Name of Claimant ASANO, Matsuye Case 186

Custodian File 7551

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					109		67.68				67.68

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	
			46%	147.00	67.62	203.00	24.36	91.98

TOTAL RECOMMENDATION 159.66

CASE NO: 186

JAPANESE PROPERTY CLAIMS COMMISSION.

Vernon, B.C.

April 21, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) MATSUYE ASANO

PROCEEDINGS AT HEARING.

Original

CASE NO: 186

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.R. ARCHIBALD, SUB-COMMISSIONER)

Vernon, B.C.

April 21, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) MATSUYE ASANO

PROCEEDINGS AT HEARING.

APPEARANCES:

D.S. McTAVISH, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.
T.J. MARRION, Esq.,	Secretary to Vernon Sub-Commission.
G.N.R. UPTON, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

MR. McMASTER: The next claim I would like to take, your honour, is Matsuye Asano, the claim is being presented by her son, Teisuke.

THE COMMISSIONER: This will be No. 186.

TEISUKE ASANO, a witness called on behalf of the Claimant herein, being first duly sworn, testified as follows:

MR. McMASTER: I would ask leave to amend this claim, your honour, by showing the value of the land at $500.00, the value on the floats and float houses at $725.00, making a total of $1225.00. The total received from the Custodian for both of these was $309.00, leaving a net claim of $916.00 on the face of the claim; and to amend the chattel claim to $150.00 -- the various items will appear in the statement filed -- on which there is a credit of $3.00 from the Custodian, leaving a net chattel claim of $147.00, and making the total net claim $1,063.00.

I might say in this case, your honour, that the mother of this witness is the owner of the property, she being a widow, and the mother is committed to Essondale. The son has made the claim on her behalf. I would therefore propose that he be heard in giving the evidence -- as he is able to do -- and that if the Commissioner makes a recommendation for compensation in this case, the monies be paid to the Attorney-General for the Province of British Columbia as the official commite of the mother.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, you are the son of the claimant in this

case, Matsuye Asano, is that correct?

A: Yes.

Q: And your mother is in the Mental Hospital at Essondale? A: Yes.

Q: I understand that you are the only child; is that correct? A: Yes.

Q: And what is your present age? A: 21.

Q: 21. A: Yes.

Q: So that you would be about fifteen or sixteen at the time of evacuation. A: Sixteen.

Q: Sixteen. Now, I produce to you a statement with regard to the land with respect to which you are making a claim on behalf of your mother. Did you instruct Mr. Leckie to prepare this statement and is this your signature on it?

A: Yes.

Q: And are the statements contained therein true to the best of your knowledge and recollection -- knowledge, information and belief?

A: Yes.

MR. McMASTER: I would ask to file that as Exhibit No. 1

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: Would my friend like to file the Soldier Settlement appraisal report?

MR. McTAVISH: Yes, your honour.

MR. McMASTER: I am filing on behalf of my learned friend as the next exhibit the Farm Appraisal Report of the Soldier Settlement Board.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. McMASTER: With regard to the Appraisal Report, Exhibit

No. 2, I would draw your honour's attention to the fact that the property is situated about a mile from Kennedy Station, four miles out of New Westminster, and that the appraisor states that the district is a fair poultry locality and that the soil is typical of the area; and also, at page 3 of the report, states that the lot has a fair stand of alder and some fir which has a nominal cordwood value.

In Exhibit No. 1, the Claimant points out that there are a number of poultry farms in the area of this land and that there was a good stand of alder and fir. He points out that the acreage is five and three quarters and to the best of his knowledge it was purchased by his parents in 1928 for $485.00, and it is uncleared land and no buildings had been erected on the land or improvements made.

Q: Now, witness, did you instruct Mr. Leckie to prepare this statement with regard to certain buildings on floats and floats with respect to which you are making a claim on behalf of your mother?

A: Yes.

Q: Is this your signature on the statement?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge, information and recollection?

A: Yes.

MR. McMASTER: I would ask to file that as the next exhibit.

(STATEMENT MARKED EXHIBIT 3)

MR. McMASTER: With regard to Exhibit 3, it refers to

a float house about 18 x 30, a net house about twenty feet by thirty, and five floats which were made up of a net rack float, a float walk, a small shack float, a boat float, and a bluestone float. The witness sets out as best he can from his information the various dates that those were built by his father. He is unable to estimate the cost, and I might say, obviously estimates the fair market value only from his information.

I would ask my friend if he would be good enough to produce some pictures of those floats which he has.

Q: Whereabouts were these floats situated, witness?

A: That is on the waterfront.

Q: Where?

A: C. Alexander's property.

Q: Yes, but on the Fraser River? A: Yes, on the Fraser River.

Q: I produce to you some pictures from the Custodian's file. On the front page, the top picture, what is that a picture of?

A: That is the house.

Q: Is that it? A: The dwelling house.

Q: That is the float house with respect to which you are making a claim? A: Yes.

Q: And the bottom picture on the first page?

A: That is the net house.

Q: That is the net house. A: Yes.

Q: And the top picture on the second page, what does that show? A: That shows the

small net rack and the walk float.

Q: The net rack is in the background of the picture, and the walk float is in the front of it? A: Yes.

Q: And the bluestone tank? A: The bluestone tank is in the background at the right-hand side and in the foreground at the right-hand side of the picture is the small shack.

Q: Small shack float. A: Yes.

Q: And the lower picture on the second page, what does that show? A: This shows the net rack.

Q: The net rack is the long float in the background on the left-hand side? A: Yes.

Q: Is that one of the floats, the house on the right-hand side? A: No.

Q: That is not your property? A: And this one is the boat float shown in the background.

Q: At the extreme left of the picture is the boat float, is it? A: Yes.

Q: In the background, behind the net rack float?

A: Yes.

MR. McMASTER: I would ask to have that marked as the next exhibit.

(PHOTOGRAPHS MARKED EXHIBIT NO. 4)

MR. McMASTER: I would ask my learned friend to admit that the net house float was rented to Northshore Packers for the 1943 season for the sum of $20.00.

MR. McTAVISH: That is right, your honour.

MR. McMASTER: To be moved by them to their own site at their expense.

MR. McTAVISH: That is right.

MR. McMASTER: That is correct.

Q: Now, witness, I produce to you a statement with regard to your personal property. Did you instruct Mr. Leckie to prepare this statement, or rather, your mother's personal property, and is this your signature on here? A: Yes.

Q: And is this a copy of the analysis of personal property claim with pencilled notes on it, and the inventory referred to in the yellow sheet?

A: Yes.

Q: And you instructed Mr. Leckie to put these pencil notes on the claims analysis? A: Yes.

Q: And is the information contained therein true to the best of your knowledge, information and recollection? A: Yes.

MR. McMASTER: I would ask to have that marked as the next exhibit, with the revised analysis sheet as part of the exhibit.

(STATEMENT AND REVISED ANALYSIS SHEET MARKED EXHIBIT 5)

MR. McMASTER: If I might refer to it, originally the claim had been put in for $250.00. Certain items have been stricken out and the claim reduced to $150.00. The only item of those with respect to which a claim is made that was sold by the Custodian was a mail box, sold for $3.00. All the rest of the items are shown "No account, theft," and I would ask my friend to admit that the remainder of the property was stolen.

MR. McTAVISH: That is correct. According to our files

that is correct, your honour.

MR. McMASTER: Q: Now, witness, are you able to give a detailed value on each of those items with respect to which the claim is made, or is your estimate of $150.00 only a rough estimate?

A: It is a rough estimate of the works, I guess.

Q: Of all of the things with respect to which you are claiming? A: Yes.

Q: And would you consider that estimate to be high or reasonable or low in relation to what those things might have been sold for in 1942, to the best of your knowledge? A: I guess it would be about the same.

Q: You think that represents a fair sale price for all of those items? A: Yes.

MR. McMASTER: Your witness.

MR. McTAVISH: Your honour, it is submitted that the real property was sold for its fair market value. It is further submitted that the personal property sold was sold for its fair market value. It is further submitted that the claim made for the personal property not sold is exhorbitant. It is further submitted the articles claimed for by the claimant were not properly declared, and that the Custodian had no proper notice of them.

Your honour, I would like to put in as Exhibit 6 --

MR. McMASTER: Your honour, before my friend proceeds. With respect to that last statement -- I don't like to interrupt him, but there is, on the personal pro-

perty claims analysis made by the Custodian an inventory shown of goods, and inventory of the goods taken by the Custodian's representative on August 18, 1942, and all of the items which are claimed appear in that inventory.

MR. McTAVISH: That is correct, your honour, yes.

I would like to put in as Exhibit 6, your honour, the tax statement of the Corporation of Delta for the year 1942.

MR. McMASTER: I will admit it, if you would like me to, Mr. McTavish.

MR. McTAVISH: That would be all right, your honour. The assessed value of the improvements was shown as $50.00, the assessed value of the land at $304.00.

Your honour, referring to Exhibit 2, which is the Soldier Settlement Board Appraisal Report, the report states that this is a poor farming locality, fair poultry locality. The soil is shown as sandy loam ten to fifteen inches thick with hardpan underneath. The reclamation is "clearing, stumping, breaking," with a cost per acre of $175.00 to $200.00 and the value placed at $20.00 an acre. In the remarks, it states that this is a small holding that is entirely undeveloped.

CROSS-EXAMINATION BY MR. McTAVISH:

Q: Now, witness, with regard to this property, on what do you base your estimate of its value at $500.00?

A: Well, it is alongside the road and, well, there is quite a lot of alder and fir there for cordwood that

I can sell if we start cutting.

Q: Have you any particular knowledge of the property in that locality?

A: Well, I have been there and looked it over.

Q: But you have no idea of the values of those properties?

A: But the way my father and mother used to say, they bought it for $485.00.

Q: But your whole estimate, then, is based on what you have heard your father and mother say.

A: Yes.

MR. McTAVISH: Your honour, I would like to put in as Exhibit No. 6 the appraisal made by James R. Agar with regard to the floats and net house.

MR. McMASTER: Well, that is an appraisal with regard to a float and a net house. I think you had better call the appraisor, Mr. McTavish.

MR. McTAVISH: I can put this in for what it is worth.

MR. McMASTER: Well, the only thing is, the purpose, as I understand it, in the crown putting in these appraisals at the present time is because we often, in acting for the claimants make reference to appraisals that have been supplied to us, and it therefore assists the Commissioner in reading the statement made by the claimant to have the appraisal. We have made no reference to this appraisal, and I can't see any benefit that would be gained by filing it at this time. My friend undoubtedly will call the appraisor at a later date.

MR. McTAVISH: We will undoubtedly be calling the apprai-

sor, and if there is an objection to putting it in, we won't put it in.

THE COMMISSIONER: It is not going to be of any particular benefit to you to put it in now, is it?

MR. McTAVISH: No.

THE COMMISSIONER: Well, you can put it in later.

MR. McTAVISH: Q: Now, witness, with regard to these floats and net houses, what do you base your estimate of their value upon? A: You mean the float house?

Q: Float house, floats, net house. You show the float house as having a value at the date of sale of $300.00. On what do you base that?

A: I guess that is a fair market value.

Q: Do you know the fair market value of 1942 or '43 of items such as this? A: I guess so.

Q: You are only guessing with regard to these items, are you not? A: Yes.

Q: Witness, with regard to the chattels, on what do you base your estimate that they were worth $150.00?

A: I guess they are still worth that sum.

Q: You are just guessing again, are you?

A: Yes.

Q: Did you answer yes to that? A: They were bought before I was born, you see.

Q: They were all bought before you were born.

A: Yes, most of the items, anyway.

Q: You have no idea what they were actually worth?

A: No.

MR. McTAVISH: That is all.

MR. McMASTER: May I see the exhibit on the personal property, Mr. Secretary?

(Handed to Mr. McMaster)

MR. McTAVISH: Your honour, before my friend starts -- the analysis of personal property claim, is that in?

MR. McMASTER: I put in the amended one. I thought you could get it afterwards and make the necessary changes.

MR. McTAVISH: If I give the original to the Secretary, he might make the changes and you can keep your copy.

MR. McMASTER: That would be fine.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, with regard to Exhibit No. 5, which has with it a revised claims analysis, do you in fact know when any of those items were bought by your parents? A: The only thing I know is the bicycle.tires.

Q: Yes, you bought those yourself? A: Yes.

Q: The others, you don't know when your parents bought them. A: No, I don't know.

MR. McMASTER: That is all. (Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

G. Hambleton
Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

Sub-commissioner

CASE No 186.

NOV 25 1947 NOTIFIED

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

7551

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:
(Mr. Teisuke Asano, ~~Executor~~ agent for Mrs. Matsuye Asano)

(1) NAME (~~Mrs.~~ Asano ASANO (Print) Surname ~~Matsuye (Takahashi)~~ Given Name) (RCMP) Reg. No. ~~10592~~

(2) Pre-Evacuation Address R. R. 1, Sundury, New Westminster, B. C. House No. 1017

(3) Present Address c/o D. D. Ranch, Vernon, B. C.

(4) REAL ESTATE

(a) Street Address (if any) R. R. 1, Gibson Rd, Delta, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Lot No. 118, D. L. 440, GP. 4, ~~5~~.53 (improved Acres)
House used as residence was rented

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

(i) ~~Farm~~
(ii) Residence Type of business Fishing
(iii) Business
(iv) ~~Any other type of property (describe)~~

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

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

(i) Land - - - - - - - - - - - - - - - - - $ 850.00
(ii) Buildings built on rented land - - - - - $ 400.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) Net House & Rack - - - - - $ 500.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 1750.00
(v) Amount at which Custodian sold property and credited your account - - $ 185.55
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1564.45

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Sunbury, New Westminster, B. C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
In the House and outside sheds.

(c) How stored or packed at time of evacuation left unpacked.

(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. Dishes, cooking utensils, 3 tables, 2 benches	Estimated Value $	
2. 2 chairs, fish net, 25# salt, 2 bike tires and	Estimated Value $	
3. tubes, 1 roll wire netting, 1 cabinet, records,	Estimated Value $	
4. hatchet, sickle, lamp, 2 beds complete, lantern	Estimated Value $	
5. bedding in straw casing, 1 pr. crutches,	Estimated Value $	
6. mail box, sealers, clock, baskets, tubs (Jap.)	Estimated Value $	
7. 1-1½ sack fertilizer, 1 life preserver,	Estimated Value $	
8. 3-5 gal. oil can, shovel, watering can,	Estimated Value $	
9. 1 anchor, 150 ft. rope, 2 blocks, net buoy,	Estimated Value $	250.00
10. floats, weights, wash tub,	Estimated Value $	27.96
Amount credited by Custodian 27.96	TOTAL CLAIM FOR PROPERTY LOSS $	222.04

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) - $ 1786.49

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

Vernon, B. C.

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

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

DOMINION OF CANADA)
Province of British)
Columbia TO WIT:)

I, Teisuke Asano, son of Matsuye (Takahashi) Asano of the D.D. Ranch
of Vernon in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Vernon)
in the Province of British Columbia) Teisuke Asano.
this 17th day of November)
A.D. 1947. Sidney Sugers) A Commissioner &c.

A Notary Public in and for the Province of British Columbia

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.

Mrs M Asano
(Claimant's Name)
represented by T. Asano

REAL ESTATE
(Farm Land)

10592
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 5 3/4 -	5-3/4 ac	1928	Don't recall	$485-00	all bush	none	$500 00
Cultivated not planted nil							
Cultivated and not in crop nil							
List Crops nil							

Total .....

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

Description	When Made	Cost
— none —		

BUILDINGS erected since purchase

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
— none —								

EXHIBIT No. _____
DATE _____
FILED BY _____

Comments re Appraiser's report not covered by above information: I disagree that the land would not be worth the cost of clearing. If cleared it would be suitable for poultry farming or for growing small fruits. Strawberries are growing on the next adjoining acreage and there are numerous poultry farms in the neighborhood. The appraisal at $111.60 I believe to be much below a fair market value

Comment - There is a good stand of alder and fir on the bush land which would have a material value for firewood. No cutting was done while we owned. The land is conveniently located with access to main roads and close to Kennedy Station. I believe this land would be at least worth $700.00 when it was sold.

T. Asano
SIGNATURE

EXHIBIT No. 186-1
DATE 21 April
FILLED BY
Claimant

COPY

Farm Appraisal Report

File No. J.L.719

Land Description Lot 118 of D.L. of S.E.¼ of Sec.36, Grp.2, Map 1133.

Containing 5.58 Acres

Owner's Name Matsuye ASANO Post Office Address R.R.1, New Westminster, B.C.

Nearest Rail Point New Westminster; C.P.R. and shipping - - - - 4 miles
Kennedy Station, B.C.Electric Rly. - Distance 1 mile

Market Town New Westminster - Distance 4 "

Church (give denomination) " " All Denominations Distance 4 "

Nearest School Kennedy Public School Distance 1 "

State how property was identified: Map location - corner post

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

Has direct access to Gibson and Oliver Roads; fair gravel.

Is this district a good one? Poor farming locality - fair poultry locality.

Employment opportunity City industries, 4 miles; Industrial Peat Plant, 3 miles.

Predominating Nationality and religion: Japanese owners predominate

Describe Fencing and its condition: No fences Value $

Water supply: No water Value $

Electricity: Power available - no lights used.

7557

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x							
BARN	x							
	x	NO BUILDINGS						
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ /

Total Value Buildings add to farm / $

Is dwelling habitable without repairs? / If not what is your approximate estimate of cost to make it habitable? / 186-2 21 April 1948 $

Describe the basement and chimneys: / Claimant on behalf of Crown

No. rooms downstairs? Upstairs? How finished

Are buildings painted? / Condition of paint /

Distance from nearst bush /

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
5.58	Slight slope to west	Sandy loam 10-15"	hard pan	Clearing, stumping, breaking	$175 to $200	$20	111.60

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 111.60

Total added by buildings to value of farm $ -

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

Total value of farm $ 111.60

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

No farming

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

Not worth the cost of clearing - should be left in wood lot.

Noxious weeds:

Nil

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

Corporation of Delta
Assessed - Improvements - $ 50.00
Land - - $304.00 - 1942 taxes $5.35

Date: July 31st, 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 29th day of July 1942.

Inspector's Signature "D. DODDING"

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

Farm Appraisal Report

Remarks: This is a small holding that is entirely undeveloped. This bush lot carries a fair stand of alder and some fir which has a nominal cordwood value. The land has a slight west slope and the soil is typical of the area, being a sandy loam with indications of gravel over a hard pan.

(FOR ORCHARD LANDS ONLY)

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

nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

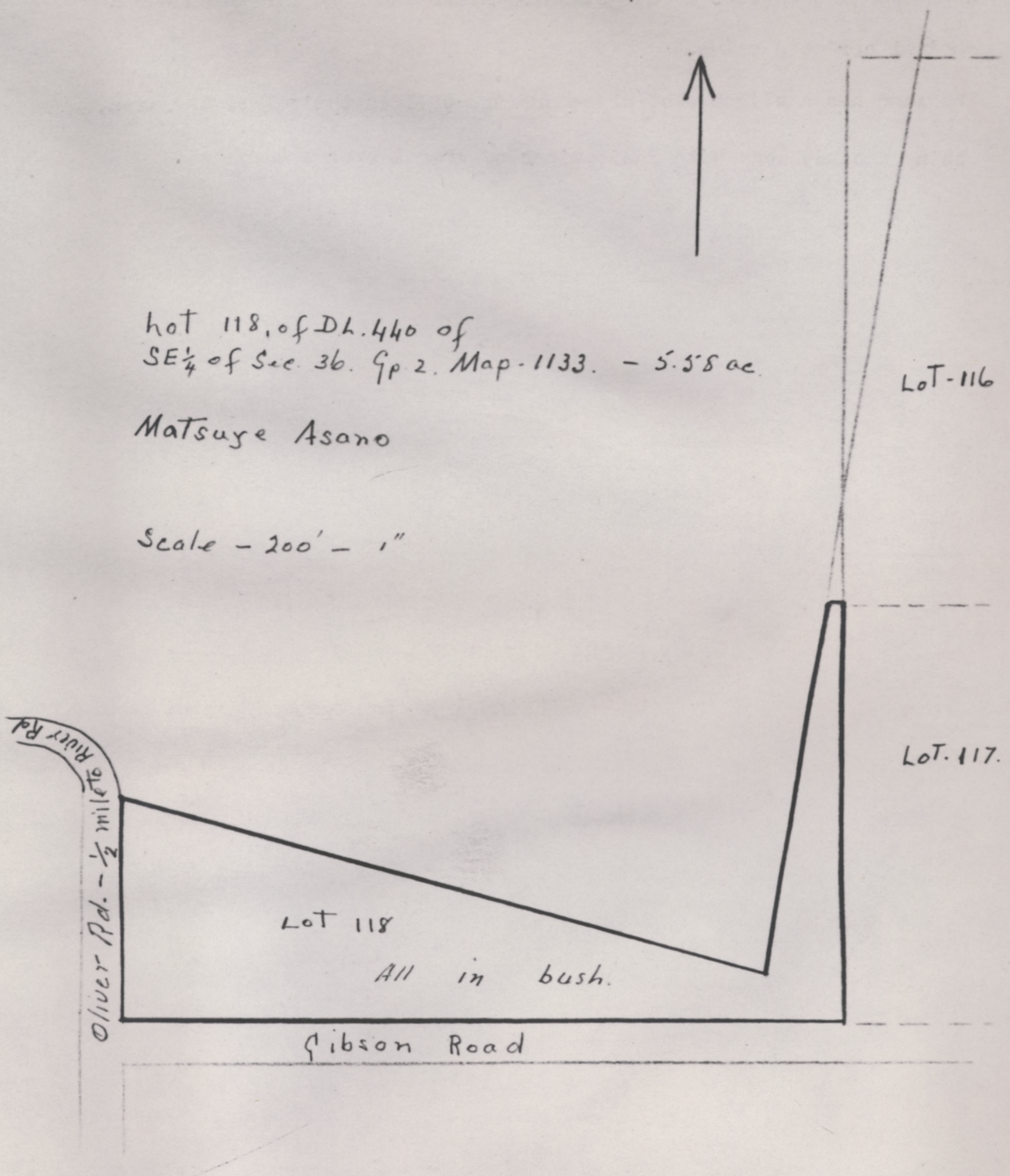
nil

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
nil	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $100

Date 1st August 19 42.

"I. T. BARNET"

District Superintendent.

Mrs M Asano. (Claimant's Name) represented by T Asano (son)

REAL ESTATE (Other than farm)

Buildings on floats and floats

10592 Reg. No.

	Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
(1)	Float House about 14 x 30	1	Frame on floats; shingle roof; 5 rooms; V-joint finish inside; fir flooring.	dwelling	n/a	Erections built as noted below	n/a
(2)	Net House about 20'x30'		Frame on floats - shingle roof				
(3)	Five (5) floats - (net raising float; float walks; small shack float; boat float and blue-stone float						

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Fishermans locality.	Unable to estimate	Built float house (described above) about 1927 - father's labour and bought materials	$ 300.	00
		Built net house (described above) about 1929 - father's labour and bought materials —	200	00
		(1) Built net raising float (24x50) — (1)	100.	00
		about 1930 - (2) float walks (12x50) (2)	nil.	
		about 1930; (3) small shack float (3)	nil	
		(9x20) about 1927; (4) boat float (4)	75	00
		(10x60) about 1934; (5) blue stone (5)	50	
		float (10x20) about 1934 (including all father's labour.		
		Total (Est) value	$ 725.	00

Comments re upkeep of premises:

Repairs done as required —

Comments re Appraiser's report not covered above:

I believe the appraisal of 300 net house (and float) at 75 made in July 1944 by Jas R Agar (which appraisal has been shown to me) is substantially below a fair value for this property. I have also been informed that the Custodian has sworn an appraisal obtained of 125 on the float house and the other floats detailed above. This too I believe to be materially under a fair market value.

Comment - The Custodian replied the net house (and float) alone for 1943, for 20.00, to North Shore Packers and later sold this float house for 75.00. Custodian sold float house (and 5 other floats) for 125. I believe these floats would be worth at least the amount I have shown above (totalling 725.00), at a fair market value.

T. Asano
SIGNATURE

EXHIBIT NO. 186-3
DATE 21 April 1948
FILLED BY Claimant

Mrs. Matsuye ASANO
Sunbury, New Westminster
Evacuee 7551
Taken April 1943



XHIBIT No. 186-4
ATE 21 April 1948
LLED BY
Claimant

This shows the float house marked "A" on sketch on file sold to Mr. Lehti. The total price for this and the floats shown in the preceding pictures was $125.00



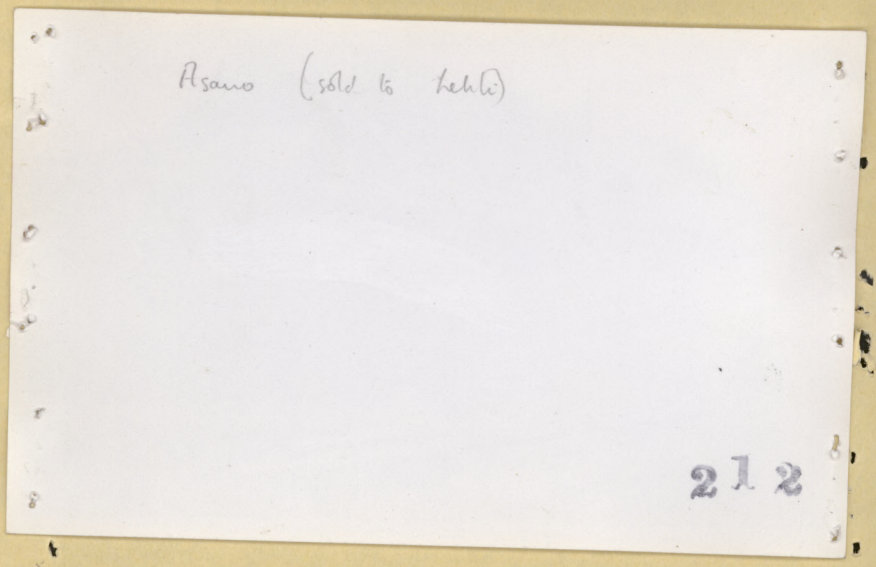
XHIBIT No. 186-4
ATE 21 April 1948
LLED BY
Claimant

This shows the net house float rented for the season 1943 to the North Shore Packers for the sum of $20.00 and to be moved by them to a site of their own.

Since sold to Mr. Sidback 7-8-44 for $75.00

CHATTELS

Mrs. Matsuye ASANO
Sunbury, New Westminster
Evacuee 7551
Taken April 1943



XHIBIT No. 186-4
ATE 21 April 1948
LLED BY
Claimant

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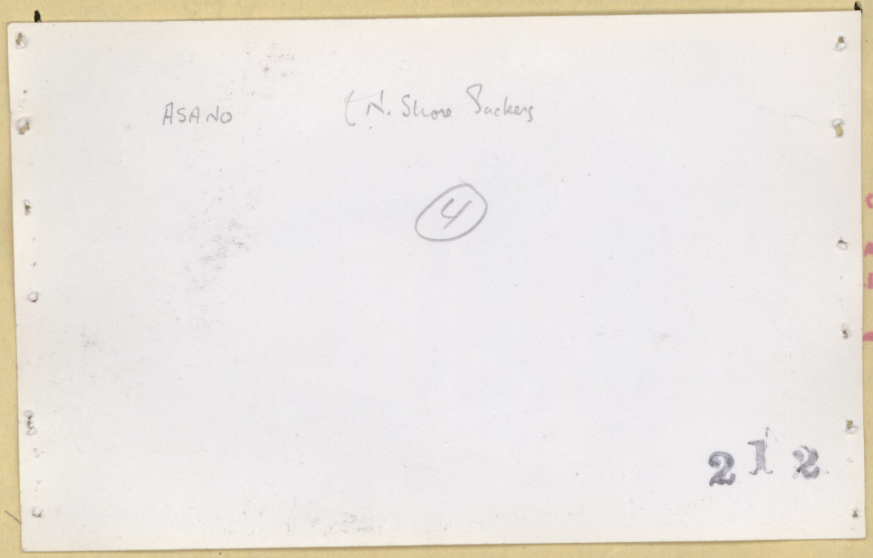

XHIBIT No. 186-4
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This shows the net house float rented for the season 1943 to the North Shore Packers for the sum of $20.00 and to be moved by them to a site of their own.

Since sold to Mr. Sidback 7-8-44 for $75.00

CHATTELS

Mrs. Matsuye ASANO
Sunbury, New Westminster
Evacuee 7551
Taken April 1943



EXHIBIT No.
DATE
FILLED BY

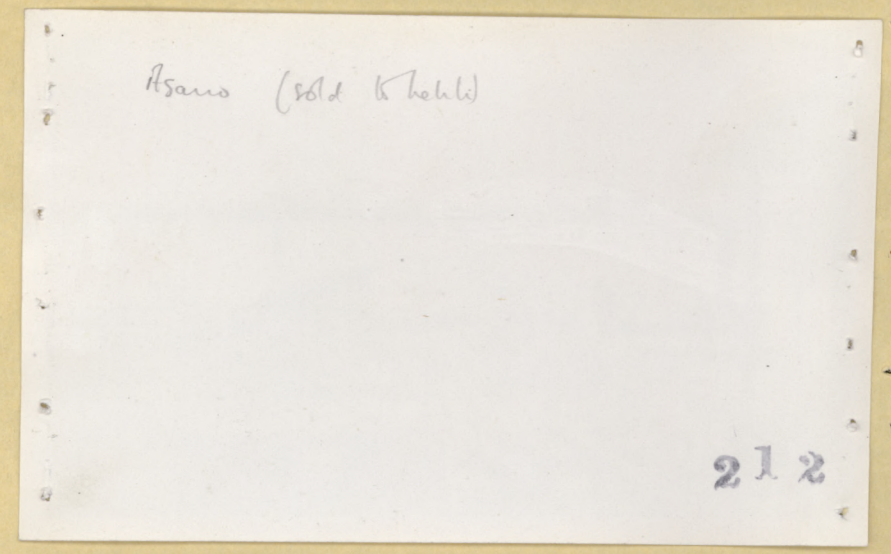
The above shows float walk marked "B" on sketch on file, small float with shack marked "C" immediately adjoining on the right, net rack float "E" in middle background with bluestone float and tank to the right. All these are included in the sale to Mr. Lehti.



EXHIBIT No.
DATE
FILLED BY

This is another view of the floats shown above excluding the small float with shack "C" which is not visible. The small float with house in the right middle background behind the pile is not connected with this file. This picture also shows the end of the boat float "F" projecting in front of the net float "E".

Mrs. Matsuye ASANO
Sunbury, New Westminster
Evacuee 7551
Taken April 1943



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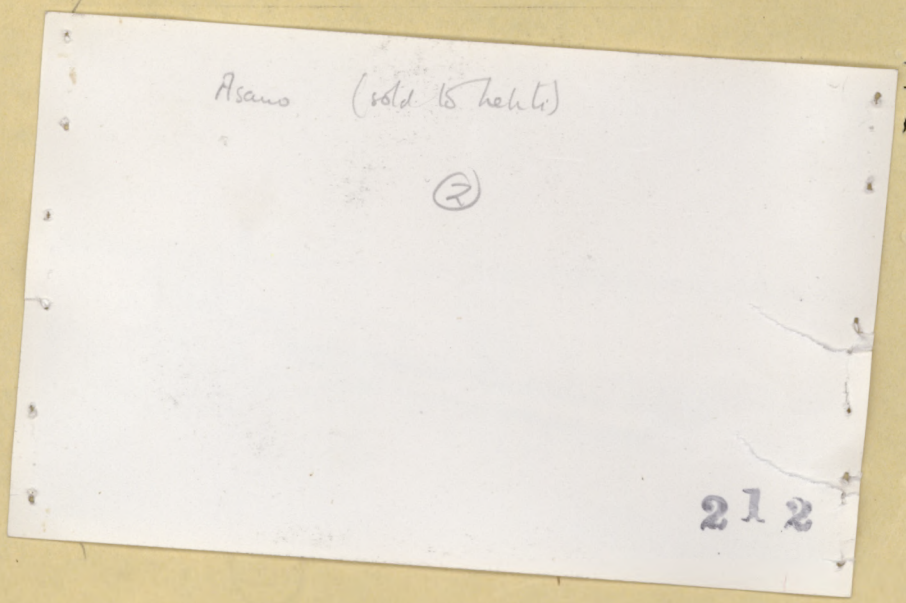

EXHIBIT No.
DATE
FILLED BY

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Mrs M Asano
(Claimant's Name)

PERSONAL CHATTELS

10592
Reg. No.

represented by son T Asano.

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
Items claimed are detailed on quotations personal property analysis form.					$ 150.00

Description of Storage of Goods: These goods were all left in house property and other buildings on waterfront land in Delta Municipality.

General Statement as to Chattels not Described above:

n/a

Additional Comments, if any: As I am unable to give detail under general heading claimed (i.e. dishes & kitchen utensils) and as I cannot estimate age of used articles, I have estimated a lump value on all articles claimed at 150.00 which I believe to be a reasonable amount and could further what they would have realized had they been encumbered and sold

T. Asano
SIGNATURE

EXHIBIT No. 186-5
DATE 21 April 1948
FILLED BY Claimant

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7551 EXHIBIT No.

REG. No. 10592

NAME Mrs. Matsuye ASANO

DATE
DECLARATION 4/5/42
EVACUATION 13/5/43

INVENTORY
TAKEN BY Cust. Repr.
DATE Aug. 18/42

DETAILS OF CLAIM = Deleted Revised

SALES — AUCTION | TENDER &c

SOLD WITH REAL PROP.

DECL. NOT FOUND

Chinaware	Some dishes & Kitch.	Dishes			
Household furniture	Utensils	Cooking utensils			
Beds	3 Home made Tables	~~3 Tables~~			
Stoves	2 Benches	~~2 Benches~~			
Tables	2 Chairs	2 Chairs			
Chairs	1 ctn. Fish Net	~~Fish Net~~			
Net Rack	25 lbs. Salt	~~25 lbs. Salt~~			
Net House	2 Bike Tires & Tubes	2 Bike Tires & Tubes			
Row Boat	1 roll Wire Netting	1 roll Wire Netting			
3 Floats	1 China Cabinet	1 Cabinet			
Bath House	Bunch Gramophone Records	~~Records~~			
Fishing Tackle	1 Hatchet	Hatchet			
	1 Sickle	Sickle			
	2 Beds complete	Lamp			
	1 Oil Lamp	2 Beds complete			
	1 Gas Lantern	Lantern			
	1 Straw Case with Bedding	~~Bedding in straw casing~~	~~$250.00~~ 150		
	1 Pr. Crutches	1 pr. Crutches			
	1 Mail Box	Mail Box		$ 3.00	
	7 qts. 3 ½-gal. Sealers	Sealers			
	1-gal. Crock	~~Clock~~ Crock			
	1 Bucket	Baskets			
	8 large, 4 small Jap. Tubs	~~Japanese Tubs~~			
	½ sack Fertilizer	~~1½ sacks Fertilizer~~			
	3 - 5-gal. oil cans	1 Life Preserver			
	1 Life Preserver	3 5-gal. Oil Cans			
	1 Shovel	Shovel			
	1 Watering Can	Watering Can			
	3 Lanterns	1 Anchor			
	Some Fish Nets	150' Rope			
	150 lb. Anchor	2 Blocks			
	300 lb. Fish Net	~~Net Buoy~~			
	150' Rope	~~Floats~~			
	2 Blocks	Weights lead			
	1 Net Buoy	Wash Tub			
	1 Box Floats				
	1 Box Weights				
	1 Bed	Total	$250.00		
	2 Springs	Ack. Custodian Credits	$ 27.96		
	2 - 5-gal. Oil Cans				
	1 Bath House	Amt. of Pers. Prop. claim	$222.04		
	1 Wash tub				
	1 Basin				
	1 Crock				
	14' Row Boat				
	Gramophone				

~~$150.00~~ 150 claim
300 Credit Custodian
147 Net Claim

Summary of Auction Sale:

Skiff, Oars & Pike Pole	not claimed $ 7.50	No credit.
Gross Auction Proceeds	$ 7.50	
Less Charges	$ 2.54	
Net Proceeds Auction Sale:	$ 4.96	

Summary of Tender &c Sales:

Kitchen Range	Not claimed $ 20.00	No credit
Total Tender Sales:	$ 23.00	

Vancouver, B. C., Mar. 23/48.

RGB/P.

E No. 7551 EXHIBIT No. CASE No.

G. No. 10592 VENUE Vernon, B. C.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
UCTION	TENDER &c								
						✓			
						✓			
						✓

1554/6

3/7551.