Name of Claimant W AKAYAMA, Kinu Case 1198

" Kokichi

Custodian File 6531 & 13057

REAL PROPERTY												Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:			
						% of Total	Amount		% of Total	Amount		
					2677		2446.72					2446.72

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
			35%	835.00	292.25			292.25

TOTAL RECOMMENDATION	2738.97

1540

CASE NO: 1198

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 1, 1948.

IN THE MATTER OF THE CLAIMS OF

KINU WAKAYAMA
and
KOKICHI WAKAYAMA

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Toronto, Ontario,

November 1, 1948.

IN THE MATTER OF THE CLAIMS OF

KINU WAKAYAMA
and
KOKICHI WAKAYAMA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
F.A. BREWIN, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary,
G.N.R. UPTON, ESQ.,	Official Interpreter,
J. B. McGREGOR, ESQ.,	Official Reporter.

KOKICHI WAKAYAMA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. You are making a claim in respect of a farm property in or near Port Hammond, B.C.?

A. Yes.

Q. I notice the original claim is made by yourself and also Kinu Wakayama; is that your wife?

A. Yes.

Q. And I also understand the property was registered in your name? A. Yes.

Q. I am showing you a document entitled "Real Estate Farmland" -- is that your signature?

A. Yes.

Q. And are the facts stated in this document correct? A. Yes.

(REAL ESTATE FARMLAND CLAIM FORM MARKED EXHIBIT NO. 1)

Q. I would ask my friend to file the Soldiers' Settlement Board Appraisal.

MR. CHRISTIE: I tender as Exhibit 2 the Farm Appraisal Report.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. BREWIN: Did you operate a farm there yourself? A. Yes!

Q. I see you bought this property in 1935 for $500? A. Yes.

Q. And after that you cleared some acres and you planted 30 fruit trees and did some ditching and built some buildings on the land?

A. Yes.

Q. I notice the Farm Appraisal Report says the condition of the buildings was good? A. Yes.

Q. There was one building therewhen you went?

A. Yes, there was an old building.

Q. That old building was rented at the time of the evacuation -- what was it rented for?

A. I rented it for $3. a month.

Q. Now I notice here that you say the Custodian has a good picture of the home. Perhaps while my friend is getting that I will ask you -- you call it a combination store and house. Did you operate a store there? A. It was a grocery store but I didn't really commence operations.

Q. It had been built for a grocery store?

A. Yes.

Q. Was it in a good location for a grocery store?

A. Yes.

Q. Perhaps you would explain a little more, why was it a good location? A. It was a cross roads, on four roads.

Q. With a certain amount of traffic going past on these roads? A. Yes, it was a highway and so there were cars passing to and fro all the time.

Q. Is that a snapshot of the building?

A. Yes.

Q. That is the building referred to as a combination store and house? A. Yes.

(PHOTOGRAPH OF CLAIMANT'S PROPERTY MARKED EXHIBIT NO. 3)

Q. I notice that the Farm Appraisal Report deals

with the property as farm land but it doesn't seem to say anything about its value as a store. Now, you have produced a copy of a document from your wife authorizing you to make joint claims, and as far as the real property was concerned, that is this land we have been discussing, did your wife have any interest in that? A. Yes, we had a joint interest, my wife and myself.

Q. In any event, if your wife has any interest, she is authorizing you to make the claim? A. Yes.

MR. CHRISTIE: I tender as Exhibit 4 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT #4)

MR. BREWIN: Just in case there is some question on it, I tender a document dated November, 1948, which purports to be signed by the claimant's wife. That is her signature? A. Yes.

Q. Authorizing you to make a claim on her behalf? A. Yes.

(AUTHORIZATION ABOVE REFERRED TO MARKED EXHIBIT 5)

Q. Have you read through this Farmland Appraisal Report? A. Yes.

Q. Is there any part of it you want to make any comment on or any part that you want to say anything about to the Commissioner? A. No, I have nothing.

MR. CHRISTIE: I tender as Exhibit 6 the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 6).

MR. BREWIN: Now, you are claiming for the items shown on this document, the Analysis of Personal Property

Claim, under the details of claim? A. Yes.

Q. I am showing you a document entitled Personal Chattels; is that your signature? A. Yes.

Q. Are the facts stated in this document correct? A. Yes.

(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 7)

Q. When you left the property, where did you leave these chattels? A. I left them in the upstairs room and also in the barn at the back and the doors were securely locked.

Q. Did you leave anybody in charge of the property? A. No.

Q. Now, according to this Exhibit , the garden tools were declared but not found. Wheredid you leave the garden tools? A. They were all left in the barn.

Q. The carpenter's tools, for which you are claiming $65. appear not to have been included in the declaration you made after you left the property. Is there any reason you can tell us why the carpenter's tools weren't mentioned? A. I was evacuated in March and my wife stayed on there until October and I thought probably she might need to use those tools and for that reason I didn't declare them.

Q. Perhaps you thought your wife would declare them? A. Yes, but she had a very small baby and I expect she forgot on that account.

Q. You are claiming $300. for furniture, and I notice in the exhibit, the personal chattels claim that you have made out, you say that the furniture included

tables, chairs, stove, linoleum, and you estimated a value of $100. What is it you are estimating as being valued at $100. -- does that apply to all furniture, and if so why is the claim here for $300? A. At the time afterwards, when I consulted with my wife she said she thought perhaps $300. was a littl over, so I changed it to $100.

Q. So then you are agreeable to reducing your claim by $200? A. Yes; that is correct, I have reduced my claim to $100.

Q. One claim you are making is for soya bean manufacturing machinery and equipment, and the Custodian's analysis suggests that one of their field men inventoried a mechanical rice grinder with large pulley and worm gear. It says:

"This Mr. P. Telep stated had been given by Wakayama to him for moving his family when evacuating."

A. That is part of this machinery here but I didn't give that to Mr. Telep.

CROSS/EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 3rd. of November, 1942; whose signature is that?

A. That is my signature.

Q. And I am showing you a J.P. Form dated the 27th of April 1942; whose signature is that?

A. That is my wife's signature.

(TWO J.P. FORMS MARKED EXHIBIT 8)

Q. Did this Mr. Telep move your chattels?

A. My wife told me that she asked Mr. Telep to move a motor for safekeeping but not anything else.

Q. Did Mr. Telep not move any other articles belonging to either the claimant or his wife belonging to this machine? A. No.

Q. Why didn't he mention this machinery worth $350. in his J.P. Form? A. For the same reason as before, his wife was staying on there and she might have wanted to grind with it or use it.

Q. You made an inventory of the other articles your wife was using. Why did he make an inventory of the other artticles his wife was using and not this particular machine? A. As I stated before, I expected that, as I had to leave quickly, that my wife would register those things.

Q. Did he expect his wife to declare the china and glass ware? A. Yes.

Q. Now, you sold certain articles in your house prior to your declaration in November, 1942, is that correct? A. No.

Q. Didn't you sell a refrigerator and washing machine and a sewing machine?

A. My wife sold those things and I don't know anything about it.

Q. Do you know whether or not your wife sold any other articles in the house? A. No, she sold nothing else.

Q. Do you know a Mr. Abe? A. Yes.

Q. And did he occupy these premises with your

permission? A. Yes, he was my wife's father and I let him stay there.

MR. CHRISTIE: I am filing your honour, as Exhibit 9, a letter dated November 4th, 1942, addressed to the Department of the Secretary of State, and the signature here is Sataro Abe. It says:

"Referring to yours of October 29th asking particulars as to the disposition of the property as we found it at the time of our entering the house on Mr. Kokichi Wakayama's property located at the corner of 2nd Ave. and Lougheed Highway at Port Hammond, B.C.

There were no chattels or belongings in the s dwelling house when we entered it on June 30th, nor did we leave anything when we left for Hastings Park on August 28th."

Now, has he any comments in regard to that statement of Mr. Abe's? A. Has that letter not reference to the fact that there were none of Mr. Abe's chattels left?

Q. He says: "There were no chattels or belongings in the dwelling house when we entered it."

A. This was the house at the back which I loaned to Mr. Abe, and at the time Mr. Abe went into the house there were no chattels there at all.

Q. Does the claimant say it doesn't refer to his own house? A. It was a separate house to the house I was occupying.

(LETTER ABOVE REFERRED TO MARKED EXHIBIT 9)

Q. Then I am showing you a letter received by the

Custodian on November 24th, 1942; is that your signature? A. Yes.

Q. It says:

" The few chattels found in the building is the Mr. Abe stuff. I don't know anything about this, because I left the place this spring, so you liked to take care of it please."

Now, are you referring to the house that Mr. Abe lived in, in this letter? A. I think that was so, but I am not perfectly certain.

(LETTER ABOVE REFERRED TO MARKED EXHIBIT 10)

Q. Were there any other buildings close to your store and house? A. There was a beer hall in front and a school at the back.

Q. Was it a sparsely or thickly settled district?

A. It was quite well populated. There were about 50 Japanese and I don't know how many white people there.

Q. What was his occupation? When I wasn't looking after my store I worked on the farm.

Q. Did you have a garden at this house?

A. Yes.

Q. It is suggested here it was a "minute" garden, would that be correct? A. Yes, it was a Japanese Miniature garden.

RE-EXAMINATION BY MR. BREWIN:

Q. I just wanted to get one thing clear if possible. In the Farm Appraisal Report it is made clear that there was first of all on your property

a store and house, of which we have a picture there; is that right? A. Yes.

Q. Then in addition there was an old dwelling?

A. Yes.

Q. Now, the personal chattels for which you are claiming, were they left in the old dwelling or in the new one? A. They were all put in my new house.

Q. And Mr. Abe, was he ever given charge of the new house or did he have possession of the old house?

A. I am not certain but I thought that he only had the old house.

Q. As far as your giving any consent or permission, it was only the old house?

A. I had no conversation with Mr. Abe at all, it was my wife.

Q. Does he know whether his wife ever got Mr. Abe to look after these things for which he is claiming? A. I don't know.

MR. CHRISTIE: I am filing as Exhibit 11, a report made by Mr. J. Moryson. This inventory was made on February 11th, 1943.

(REPORT ABOVE REFERRED TO MARKED EXHIBIT 11)

MR. BREWIN: I wonder if my friend would read into the record a report I think is there that this building had been broken into several times and appeared to have been stripped of everything that might have been of value.

MR. CHRISTIE: Yes; it says:

"These building s have been broken into several times, appears to have been stripped of everything

"which might have been of value. Mr. P. Telep employee of Maple Ridge Hotel, says the owner said he could have the mechanical rice grinder in payment for moving his family in a truck when evacuating. Mr. Telep bought a washing machine and frigidair from Wakayama, and has receipts."

MR. CHRISTIE: I file as Exhibit 12 the Notice of Assessment.

(NOTICE OF ASSESSMENT MARKED EXHIBIT NO. 12)

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 13)

MR. CHRISTIE: It is submitted, your honour, that the real property was sold at its fair market value. It is submitted that the valuationsplaced on the articles of personal property by the claimant are exorbitant. It is submitted that the Custodian is not responsible for those articles of personal property of which he had no record at any time and which were not sold by him.

MR. BREWIN: There is just one question I want to ask the witness arising out of this.

Q. In the exhibit headed "Personal Chattels" you stated Mr. Telep was given a quantity of fuel wood at the back of the house for his assistance at evacuation. Perhaps you didn't know anything about that -- was that an arrangement with your wife?

A. Yes, my wife gave him that.

Q. According to your information your wife didn't agree he should have this machinery?

A. No; I asked her and she said no.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

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

J. A. McGibbon,
Deputy Commissioner.

DEC - 2 1947

~~blank~~ base 1198

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

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

ACKNOWLEDGED

6531
13057
Toronto

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

(1) NAME KINU WAKAYAMA / KOKICHI WAKAYAMA (RCMP) Reg. No. 14155 / 14183
(Print) Surname Given Name

(2) Pre-Evacuation Address PORT HAMMOND, BRITISH COLUMBIA.

(3) Present Address 23 DUKE STREET, CHATHAM, ONTARIO.

(4) REAL ESTATE

(a) Street Address (if any) LOUGHEED HIGH WAY AND SECOND AVENUE.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT TWO OF LOT "A" OF LOT 278 GROUP 1
MAP 4948
IN THE DISTRICT OF NEW WESTMINSTER, BRITISH COLUMBIA.

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence
(iii) Business
(iv) Any other type of property (describe) RENTED ONE HOUSE.

Type of business SOY BEAN FOOD MFR. AND GROCERY - RETAIL AND DELEIVERY.

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ 1250—
(ii) Buildings - - - - - - - - - - - - - - - $ 5650—
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 750—
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 7650—
(v) Amount at which Custodian sold property and credited your account - - $ 2664—
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 4986—

(5) PERSONAL PROPERTY

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

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
LOUGHEED HIGH WAY AND SECOND AVENUE, PORT HAMMOND, BRITISH COLUMBIA.

(c) How stored or packed at time of evacuation
PACKED IN BOXES WITH DOORS LOCKED

(over)

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

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

1. SOY BEAN FOOD MFR. MACHINERY AND EQUIPMENT Estimated Value $ 350.—
2. GARDEN TOOLS Estimated Value $ 100.—
3. CARPENTER TOOLS Estimated Value $ 65.—
4. BEDS (FIVE) Estimated Value $ 85.—
5. TWO HEATING STOVES AND TWO COOKING STOVES Estimated Value $ 110.—
6. CHINA AND GLASS WARE Estimated Value $ 25.—
7. FURNATURES Estimated Value $ 300.—
8. Estimated Value $
9. Estimated Value $
10. Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 1035.—

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 6021.55

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

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

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

DOMINION OF CANADA)
County of Kent)
TO WIT:)

We, ~~I~~ Kinu Wakayama and ~~K~~okichi Wakayama of the City of Chatham in the County of Kent

DO SOLEMNLY DECLARE THAT:

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

SEVERALLY DECLARED before me at the City of Chatham in the County of Kent this 24th day of November A.D. 1947.

Kinu Wakayama
Kokichi Wakayama

A Commissioner &c.

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

Return to

Mrs Cooley

1198

13057

6531

WAKAYAMA, Kinu
WAKAYAMA, Kokichi
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1198-1
DATE NOV 1 - 1948
FILLED BY Brown

14155
14183
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared -							
Cultivated not planted							
Cultivated and not in crop							
List Crops							
30 Fruit Trees							
App. 2 yrs old	1				1 Acre Cleared	1 Dwelling 18 x 30	$ 1,250.00
Total	5.5	1935	Mr. M. Mitsui	$ 500.00			

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
30 Fruit Trees planted	1940	$ 100.00 (material and labour)
Ditching	1940	50.00 (" " ")

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Combination store and House (11 rooms - 2 Storey)	28 x 40	Frame & stucco	1937	3,500.00	400.00	400.00	100.00	4,200.00
Bath House	12 x 14	Frame	1937	250.00	—	75.00	50.00	275.00
Garage & Stores	18 x 40	"	1937	600.00	—	150.00	50.00	700.00
Dwelling	18 x 30	"						475.00
								5,650.00

Comments re Appraiser's report not covered by above information:

Re: Land - From 1935 to 1944, value of land rose considerably for this area. Property was on highway at crossroads of two main roads. Therefore, claimant feels estimated value of $1,250.00 for land as fair valuation.

1. Appraisal gives good report on buildings - described as "very good". Buildings had electric light and good well. The 18 x 30 dwelling had considerable value despite its age, being rented at time of evacuation.
2. Custodian file contains good picture of home and store.
3. Claimant feels valuation of property is ridiculously low.
4. Assessment 1943: Land $ 450.00
   Improvements 2,700.00
   3,150.00

SUMMARY

Estimated value	$ 7,650.00
Sold by Custodian	2,677.00
Claim	$ 4,973.00

Kokichi Wakayama
Signature

BC-198-P

BC/198-P EXHIBIT No. 1198-2 DATE NOV 1 - 1946 Page 1

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

Farm Appraisal Report

K.A. Christie

File No. JL-97

Land Description: Lot 2 of Lot "A" of D.L.278, Map 4948, N.W.D.

Containing: 5.42 Acres

Owner's Name: Kokichi WAKAYAMA Post Office Address: R.R., Hammond, B.C.

Nearest Rail Point: Hammond - C.P.R. Distance: 1 mile

Market Town: New Westminster Distance: 16 "

Church (give denomination): All denominations within Distance: 1-3 "

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

State how property was identified: Roads - post and map check

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

Yes. It fronts both on Lougheed Highway, 2nd Avenue, and Hunter Rd.

Is this district a good one? Yes.

Employment opportunity: Limited to 2 sawmills and brickyard within 3 miles.

Predominating Nationality and religion: Locally Japanese

Describe Fencing and its condition: Just line fence along Highway Value $

Water supply: Excellent dug domestic well. Water 8-10'. Value $

BUILDINGS ON FARM

6531 - 13057

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
(Combination Store		Frame					Very	
(& HOUSE	28 x 40	Stucco	22'	Shgl.	3-4	Concrete	good	2300.00
(Bath House	12 x 14	Frame	10'	"	3-4	"	Good.	
	x							
BARN	x							
Dwelling	18 x 30	Frame	9'	Shgl.	15-20	Wood	Poor	50.00
BARN	x							
	x							
GRANARY	x							
Garage &	x						Very	
Stores	18 x 40	Frame	12'	Shgl.	2-3	Wood	good	250.00
	x							
	x							

Electric light installed.

Total present day value $ 2600.00

Total Value Buildings add to farm: Appreciating store value $ 2600.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? This refers to the store dwelling. The little old house is very modest, clean and still habitable. $

Describe the basement and chimneys: No basement, brick chimney to ground in store. Stove pipe in old house.

Store No. rooms downstairs? 5 Upstairs? 6 How finished V.joint
Old House - - - - - 3 - - Shiplap and papered.

Are buildings painted? Store only. Condition of paint Very good.

Distance from nearst bush: All clear.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.	Level	Light sdy. soil-2-3', rather coarse	Sandy & gravelly	Just old sod. Minute garden	75.00	75.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
.5	Level	Lt.sdy. Soil	Sdy.& gravel	This has been slashed.	100.00	25.00	12.50
3.92	Almost level	2-3'		Clear stumps & drain & clear.	150.-200.	10.00	39.20

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE
Just the small two streams running through.		

Total value of Land $ 126.70

Total added by buildings to value of farm $ 2600.00

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

Total value of farm $ 2726.70

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

Soil here is coarse and open; little effort has been made-no actual present cultivation,nor has been for several years.In my opinion,this particular parcel with its drainage problem,heavy clearing,& erosion will not be profitable agricultural land.

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

Very doubtful proposition as to future farming.

Noxious weeds:

Not in evidence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipal, Land, School & Library. $44.67.

Date: 9th May 1942.
Place: New Westminster,B.C.

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

Inspector's Signature "T. GODFREY"

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

JL-97 - K.Wakayama

Farm Appraisal Report

Remarks: This property, with three road frontage, including the Highway - good transportation facilities, electric light and good water, has its drawbacks for two main reasons. It is underlaid with springs all year round and soil is coarse and open; ditches soon erode and require protection. Clearing is heavy. I doubt if the centre of the tract is worth clearing.

In my opinion this property will remain a good store site, garage, or something similar, rather than as farm land; hence carrying through full value of the main buildings.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

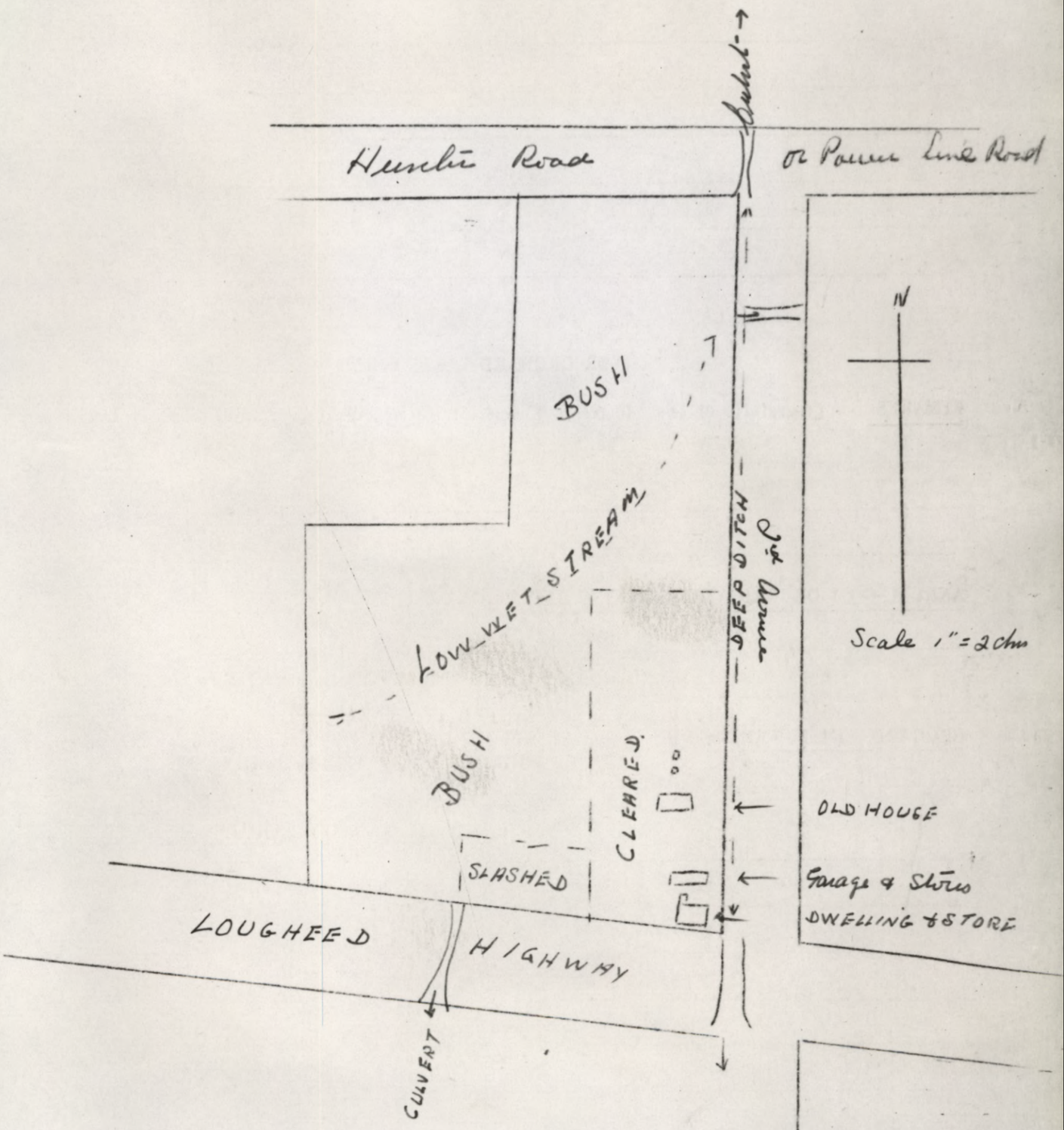
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Lot 2 of A & DL 275 Map 4545

KOKICHI WAKAYAMA Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 2500.00

Date 20th May 1942

"I.T. BARNET"

District Superintendent.

EXHIBIT No. 119P - 8
DATE NOV 1 - 1948
FILLED BY K. A. Christie

WAKAYAMA, K.

2499 Lougheed Highway, Hammond, B. C.

Taken Feb. 24/43 by J. M.

File 13057 Reg. #14183

1198 - 4

EXHIBIT No.
DATE Nov. 1/48
FILED BY K.A.Christie

No. 50496

Your file No. 13057

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

New Westminster, B. C.

- - - minutes 10 o'clock 6th day of November, 1942.

I HEREBY CERTIFY that the following is the state of the title to - - - - - - - - -

Lot 2 of Lot "A" of Lot 278 Group 1 Map 4948 Municipality of Maple Ridge in the District of New Westminster.

viz.:

Registered Owner: KOKICHI WAKAYAMA "Reg. #14183"
"A"

Register of Indefeasible Fees Folio No. 127321E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24906.

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E. S. Stokes"
Registrar.

To Office of the Custodian.

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

June 3, 1949.

EXHIBIT No. 1198 - 5
DATE NOV 1 - 1948
FILLED BY
F A Brewin

I, KINU WAKAYAMA, authorize my husband KOKICHI WAKAYAMA, to make joint claims on behalf of myself and KOKICHI WAKAYAMA concerning real property and personal chattels.

Kinu Wakayama
signed

Dated November 1st 1948
CHATHAM, Ontario.
Witnessed Kyo Shoji

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6531 EXHIBIT No.

NAME Kokichi NAKAYAMA REG. No. 13057

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Nov. 3/42	TAKEN BY J. Moryson			AUCTION	TENDER &c		
EVACUATION Feb. 28/42	DATE Feb. 11/43						
Small farm equipment such as shovels, hoes etc.		1. Soy bean food Mfg. Machinery & equipment	350 00				
Water pump, refrigerator		2. Garden tools	100 00				100 00
Washing machine		3. Carpenter tools	65 00				
Singer sewing machine		4. Beds (5)	85 00				(4) 68 00
Motor		5. 2 heating stoves & 2 cooking stoves	110 00				(2) 55 00
3 stoves		6. China and glass ware	25 00				
Beds		7. Furniture	300 00				
Chairs							
Table							
Gramaphone			$1035 00				
Cupboard and other small furniture							223 00

FILE No. 653

REG. No. 13057

EXHIBIT No.

EXHIBIT No. 119E-6

DATE NOV 1 - 1948

FILLED BY K. A. Christie

CASE No.

VENUE TORONTO

SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
							350 00	Our fieldmen inventoried a mechanical rice grinder with large pulley, 2 shafts & worm gear. This, Mr. P. Telep, stated had been given by WAKAYAMA to him for moving his family when evacuating.
			100 00					
				65 00				
			(4) 68 00		(1) 17 00			
			(2) 55 00		(2) 55 00			★
				25 00				
					300 00			Only a few articles of furniture found mostly homemade, not worth expense of handling.
			223 00	90 00	372 00		350 00	

★ Kitchen range no value, 1 Jap. cooker set in cement.

Goods valued by Japanese at $223.00 declared not found
" " " " " 90.00 no record at any time
" " " " " 372.00 abandoned
" " " " " 350.00 either not found, or if referring to rice grinder given to Mr. P. Telep. by claimant.

$1035.00

This property was occupied by Mr. Sataro ABE from 30th June, 1942 to 28th August, and he advised us in letter of Nov. 4/42 that there were no chattels or belongings in the dwelling house.

WAKAYAMA, Kinu and Kokichi
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1198-7
DATE NOV 1 - 1948
FILLED BY F. A. Brown

14135, 14183
Reg. No.

	Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1.	Soy Bean Food mfg. mach'y & equipment	1932	Used	450.00	Good	350.00
2.	Garden Tools	1935 - 1941	New	150.00	Good	100.00
3.	Carpentar Tools	1935 - 1941	"	100.00	"	65.00
4.	5 Beds	1935 - 1941	"	125.00	"	85.00
5.	2 Heating stoves & 2 cooking stoves	1935 - 1941	New & Used	150.00	"	110.00

Total Claim $ 935.00

Description of Storage of Goods:

The chattels of claimant were stored in his home and barn. The premises were locked. For his assistance during evacuation, Mr. Telep was given a quantity of fuel wood at the back of the house. Mr. Telep also took the motor of item 1 volunteering to look after this. The claimant did not give it to him. Articles declared and not found were in barn and house. Several articles were not declared due to lapse of memory and also because, (concerning china and glassware) claimant felt wife would make this declaration in her JP Form.

Original Claim	$ 1,035.00	
New Claim with wife	935.00	following consultation
Estimated value:	935.00	
Sold by Custodian	—	
Claim	$ 935.00	

General Statement as to Chattels not Described above:

Additional Comments, if any:

All beds and stoves were in use at time of evacuation and had value.
Furniture included tables, chairs, sofa, linoleum, new, estimated value $100.00.
Claimant considers his furniture valuation as fair. According to report of Feb. 11/43 signed by "J. Moryson" - "these buildings have been broken into several times, appears to have been stripped of everything which might have been of value--"

Kokichi Wakayama
Signature

FORM "JP"

BUREAU HASTINGS PARK

FILE No. 13057

EXHIBIT No. 1198 - 8

DATE Nov.1/48

FILED BY K.A.Christie

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: Kokichi Wakayama

HOME ADDRESS: Hammond, B. C.

REGISTRATION NUMBER 14183 SEX: Male AGE: 44

OCCUPATION: Grocery store.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER:

MARRIED?

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: 2 of "A" Sec. Lot 278 Hammond, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: New building which was built three yrs ago and costed $3000. Woodshed and carshed which costed $500.

3. INSURANCE (Give particulars; state where policies are)

Tanaka insurance on building & furniture of $3500.

4. TAXES (Amount and where payable) 44.67 H.M.Davenport, Haney, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: New Westminster

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN

About 30 fruit trees have been planted

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Small farm equipments such as hoes, shovels, etc. Water pump, refrigerator, washing machine, singer sewing machine, motor, 3 stoves, beds, chairs, table, gramaphone, cupboard and other many small furnitures .

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

FORM "JP

4. INSURANC

Bu

5. MORTGAG

OTHE

6. MONEYS C

7. BONDS, D

$5

8. BANK ACC

9. LIFE INSU

10. INTEREST

11. SAFETY I

LIABILITIES:

1. PERSONA

2. TRADE DE

I, the under
tected area as s
tures, bonds or

I certify th
every descriptio
and indirect.

Dated this

"R. Iba

FOR DEPARTM

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY:

Building and furniture insurance of $3500.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

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

$50 Victory Bond

8. BANK ACCOUNTS:

9. LIFE INSURANCE: Sun Life

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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 3 day of November 1942

(Signature) "K. Wakayama"

"R. Ibaraki"
Witness

FOR DEPARTMENTAL USE

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

June 3, 1949.

G. Hyde

FORM "JP"

Haney, B. C.

FILE No. 13057

EXHIBIT No. 1198 - 8

DATE Nov. 1/48

FILED BY K.A.Christie

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: WAKAYAMA (Kinu) Mrs. Kokichi

HOME ADDRESS: R.R.#1, Port Hammond, B. C.

REGISTRATION NUMBER 14155 SEX: Female AGE: 41

OCCUPATION: Housewife

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: none

MARRIED? yes

NAME OF WIFE OR HUSBAND: Kokichi

ADDRESS OF WIFE OR HUSBAND: At Kelowna, B.C.

NAMES OF ANY LIVING CHILDREN: Rumi (F) Tamio (M)

ADDRESS OF CHILDREN: R.R.#1. Port Hammond, B.C.

AGE OF CHILDREN: 5. 3

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

1. LOCATION AND DESCRIPTION: none

2. BUILDINGS AND OTHER IMPROVEMENTS: none

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

4. TAXES (Amount and where payable) none

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: none

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Living with Husband at R.R. #1. Port Hammond, B. C.

2. LANDLORD'S NAME AND ADDRESS: none

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

4. STATE WHEREABOUTS OF LEASE: none

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

none

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

none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. $1000.00 Policy No. Unknown

Policy in declarants possession.

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 27th day of April 1942.

(Signature) "Kinu Wakayama"

"F.T.Williams"
Witness

FOR DEPARTMENTAL USE

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

June 3, 1949.

B Hyde

1198 - 9

EXHIBIT No.

DATE Nov. 1/48

FILED BY K.A.Christie

(Received Nov.9/42)

Tashme, B. C.

November 4, 1942.

Dept. of Secretary of State,
506 Royal Bank Bld.,
Cor. of Has. & Granv. St.,
Vancouver, B. C.

Dear Sirs:-

Referring to yours of October 29th asking particulars as to the disposition of the property as we found it at the time of our entering the house on Mr. Kokichi Wakayama's property located at the corner of 2nd Ave. and Lougheed Highway at Port Hammond, B. C.

There were no chattels or belongings in the dwelling-house when we entered it on June 30th nor did we leave anything when we left for Hastings Park on August 28th.

Yours truly,

"Sataro Abe"

Reg. No. 14057.

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

June 3, 1949.

E. Hyde

1198 - 10

EXHIBIT No.

DATE Nov. 1/48

FILED BY K.A.Christie

(Received Nov.24/42)

Department of the Secretary of State,
Office of the Custodian.

R. D. Richardson,
Farm Department.

The few chattels found in the building is the Mr. Abe stuff. I don't know anything about this, because I lift the place this spring, so you liked to take care of it please.

Registration No. 14183
File No. 13057.

"Kokichi Wakayama"

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

June 3/49.

B Hyde

EXHIBIT No. ~~Nov, 1/48~~
DATE
E. K.A.Christie

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE. Date: Feb. 11, 1943

NAME: WAKAYAMA, Kokichi REGISTRATION NO. 14183

ADDRESS: 2499 Lougheed Highway, Hammond, B.C.

PROPERTY:

ACREAGE: 5.424 3 acres cleared.

KIND OF CROPS: The 30 fruit trees, claimed to have been planted, can not be seen.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 2 Storey. VACANT: Yes OCCUPIED:

DESCRIPTION: Stucco. Store & living quarters ROOF: Shingle.

SIZE: 18' x 26' NO. OF ROOMS: 12. 5-DS--7-US.

CONDITION: Good, all building are quite new.

OTHER BUILDINGS: Garage, woodshed, & storage shed combined 18' x 36' (Good)
Note There is also the following buildings on this property which are not declared on the JP. 1½ Storey frame house, shingle roof, 5 rooms, size 20x24. condition is poor. Bathhouse & woodshed 20x22 (poor) Hay shed 14x16 in fair condition. There is a well.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: Well ON: OFF:

LIGHT: Yes. ON: OFF:

REMARKS: These building have been broken into several times, appears to have been stripped of everything which might have been of value Mr. P. Telep, employee of Maple Ridge Hotel, says the owner said he could have the mechanical rice grinder in payment for moving his family in a truck when evacuating. Mr. Telep bought a washing machine & frigidaire from WAKAYAMA, and has receipts.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Downstairs.
1 Galv. sink.
1 Kitchen chair.
1 Sml. table. (HM)
1 Cabinet gramaphone. (broken)
1 Framed picture.
1 Cabinet. (HM)
1 Lge. Jap. cooker, set in cement, with smoke catcher.
1 Mechanical rice grinder, with lge. pulley, 2 shafts & worm gear.
1 Kitchen range. (NG)
4 Window blinds. (poor)

Upstairs
1 Bed & spring.
1 Table. (HM)
1 Enam. sink.

In 5 room house.
1 Record cabinet.
1 Dresser mirror frame.

Signed:

Approx. value of chattels "J. Moryson"

$20.00

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

June 3, 1949. [signature]

File # 13057

Notice of Assessment, 1943. Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements: Improved	Value of Land Exclusive of Improvements: Wild
1410	7 of "A"		7/8	9	4948	5.44	$ 7/00 —	$ 450 —	$

EXHIBIT No. 119f-12

DATE NOV 1 1948

FILLED BY R A Christie

TAKE NOTICE that the above property is assessed as above for the year 1943 The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.00 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

Kakichi Hakayama

c/o Custodian

Vancouver, BC

EXHIBIT No.
DATE Nov. 1/48
FILED BY K.A.Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Kokichi WAKAYAMA Reg. No. 14183 File No. 13057.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act. First Offer. BC/198-P.

PROPERTY ADDRESS: 2499 Lougheed Highway, Hammond, B.C.

LEGAL DESCRIPTION: Lot 2 of Lot "A" of Lot 278, Group 1, Map 4948, Mun. of Maple Ridge, D.N.W.

TITLE: Registered in the name of Kokichi WAKAYAMA.

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

Vesting Order filed No. 24906.

ASSESSED VALUE: Land $ 450.00
Improvements $2700.00 - $3150.00 Taxes - $44.67.

CLASSIFICATION: This is a store with living quarters, and a small young orchard. The Custodian's representative reported February 11th, 1943, that this property had an area of 5.424 acres, 3 acres cleared upon which had been planted 30 fruit trees.
1 - 2 storey stucco store and living quarters 18'x16', 12 rooms: 5 downstairs and 7 up. 1 garage. 1 woodshed and storage shed combined 18'x36'. All above buildings quite new and in good condition. There are also the following buildings not mentioned on his JP Form 1 - 1½ storey house, 5 rooms 20'x24'. 1 bathhouse and woodshed combined 20'x22'. 1 hay shed 14'x16'. All these last mentioned buildings in poor condition.

HISTORY OF ADMINISTRATION: There were two leases given on this property, Lease No.186 was given by the Custodian to Adolf. A. Damer, January 21st, 1943. Term 1 year from 15th February 1943 to 14th February 1944. Consideration $36.00 payable $3.00 per month on the 15th of each and every succeeding month until the whole sum is paid, the first payment to be made on the 15th of February 1943.
Property leased: The old dwelling house, together with 1 acre of cultivable land only, contained in that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Maple Ridge, D.N.W., more particularly described as Lot 2 of Lot "A" of Lot 278, Map 4948, C. of T. 127321E.

Lease No.491 was given by the Custodian to Christopher Gross 19th May 1943. Term of 8 months from May 1st, 1943 to December 31st, 1943. Consideration $120.00 payable $15.00 monthly in advance on 1st of every month commencing 1st June 1943. First month's rent to be allowed in lieu of cleaning up the place.
Property: That portion of Lot 2 of Lot "A" of Lot 278, Gp.1, Map 4948, fronting on Lougheed Highway and being a depth of 146' from property line along Lougheed Highway on south side, C.ofT.127321E, Municipality of Maple Ridge. Space reserved for storing chattels.

chattels.

Lease No. 186 was handed to The Director, The Veterans' Land Act, August 18th, 1943.

Lease No. 491 was handed to The Director, The Veterans' Land Act, August 17th, 1943.

SOLD: To The Director, The Veterans' Land Act for $2677.00 as at January 1st, 1943.
Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Kokichi WAKAYAMA as at May 5th, 1944, against which were the following charges: Registration Fees $3.00, Legal Fees $15.00 = $18.00, leaving a net credit of $2659.00 from said transaction.

Adjustments as at January 1st, 1943, to the amount of $7.93, covering unexpired Fire Insurance Premiums, wereplaced to the credit of Kokichi WAKAYAMA'S account.

The following Fire Insurance Policy -
North West Fire Insurance Co., Policy No. 20506 - $3,000.00 covering
$2000.00 on private dwelling
$ 500.00 on garage etc.
$ 500.00 on household effects. Insurance on the buildings was transferred to The Director, The Veterans' Land Act.

In view of the rents up to August 15th, 1943, viz., $69.00, having been collected by the Custodian, a cheque for same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

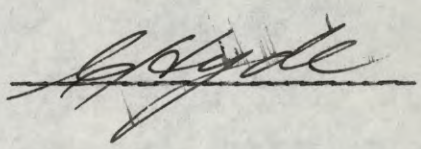
Certificate of Title No. 169073-E in the name of The Director, The Veterans' Land Act.

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

February 20th, 1947.

"D. A. Cramer"
D. A. CRAMER.

DAC:JS

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

June 3, 1949.