement fire loss - ice cream cone machine - Dominion Cone Co.		1,600.00	
February 23	Thomas E. Wilson - interest on amount owing ice cream cone machine by Frank Mah		21.47	
March 11	Rents collected Commission	2.00	40.00	
April 3	Bank of Montreal - proceeds from coupons from the 45 bond issue (1899) of the Imperial Japanese Government Bank charges	1.00	44.30	
April 13	Rents collected Commission Repairs & Maintenance	2.00 3.11	40.00	
May 11	Rents collected Commission Repairs & Maintenance	2.00 2.00	40.00	
June 12	Rents collected Commission	2.00	40.00	
June 29	City of Vancouver - 1943 taxes	65.12		
June 30	Vancouver Paper Box Company - from G. F. Ogles		3,694.19	
July 6	Ck - Yoshitaro HIRANO	100.00		
July 13	Rents collected Commission	2.00	40.00	
August 6	Ck 4614 - Y. Hirano	100.00		
August 12	Rents collected Commission	2.00	40.00	
August 23	Ck 4822 - Y. HIRANO	200.00		

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 September 17	Rents collected Macaulay, Nicolls - commission	\$ 2.00	\$ 40.00	
September 18	Ck 5258 - Crown Life Insurance - premium on policy 265799	44.91		
September 23	Ck 5311 - Y. Hirano Ck 5312 - L. Davis - repairs to furnace	200.00 64.00		
October 15	Rents collected Commission Sundry	2.00 7.00	40.00	
October 18	Ck 5749 - Y. Hirano	200.00		
November 15	Rents collected Commission	2.00	40.00	
November 16	Ck 6265 - Y. Hirano	200.00		
December 16	Rents collected Commission Repairs	2.00 4.60	40.00	
December 22	Ck 7001 - Y. Hirano	200.00		
1944 January 12	Rents collected Commission	2.00	40.00	
January 28	Ck 7848 - Y. Hirano	200.00		
February 12	Rents collected Commission	2.00	40.00	
February 15	Ck 8161 - Y. Hirano	200.00		
March 9	Final distribution of \$2.00 per share - 180 shares of Vancouver Paper Box Company		360.00	
March 14	Rents collected Commission Sundry	2.00 7.00	40.00	
				Ck \$ 4,862.86

File No. 7936
Reg. No. 02876

Yoshitatsu HIRANO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 March 14	Balance as per statement sent		\$4,860.86	
March 13	Balance rent to date, with Credit to Sale of Property		15.94	
			1,929.25	
March 20	Cheque to you	200.00		
May 17	Cheque to you	400.00		
May 27	Sale of Furniture & Loan money		118.50	
June 16	Cheque to you	200.00		
July 18	Cheque to you	200.00		
August 18	Cheque to you	200.00		
September 15	Cheque to you	200.00		
October 14	Cheque to you	210.00		
December 18	Cheque to you	400.00		
1945 January 19	Crown Life Insurance Co.	45.69		
September 27	Crown Life Insurance Co.	64.91		
October 19	Cheques to you - January - October - 10 @ \$200.00	2,000.00		
		<u>\$4,090.60</u>	<u>\$6,926.55</u>	

File No. 9936
Reg. No. 0298

Yoshihiko Hirano

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 October 19	Balance as per statement sent		\$2,835.95	
November 19	Cheque to you	200.00		
December 17	Cheque to you	2,000.00		
1946 February 7	Storage charges on candy machine	15.00		
		\$2,215.00	\$2,835.95	
				CR \$ 620.95

Accounting Department
January 8th, 1947

1947
January 9 - To cheque to you

620.95		
2,835.95	2,835.95	MTL

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 29.

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

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

Toronto, Ontario,

May 10, 1948.

IN THE MATTER OF THE CLAIM OF
EDMUND KIRANO

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.A. REEV, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary,

D.J. HANFORD, Esq.,

Official Interpreter.

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

Official Reporter.

1 E. GUILTARD HIRAM, the claimant herein, being
2 first duly sworn, testified as
3 follows:

4 DIRECT EXAMINATION BY MR. BEST:

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

6 Q. And was that form prepared upon your instructions?

7 A. Yes.

8 MR. BEST: Exhibit No. 1.

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

11 Q. I understand the property on which you are
12 claiming is situate at 1149 Seaside Drive, in
13 Vancouver. Is that correct?

14 A. Yes.

15 Q. And you bought that property in 1926 for \$3,000?

16 A. Yes, sir.

17 MR. BEST: If my friend would care to put in the
18 appraisal, my lord, I could go on from there.

19 MR. HUNTER: I file the appraisal of Lowen & Harvey,
20 Limited, dated June 15, 1944. Their appraised
21 value is \$1,900.

22 (APPRAISAL, LOWEN & HARVEY, LIMITED, JUNE 15,
23 1944, MARKED EXHIBIT NO. 2)

24 THE COMMISSIONER: What is that date?

25 MR. HUNTER: June 15, 1944, my lord.

26 MR. BEST: If it matters, and I am not sure that it
27 does, they say that their valuation is made of
28 February 26, although the letter is dated
29 June, 1944, my lord.

30 THE COMMISSIONER: Yes.

MR. BEST: Q. On your claim I notice you make this
remark, "The appraisal is quite accurate except
for the price, which is completely out of line."

1 You make this further remark, "There are three
2 houses in a row all the same and I know that one
3 of them, no better than mine, sold for \$4,700
4 in 1924." I take it to your knowledge that
5 was the last transaction so far as any of these
6 houses in a row are concerned? Was it?

7 A. No. This man sold that house to - I do not know
8 for sure but he sold it back to the person he
9 bought it from and this happened to be the
10 contractor, I think, and he sold the house to
11 another man, Mr. Aranson, my neighbour. He
12 went to Winnipeg. There was some cash he had
13 to pay on top of it.

14 Q. There is just one remark here, in the appraisal:
15 "The exterior walls are all shingle and good
16 condition but the trim needs painting." When
17 was the last time you painted the trim on that
18 house?

19 A. Well, I just cannot tell you just how far away
20 upon the top it is so high I could not reach it,
21 myself. Around the windows and the first storeys
22 I painted myself.

23 Q. When did you do that, do you remember?

24 A. In 1939, I think. I cannot tell you exactly;
25 or, 1940, maybe. I built a garage at the time.

26 Q. According to your claim you built the garage in
27 1940. You did the painting at that time?

28 A. Yes.

29 MR. BEST: All right, thank you.

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

3
4 CROSS-EXAMINATION BY MR. WINTER:

5 Q. I show you a photograph. Is that a photograph
6 of your house, Mr. Hiram?

7 A. Yes. That is mine. I have two photographs,
8 too. It is the same thing.

9 MR. WINTER: I suggest these three photographs go
10 in as one exhibit.

11 THE CHAIRMAN: Very well.

12 MR. WINTER: I file these three photographs as
13 Exhibit No. 1.

14 (THREE PHOTOGRAPHS, PHOTOCOPY, MARKED EXHIBIT NO. 1)

15 MR. WINTER: This property was advertised in Catalogue
16 No. 26), in February of 1944.

17 On February 8 from McCauley, Nicols &
18 Neilson & Company, Limited, an offer of \$1,500
19 was received, which was to include the venetian
20 blinds, garbage burner and electric fixtures.
21 That was eventually refused. At that time they
22 did not have an appraisal so that they waited
23 until the appraisal came in before it was
24 refused.

25 On February 11 they received from the same
26 people an offer for \$1,650. Later on this
27 offer was withdrawn due to the delay in getting
28 an appraisal.

29 On March 3, 1944, they received from
30 McCauley, Nicols, Neilson & Company, Limited,

an offer for \$1,900 cash. On March 4 that offer was increased to \$1,950. On March 16 an offer was received for \$2,000, which offer was accepted, my lord. Accordingly ---

THE COMMISSIONER: Was there any re-appraisal immediately prior to sale in June? In June it was sold?

MR. HUNTER: I do not think it was that late, my lord. It was sold as of March 13, 1944, my lord.

THE COMMISSIONER: Very well.

MR. HUNTER: The appraisal was made at the end of February, so that it is approximately the same time; February 28.

THE COMMISSIONER: Yes.

MR. HUNTER: It was sold for \$2,000 at that time.

THE COMMISSIONER: Yes.

MR. HUNTER: The assessed value was \$1,835 - land \$385 and improvements \$1,450.

I think it is entirely a question of value. There does not seem to be anything else in dispute, my lord.

THE COMMISSIONER: Yes; very well.

MR. HUNTER: I have no further questions.

THE COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINCE DEE.)

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

A. G. Veitch
"A. G. VEITCH"
Official Reporter.

TORONTO, ONT.
10 May 1948.

DEFENCE BRIEF

Yoshitaro HIRANO

File No. 9936

Case No. 1024 ✓

REAL PROPERTY CLAIMS

1. Real Property Claim

\$4500.00

Appraised at

\$1900.00

Sold For

\$2000.00

Witness Harvey appraiser

Exhibit 1 - Real Estate Statement

Exhibit 2 - Appraisal

Exhibit 3 - 3 Photos

Question of Value only.

RWN/ma

Name of Claimant **HIRANO, Yoshitane**
 Custodian File **9936**

Case **1024**

<u>REAL PROPERTY</u>										
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		
2000.00	100.00 12.50									112.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
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
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										112.50

9936

January 19th, 1951

Mr. Yoshitaro HIRANO,
180 Woodmount Ave.,
Toronto, 6, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No.

1024

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

\$ 112.50.

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

\$ 112.50

\$.00

Yours truly,

F.G. Shears
Director

FUS:EK
Encl.