Name of Claimant KANSAKI, Takazi Case 51

Custodian File 12273

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		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					3661						6563.55

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	
211.50	82.30	24.69	38.91	1214.80	472.68			497.37

TOTAL RECOMMENDATION 7060.92

1540

CASE NO: 51.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lytton, B.C.,

January 20th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKIZA KANZAKI.

PROCEEDINGS AT HEARING.

original.

CASE NO: 51.

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

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

Lytton, B.C.,

January 20th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKIZA KANZAKI.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. McMASTER: We will take next the case of Kanzaki, my lord.

THE COMMISSIONER: All right.

MR. McMASTER: My lord, again this is a greenhouse case, and the comments I have made in the other greenhouse cases concerning the valuations apply. The claimant had little basis on which to estimate his value, and I would desire to leave the valuation which he has shown on his claim form subject to what we are able to establish.

THE COMMISSIONER: Very well.

MR. McMASTER: In this case, my lord, after having an opportunity to examine the Custodian's file, I decided that it would greatly simplify matters for yourself if we re-arrange the list of chattels in this manner, that is to show, first of all, on List 1 the items which were in his J.P. form or which were comprised in the general statement in the J.P. form; secondly, the equipment normally relating to his operations which did not apply to his J.P. form; and thirdly, certain miscellaneous items which do not appear on the J.P. form for reasons I will adduce in evidence, my lord, and accordingly I would ask to file a revised claim.

I would point out we are abandoning the claim with respect to the shares in the Co-op which he originally had and with respect to the 1943 taxes which he paid. I understand there has been discussion with the Custodian about his

receiving adjustments, and also certain of the equipment he had originally claimed the Custodian claims was part of the land and fixtures, and frankly I must agree that is the case, my lord. So that those are left out of the revised claim, and certain other minor items.

THE COMMISSIONER: You are substituting an amended claim?

MR. McMASTER: Yes, but I would like to have attached to the revised claim the original list which he filed concerning the cost of the original construction of the greenhouse and certain other buildings.

THE COMMISSIONER: That is the typewritten list attached?

MR. McMASTER: Yes.

TAKIZA KANZAKI, the claimant herein, being first duly sworn, testified through the Interpreter asfollows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, is this your signature on the claim form and did you swear this declaration before me this morning? A: Yes.

MR. McMASTER: I have supplied my learned friend with a copy of that, my lord.

Q Witness, did you instruct me as your solicitor to prepare a statement with regard to the facts relating to the claim in this matter?

A Yes.

Q Is this the statement and is thatyour signature

on it? A: Yes.

Q Are the statements in there true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I will file that as Exhibit 1, my lord. This is a the statement with respect to both lands and premises, a greenhouse business, equipment and chattels. I would like to refer to certain matters in that statement, my lord, but I don't think the Reporter needs to take it down. (Reading).

(STATEMENT MARKED EXHIBIT NO. 1)

THE COMMISSIONER: I take it there is a discrepancy between the articles listed on the claim form and those listed in the J.P. form?

MR. McMASTER: That is correct, my lord. That is the reason why we set the amended claim up in the way we did (reading Exhibit 1).

Will you be good enough to produce, Mr. Shears, the letters which relate to the events and also that report you have?

MR. HUNTER: The letter isn't in the file.

MR. McMASTER: It is just the report, yes, I am sorry. My lord, I am producing from the Custodian's file a memorandum entitled "Real Property Summary". In the memorandum various items and correspondence are referred to which have not been produced to me. On the other hand, after talking to the claimant I don't think there is anything that might be prejudicial in

them and I would like to file this report with those extracts from the letters in it.

THE COMMISSIONER: Very well.

MR. McMASTER: It refers, first of all, to the agreement between Kanzaki and Evans and quotes from it. I am going to file a copy of the agreement. Then it refers to a letter of October 21st, 1942, received from I.T. Barnett, superintendent of the Soldier Settlement Board. (Reading Report). I ask to have that filed asthe next exhibit, my lord.

(SUMMARY MARKED EXHIBIT NO. 2).

MR. McMASTER: Now I am producing a copy from the Custodian's file, my lord, of the agreement between Evans and Kanzaki on behalf of my client. I acknowledge it appears to be a true copy of the original. "I hereby agree to let Mr. R.E. Evans to look after my property during my absence. He may freely use the house and land (except the greenhouses) and that I may take up my property immediately after my return. If all is found satisfactory when I return, I shall pay him a sum of money."

It is dated April 29th, 1942, and purports to be signed by Kanzaki and R.E. Evans.

THE COMMISSIONER: How is that of any help to me?

MR. McMASTER: Perhaps I don't need to file it if my friend agrees that was apparently the agree-

ment entered into.

THE COMMISSIONER: I do not think it is at all helpful.

MR. McMASTER: Q: Witness, with regard to the lists of chattels that you have attached to your amended claim form, were all those chattels and equipment your property at the time of evacuation?

A Yes.

Q And did you leave them on your premises?

A Yes.

Q And you left a Mr. Evans in charge of your premises to look after them?

A Yes.

Q And he had the use of those premises?

A Yes. He said he excepted the greenhouses.

Q Would you tell us who Mr. Evans is?

A He says he thinks he is an Englishman and he was a veteran.

Q Yes, where did he live? A: Next door to his place.

Q Had he known Mr. Evans for a long time?

A He says ever since Evans was there.

Q Did he have any reason to believe that Mr. Evans was a dishonest man? A: No, he was an honest man.

Q Did Mr. Evans ever report to him that any of his property had been stolen from the premises?

A No.

Q With regard to the values which you set out in the lists attached to your amended claim form, with the exception of such things as sawdust

and what might be called the stock of his business, has he any idea what the fair market value of those goods were at the time of his evacuation? A: You wish to know did he know the fair market value?

Q Yes, has he any idea of what the fair market value would be or what they could be sold for at the time? A: He said that he put down a little less than half the price at which he bought.

Q Yes. Now, did he recall the exact prices which he paid for all those articles?

A No.

Q It was just an estimate, then?

A Just roughly.

Q Witness, you said in your statement at the time you reported and were required to sign a J.P. form in April of 1942, your whole list of goods were not taken down by the Custodian's representative?

A Would you mind repeating it?

Q I am sorry. Perhaps it would be better if I showed him the form, my lord.

THE COMMISSIONER: Mr. McMaster, while we are waiting for that, there is a pencilled list attached to the amended claim. There is also a typewritten list attached to the original claim.

MR. McMASTER: That is correct, my lord.

THE COMMISSIONER: Is the pencilled list attached to the amended form in substitution for the other?

MR. McMASTER: In substitution for the typewritten list insofar as it relates to chattels, my lord, that is personal property.

THE COMMISSIONER: All right.

MR. McMASTER: Q: Witness, is this your signature on this declaration form?

A Yes.

Q Do you remember giving the information that is on that form to any person in April of 1942?

A To a person in the B.C. Security Commission?

Q Would you just tell my lord what happened on the occasion of your giving that information?

THE COMMISSIONER: Is there any need to go over this in view of your statement?

MR. McMASTER: No, perhaps not. I thought perhaps you might like to have it.

THE COMMISSIONER: If your friend is anxious about it, it is open to him.

MR. McMASTER: I will file the J.P. form as an exhibit. Your witness, Mr. Hunter.

(J.P. FORM MARKED EXHIBIT NO. 3).

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Kanzaki, I notice in your statement, Exhibit 1, that you had your son-in-law and brother-in-law working with you?

MR. McMASTER: His son-in-law's brother, my lord.

MR. HUNTER: It is the son-in-law and brother working for him and getting 25% of the gross, is that correct?

MR. McMASTER: My lord, I don't think my friend is intentionally mixing it up. What he says here is he figures his costs outside of paying his son-in-law and brother are 25% of the gross, and then he goes on and says before he takes the net he has to pay them.

THE COMMISSIONER: Yes, that is as I understood it. Perhaps you can re-frame your question, Mr. Hunter.

MR. HUNTER: I am sorry, my lord, I don't get the point.

THE COMMISSIONER: As I understand, Mr. McMaster, it is this; his cost of operation was equivalent to 25% of the gross after taking into account that which he had to pay to his two assistants.

MR. HUNTER: Oh, I see, my lord, yes.

Q Mr. Kanzaki, your gross was approximately $4500.00, your costs were 25% which is $1125.00, and you will agree that that leaves a balance of $3475.00, is that correct?

A Yes, $3375.00, net.

Q Yes, and that after paying your son-in-law and his brother, and so on, and getting a very small net surplus from the berries and chickens, you had $2000.00 left, is that correct?

A 25% of that?

Q No. A: It is something in that neighbourhood.

Q Yes. Well how much goes to these men you were paying, your son-in-law and his brother?

A Roughly $800.00 or $900.00, he thinks.

Q Each? A: No, to them both.

Q Did your son-in-law have any children?

A Yes, a little boy two years old.

Q And was he working full time on the farm?

A He worked with me alone. He worked with me alone.

Q Oh, I see. You mean he was working full time on this place? And the son-in-law's brother, was he married? A: No.

Q And did he work full time?

A He is only a little fellow and he doesn't work very much.

Q How little, or how young?

A About sixteen.

Q And you pay him the same as you pay a married man with a child?

MR. McMASTER: He didn't say that. I don't think that is fair. He said $800.00 or $900.00 each. I would like to go back on the record for that, my lord, I am sure he said to both.

THE COMMISSIONER: You might ask the question again. I certainly took the answer to be $800.00 or $900.00 each.

MR. HUNTER: What happened to my last question? Did it disappear in the great wide objection?

MR. McMASTER: I don't think that is fair if he has said it was $800.00 or $900.00 to both.

THE COMMISSIONER: I will put the question.

MR. HUNTER: Maybe the Reporter can give it to us.

THE COMMISSIONER: Q: Mr. Interpreter, I wish to know how much he paid to each of the men who assisted him. Now take them one at a time. First of all I have gotten mixed up with these in-laws, but perhaps you have it right.

A The younger boy, about $150.00.

Q And the older man, how much?

A That was about a year. He didn't work allthe t time, but he was working off and on. He was a little fellow and he was going to school. About $700.00 to $750.00, but he is not absolutely certain -- in that neighbourhood.

THE COMMISSIONER: All right. You can follow it up now, Mr. Hunter.

MR. HUNTER: That is a total of about $900.00, is that correct? Mr. Kanzaki, you paid these two boys, the son-in-law and the brother of the son-in-law a total of about $900.00?

A Yes, he says he thinks that.

Q So that after you are through paying them and paying 25% for costs, you then have $2575.00? Is that correct?

THE COMMISSIONER: $2475.00, wouldn't it be?

MR. HUNTER: Yes, you are right, my lord.

A He says over and above that he has got the cost of trucks and tomato baskets and things of that sort.

Q He has already given those. They were in the 25%, as I understand it. What is the 25%?

A He says that he has no books or anything like

that, and the estimates that he has made are rough and he has given approximate figures.

Q Now, Mr. Kanzaki, you kept no books. What did you do, for instance, for something like income tax? How did you make up your income tax returns? A: He says he put in an income tax report but as there was no profit there was, naturally, no tax, but he put in a report.

MR. IWASA: He said his profits were put into buildings and improvements, so he didn't have to pay any income tax.

Q I see.

MR. IWASA: He was improving his property and naturally that would be expense and when they figured it out, there was no income tax.

THE INTERPRETER: He had no money to start his greenhouse business and he had to borrow it from the Bank of Montreal.

MR. HUNTER: Q: Isn't it true, Mr. Kanzaki, that really your calculations were extremely uncertain and extremely primitive?

THE COMMISSIONER: That is the conclusion, is it not, Mr. Hunter?

MR. HUNTER: That is my conclusion. I am just asking him to confirm it.

A He says his calculations are rough.

Q I put it to you they are very rough, is that right? The answer is yes, is it?

A No, he didn't answer that at all.

Q Well, will he answer it? What is the answer?

A Well, he says he doesn't understand the question and my friend, Mr. Iwasa, here, can't put it in any better way.

MR. IWASA: I can't find the adjective.

Q I think we will skip that. Now, you allowed Mr. Evans under an agreement, Mr. Kanzaki, to use the house and land but he wasn't to operate the greenhouses, is that correct?

A Yes.

Q And to use the house he was permitted to use the equipment and furniture in the house, is that correct? A: Yes.

Q And to use the land, he was allowed to use your tools and equipment insofar as it was necessary to operate the land, is that correct?

A Yes.

Q Now was there any agreement made with Evans whereby he would replace these if they were broken?

A No.

Q Was any agreement made with him whereby he would pay for fair wear and tear?

A Yes, there was.

Q What wasthe agreement?

A No, he withdraws that and says there was no agreement with regard to Evans paying for anything that was damaged.

Q I see. Could I have Exhibit 2, please? Mr. Kanzaki, you received a communication subsequent to your evacuation from the Custodian

asking you to complete another J.P. form, is that correct?

THE COMMISSIONER: He has said he did and didn't bother to answer it. Do you wish to go further than that?

MR. HUNTER: Yes, my lord.

A Yes, he received it.

Q And you did have all the information that you now have at that time?

A No, he just had a little of that information at the time.

Q If he only had a little of that information at that time, where does he get all this later information for the claim?

A He says he was told he didn't have to write it out fully, and besides that there was no room to write out all these details.

Q That is on the first one?

A On the first one, yes.

Q At the time we wrote and asked for the second one, he has now said he didn't have the information. Now, Mr. Kanzaki, did you have the information at that time necessary to complete a new J.P. form, or did you not?

A He says that the Custodian's representatives said it wasn't necessary to write it out.

Q That is not answering the question.

THE COMMISSIONER: Witness, sit down.

MR. HUNTER: Q: The question I asked is, did you have the information necessary to complete the form

at the time the second J.P. form was requested? That is all I want to know. Did you have that information or did you not?

A Yes, he did.

Q He had the information? A: Yes, he knew, but he didn't put it down. Yes, he said he knew.

Q And you just didn't want to complete it, is that it? A: He thought it wasn't necessary.

Q Am I correct, Mr. Kanzaki, when I say that this list, No. 1, attached to the new claim shows prices which are half the cost price? Is that correct?

A Generally speaking, yes.

Q Well now, there would be a considerable number of exceptions to that, I judge, is that correct?

A He says no, there are exceptions. The piano was $350.00 and he put it down at $100.00. He had two hundred cords of wood and he has only put down for forty.

Q Surely you should amend in that case and ask to put down 200 cords of wood. Why are you deprecating your property?

A He says he didn't want to be bothered with it, and he considered that was satisfactory.

Q I see. Is it less trouble to put down 40 than 200? A: Well that is the interpretation of it. I can't make it any better. He doesn't understand it.

THE COMMISSIONER: Is there any force in pursuing that, Mr. Hunter?

MR. HUNTER: I think not, my lord.

Q Regarding list 3, Mr. Kanzaki, you have 50 books of Japanese literature for $100.00. Is that the cost price or was the cost price $200.00?

A What is your question, Mr. Hunter?

Q The question is did they cost $100.00 or did they cost twice that, $200.00?

A He says those were the cost price. They were in very good condition.

Q In the case of these books, Mr. Kanzaki, all these books are shown at cost price, is that correct? A: Yes.

Q Then I judge, Mr. Kanzaki, that the Encyclopedia Brittanica was a used encyclopedia when you bought it, is that correct?

A It was a new one.

Q And you only paid $50.00 for it, Mr. Kanzaki?

A He says that his children bought it and said that it was $50.00.

THE COMMISSIONER: That item reads two kinds of Encyclopedia Brittanica.

MR. HUNTER: That is the way it seems to read, my lord. Perhaps we can clarify that.

Q In list 3, Mr. Kanzaki, it reads two kinds of Encyclopedia Brittanica. Was this set sort of a medley, or were there two sets of encyclopedia? Would you clarify that for his Lordship?

A Yes, there were two kinds.

THE COMMISSIONER: Two sets, is that it?

MR. HUNTER: Q: Were there two complete sets of Encyclopedias, or was the set composed of odd volumes? I wonder, Mr. Upton, if you can find out from him what the situation is? It is hard for me to frame a question that is suitable for your translation.

A He says to the best of hisknowledge, they were complete. One was bought by himself and one was brought there by friends, but he doesn't know exactly how many volumes there are.

MR. HUNTER: I don't think there is much point in pursuing that, my lord. That is all, my lord.

MR. McMASTER: My lord, there are two documents which I would like to put in which I should have put in in chief. The first relates to the matter of the J.P. form. I would like to produce the letter which was received by the claimant from the Custodian's department asking for the second J.P. form. Perhaps my friend will admit it.

MR. HUNTER: That is correct, my lord.

MR. McMASTER: It is dated September 23rd, 1942, and I would draw your Lordship's attention to thewording of the second paragraph (reading).

THE COMMISSIONER: That does not help you much, does it?

MR. McMASTER: My lord, I would submit that the wording of that indicates a failure to send J.P. forms. The man had signed them.

THE COMMISSIONER: I see.

MR. McMASTER: The only other thing is I would like to put in two rough sketches which he has made with regard to the construction of the greenhouse which I think might be of assistance to your Lordship.

THE COMMISSIONER: Does the Government attack or place any weight on the inadequacy of the construction of this greenhouse from the point of view of that?

MR. HUNTER: Do you mind if I refer to the valuation, my lord?

THE COMMISSIONER: Yes, because if that is not in issue, there is no force in it.

MR. McMASTER: With this possible exception, my lord, there were apparently two ways of constructing these greenhouses.

THE COMMISSIONER: If you want to put it in, all right.

MR. McMASTER: It might be helpful. This is a much sturdier way of doing it and I think it might be of some assistance.

Q Witness, did you make those sketches?

A Yes.

Q And what are those sketches of? Not in detail, but what are they?

A These are the down pipes here (indicating).

Q Mr. Interpreter, I just want to know with respect to what buildings those relate. I don't want all the details.

A This is the plan of the greenhouse.

Q His greenhouse? A: Yes.

Q On this property? A: Yes.

Q And is the other also relating to the plan of his greenhouse? A: Yes, this is a plan of the pipes and the heating system.

THE COMMISSIONER: He had only one greenhouse, did he not?

MR. McMASTER: No, my lord, he had two double greenhouses, if I am not mistaken, two large ones, 36 x 200. There would be two roofs on it.

MR. HUNTER: Two double ones, my lord.

(LETTER MARKED EXHIBIT NO. 4).

(SKETCH MARKED EXHIBIT NO. 5).

THE COMMISSIONER: Is that the case?

MR. McMASTER: Yes, my lord.

THE COMMISSIONER: That is all, Mr. Kanzaki.

(Witness aside)

THE COMMISSIONER: We will adjourn now until 2 o'clock.

(PROCEEDINGS ADJOURNED SINE DIE)

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

T.P. Horrobin

"T.P. Horrobin"
Official Reporter.

amended claim. Case 57

Revised **FORM ~~FOR CO-OPERATIVE COMMITTEE~~** of Claim.

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

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

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

(1) NAME KANZAKI, Takuza (RCMP) Reg. No. 13852
(Print) Surname Given Name

(2) Pre-Evacuation Address Haney, B.C.

(3) Present Address Lillooet BC

(4) REAL ESTATE

(a) Street Address (if any) 15th Ave, Haney. Maple Ridge. BC
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
(1) LOT 10 of NE¼ Sec 15, Twp 12, Map 1675, Dist New Westminster, C of E 50677
(2) LOT 5 of NW¼ Sec 14, Twp 12, Map 893, except 0.49 acres heretofore conveyed and 9 acres as shown on Sketch 5727, C of E 50678.

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

(i) Farm
(ii) Residence Type of business Greenhouse and poultry farm.
(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 LOT 10 - $1670; LOT 5 - $1425.00 $3095.00
(ii) Buildings LOT 10 - $600.00; LOT 5 - $13447.41 $14047.41
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) $17142.41
(v) Amount at which Custodian sold property and credited your account $3661.00 (gross)

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) $13481.41

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation In or about buildings on said land.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) Dwelling and farm buildings

(c) How stored or packed at time of evacuation Stored in buildings

(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") Left in care of R.C. Loans - taken over by Custodian

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

1.	As per List 1 (attached)	Estimated Value $	840.25
2.	As " " 2 (")	Estimated Value $	753.50
3.	As " " 3 (")	Estimated Value $	609.25
4.		Estimated Value $	
5.		Estimated Value $	
6.		Estimated Value $	
7.		Estimated Value $	
8.	TOTAL - 2202.00	Estimated Value $	
9.	Gross of sales (Custodian) 82.30	Estimated Value $	
10.	net claim - 2119.70	Estimated Value $	

TOTAL CLAIM FOR PROPERTY LOSS $2202.00

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) - $15,601.11

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

(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)
Province of British Columbia)
TO WIT:)

I, TAKIZI KANZAKI
of Lillooet - of the District of
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 Village)
of LYTTON)
in the Province of British Columbia)
this 20th day of January)
A.D. 1947.)

T. Kanzaki

A Commissioner &c.

LIST-1-

Items specifically declared or comprised
In General Items declared on J. P. Form

1 -	6 cover Range with water tank + Sawdust burner	60 00
1 -	Heater (parlour)	18 00
2 -	Tables (parlour)	7 00
1 -	Kitchen Table	3 00
1 -	Piano & Bench (Cost 350.00 in 1930) (Bench 9.75 -)	100 00
1 -	Gramophone with 2 Dz. Records	15 00
2 -	Sofas (couches)	25 00
2 -	Double Beds	20 00
1 -	Bedroom Suite	35 - 00
1 -	Rocking Chair	2 50
5 -	Common Chairs	5 00
2 -	Cabinets	25 00
1 -	Sewing Machine	12 00
1	Silver Tea Set	14 00
1 -	Stand Case	10 00
1 -	Electric Washing Machine	15 00
1 -	Single Bed	6 00
1 -	Box Dishes + another	5 00
1 -	Dresser	8 00
15 Sks.	Whole Bone Meal	30 00
1 -	Set Socket Wrenches For Car	12 00
1 -	2" Auger	1 00
40 cords	Slab Wood	200 00
1	Glass cutter	2 00
1 -	Big Scoop	1 20
2 -	Single Axes	3 00
3 -	Double Axes	4 00
4 -	Mattocks	3 25
4 -	Garden Hose	3 00
1	Plow 8 in.	20 00
2	Hay forks	2 50
2	Manure forks	2 50
1	Trough Trowel	80
1	Shook Knife	60
3	Blocks (anvil stand) 10, 8, 6	15 00
2	Blocks (small size)	3 00
	Carried Forward Total	688 85

LIST - 1 -

Page 2

Continued

275	Feet	5/8" Galv. Cable	13 75
50	"	3/4" " "	3 50
45	"	3/4" " "	3 00
12	"	1" " "	2 25
1	-	Forge	10 00
1	-	Anvil	2 50
4	-	Tongs	5 00
1	-	Blacksmith Hammer	1 00
1	-	Stationary Anvil with Tools	12 00
1	-	Pipe Cutter	4 25
1	-	Thread Cutter (1" to 2")	17 00
1	-	Thread Cutter (3/4")	3 75
1	-	Vice hold to 5"	4 00
2	-	Pipe Wrenches 24"	4 00
2	-	Chain Pipe Wrenches 46"	12 00
1	-	Monkey	75
1	-	Soldering Copper Iron	1 00
1	-	Circle Bench Saw	3 75
5	-	Cold Chisels	1 50
4	-	Wood Chisels	3 00
1	-	Tape Measure 50'	85
1	-	Metal Level	3 75
1	-	Marin Spikes	75
1	-	Tin Snips	1 45
3	-	Screw Drivers	90
1	-	Hack Saw	2 00
3	-	Hand Saws	3 75
1	-	Pruning Saw	50
1	-	Horse Shoe Hammer	1 25
2	-	Nail Hammers	2 50
3	-	Wheel Barrows 1 Large 2 Small	15 00
1	-	Bell Bottom Jackscrews	6 00
1	-	Buck Saw	1 00
1	-	Brace & Bits	3 75
		Total	151 40
		Carried Forward from Page 1	688 85
		Total	840 25

- LIST - 2 -

Equipments Normally Related To Operation

2 - Incubators (Size 600 eggs)	60 00
2 - Brooder Stoves	25 00
10 Boxes Glass	70 00
100 Units Sawdust	400 00
5000 Pots	150 00
1 - Horse Harness	8 00
2 - Egg Testers	1 50
4 - Incubator Thermometers	2 00
10 Rolls Chicken Netting Wire 2"x72"	30 00
2 Rolls " " " 2x36"	7 00
Total	753 50

LIST — 3 —

Miscellaneous

1-	7 day Size Clock	3.50
3.	Crock Stones 1, 3 + 5 gal.	5.00
2-	Kettles	3.50
3-	Pans	3.00
1-	Baby Buggy	10.00
1000 Ft.	Lumber 1X10"	20.00
75 lbs.	15 Balls Binder Twine	8.00
1½	Bundle Print Paper	7.50
15 Gal.	Coal Oil With Containers	5.75
3	Grain Boxes	9.00
1	Flour Trucks	10.00
5-	Long Handle Shovels	4.00
1-	Spray Pumps	17.00
4-	Water Sprinklers 3/4"	3.00
2	Rubber Hose 3/4" 50 ft each	12.00
2-	Logging Chains	10.00
2-	Peavies	4.00
1-	Winch with 5/8" 50' Cable	20.00
2-	Dumping Cars	150.00
1-	Scale (240 lbs)	14.50

50	Books	Japanese Literature	100.00
20	"	World Art	100.00
15	"	Tolstoy's Works	75.00
30	"	Study of Children	30.00
10	"	English Literature Religion	25.00
2	Kinds	Encyclopedias (Britonicas)	50.00

} cost price

Total 609.25

ACKNOWLEDGED NOV 28 1947 22. 12273

FORM FOR CO-OPERATIVE COMMITTEE

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

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

NOTIFIED

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

(1) NAME KANZAKI TAKAZI (RCMP) Reg. No. 13852
(Print) Surname Given Name

(2) Pre-Evacuation Address 15th Avenue, Haney Maple Ridge British Columbia

(3) Present Address Lillooet, B. C.

(4) REAL ESTATE

(a) Street Address (if any) Maple Ridge British Columbia
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) (1) Lot 10 of the N.E. ¼ of Section 16, Township 12, District of New Westminster Map 1676 C. of E. 50677. (2) Lot 5 of the N.W. ½ of Section 16, Township 12, Map 893, saving and excepting an 0.89 acre portion heretofore conveyed and 9 acres shown on sketch 5727, C. Of E. 50678.

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

(i) Farm
(ii) Residence Type of business Farm
(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 - - - (1) - - - - - - - - - - - - $ 1670 (2) $1425.00
(ii) Buildings - - (1) - - - - - - - - - - - $ 600.00 (2) $ 13447.41.
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable - - - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 17142.41
(v) Amount at which Custodian sold property and credited your account - - $ 3667.43

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 13474.98

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
In buildings on the above described lands

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Dwelling and farm buildings

(c) How stored or packed at time of evacuation Stored in buildings. Not packed.

(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 care of R. E. Evans

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

1.	Farming equipment, implements, etc.	Estimated Value $ 1657.80
2.	Household furnishings and effects	Estimated Value $ 587.50
3.	Books	Estimated Value $ 380.00
4.	Maple Ridge Co-operative shares of stock	Estimated Value $ 87.00
5.	Land taxes for 1943	Estimated Value $ 48.69
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 2760.99

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) - $ 16235.97

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

(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)
Province of British Columbia) TO WIT:)

I, Takizi Kanzaki of the District of Lillooet 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 Village of Lillooet in the Province of British Columbia this 21st day of November, A.D. 1947.

T. Kanzaki

J. Rideout

A Commissioner &c.

A Commissioner for taking Affidavits within British Columbia

Ack

NOV 28 1947 22.

East Lillooet, B.C.
Nov. 18, 1947.

NOTIFIED
W

1 Mack

Mr. Justice H. L. Bird:

I am writing this letter with regards to the filing of Japanese property claims forms.

Although I shall be sending out the claims forms on my property I would prefer to return coast rather than receive loss and damage claims.

I am living in one of the self-supporting centres with the understanding that my property shall be given back to me at the end of the war.

Loss and damage claims will not amount to very much as money does not last long.

As I am getting quite aged too, I would prefer to be returned to my former home in Haney and make my own living rather than receive loss and damage claims or old age pension.

Thank you.

Yours very truly,
T. Kanzaki

Assessment of Household furnishing & Effects

(1)

1	Automatic Electric Water Pump ¼ H.P. with pipe	$120.00
1	Sink & pipe & fitting	20,00
1	6 Covers Range with water Tank & sawdust Burner	60.00
1	Heater parlor	18.00
2	Tables "	7.00
1	Kitchen Table	3.00
1	piano Cost 350.00 on 1930 value	100.00
1	gramphone with 2 Doz. recordes	15.00
2	Sofars	25.00
1	7day size Clock	3.50
5	Oil cloths 12 feet by 10 feet	15.00
2	Double Beds	20.00
1	Bed room suite	35.00
2	Rocking chairs	5.00
5	Com. "	5.00
3	Crock stones size 1 3gal. 1 5 gal. 1 1gal.	5.00
2	Kettles	3.00
3	pans	3.00
2	Cabinits	25.00
7	Electric lights wire etc.	35.00
1	sewing machine	12.00
1	set Silver Tea set	14.00
1	Stnd Cases	10.00
1	Baby buggy	10.00
1	Electric wash machine	
1	single Bed	6.00
1	Box Dishs & another	5.00
1	Dresser	8.00
	Total	587.50

Assessment Farm Equipment & Implement etc.

1000	Feet lumber 1 in. x 10 in.	20.00
75	lbs. 15 balls binder twine	8.00
15	Sacks whale bone meal	30.00
1½	bondles print paper	7.50
15	gal.s Coal oil with containers	5.75
3	grain boxs	9.00
1	Floor truck	10.00
2	Incubaters size 600 eggs	60.00
2	Brooder stoves	25.00
2	Egg testers	1.50
4	Thermometers	2.00
10	Rolls netting wire 2 in. x 72 in.	30.00
2	" " " 2 " 36 "	7.00
5	long handle shovels	4.00
1	spray pump	17.00
1	Braces & bits	3.75
1	Water pump 600 gal.s per hour	45.00
1	gasoline Engine 1½ H.P.	60.00
1	Set Socket for Car	12.00
4	water Sprinclers ¾ in.	3.00
1	Auger 2 in, in.	1,00
10	Boxs glass	70.00
2	Rubber hoses ¾ in. 50 feet long	12.00
100	Units sawdust	400.00
40	Cords Slab wood	200.00
1	glass Cutters	2.00
5000	pots	150.00
1	Concreted Toilet with Septic Tank	20.00
2	Sheds full of own made (organic manure)	30.00
	Total	1245.50

(2)

Assessment Farm Equipment & Implement Etc.

1	Big Scopp	$1.20	
2	Single Axes	3.00	
3	Double "	4.00	
4	Mattocks	3.25	
4	garden hoes	3.00	
1	Horse Hanness	8.00	
1	plow 8 in.	20.00	
2	Hay Forks	2.00	
2	manure "	2.50	
1	Trowel	80	
1	Shook knife	60	
3	Blocks (anvil Brand) size 10 8 6	15.00	
2	" Small size	3.00	
2	Logging Chains	10.00	
2	peavys	4.00	
1	winch with 5/8 in. 50 feet long Cable	20.00	
275	Feet 5/8 in. galv. Cable	13.75	
50	" 3/4 " " "	3.00	
45	" 3/4 " " "	3.50	
12	" 1 " " "	2.25	
1	Forge	10.00	
1	Anvil	2.50	
4	Tongs	5.00	
1	Blacksmith Hammer	1.00	
1	Stationary Drill with tools	12.00	
1	pipe Cutter	4.25	
1	Thread " 1 in. to 2 in.	17.00	
1	" " up to 3/4 in.	3.75	
1	Vice hold to 5 in.	4.00	
2	pipe wrenchs 24 in. long	4.00	
2	Chain pipe wrenchs 46 in. long	12.00	
1	monkey "	75	
1	Sodering Copper Iron	1.00	
1	Circl bench saw	3.75	
5	Cold Chisels	1.50	
4	wood "	3.00	
1	Tape Measure 50 feet long	85	
1	Metal Level	3.75	
1	Marin spike	75	
1	Tin snip	1.45	
3	screwdrivers	90	
1	Hack saw	2.00	
3	Hand saws	3.75	
1	pruning saw	50	
1	Horse shoe hammer	1.25	
2	Nail hammers	2.50	
3	wheelbarrows 1 large 2 small	15.00	
1	Bell bottom Jackscrew	6.00	
2	Dumping Cars	150.00	
1	Buck saw	1.00	
1	Scale (240lbs)	14.50	
	Total	412.30	412.30
	For warded from (1)		1245.50
	Total		1657.80

Assessment of Books

50	Books	Japanese Literature	$100.00
20	"	World Art.	100.00
15	"	Tolstois works	75.00
30	"	Study of Children	30.00
10	"	English Literature.Religion	25.00
34	"	Diarys written my selfe	
2	kinds	Encyclopedias (Britannia)	50.00
		Total	380.00

87 Shares $1.00 Par value
Maple Ridge Cooperative produce Exchange $87.00

Taxes paid on 1943 48.69 48.69

EXHIBIT No. 57-1
DATE 20 Jan 1948
FILED BY R. J. McMaster.

REG. NO: 13852.

TAKIZI, KANZAKI

STATEMENT RE CLAIM

(LANDS & PREMISES - GREENHOUSE BUSINESS EQUIPMENT - CHATTELS).

LAND 19.45 acres about two miles from Haney, B.C.

Purchased Lot 10 in 1909 for $550.00 (bush-land).

I purchased Lot 5 in 1920 for $750.00 (also bush-land).

IMPROVEMENTS MADE BY CLAIMANT AND USE OF PREMISES

LAND I cleared about 8 acres and at first engaged in small fruit growing. In 1927 I also engaged in poultry farming. In 1937 I went into the greenhouse business. At the time of my evacuation, while my greenhouse business was my main business, I still had about one-half acre in strawberries and about two hundred (200) chickens. I sold the chickens by private sale.

BUILDINGS

	Size	Built	Condition at time of Evacuation.
Dwelling House -	24 x 28	1915	Fair.
Bath-house -	10 x 10	Very Old	Poor (no value).
Barn -	18 x 24	Very Old	Poor (no value).
Henhouse -	18 x 128	1927	Fair.
Oat Sprouting Shed -	10 x 12	1932	Fair.
Double-Decker Incubator House-	14 x 16	1931	Fair.
Straw Shed -	8 x 12	Old	Poor (no value).
Double Greenhouse -	36 x 200	1937	Good.
Double Greenhouse -	36 x 200	1941	Good.
Boiler House & Boiler -	28 x 52	1938	Good.
Sawdust Barn -	30 x 50	1939	Good.
WATER TANK AND EQUIPMENT -		1939	Good.

RE VALUES SHOWN ON STATEMENT ATTACHED TO ORIGINAL CLAIM

With respect to the house, chicken house, incubator and sprout house in valuing the same in my estimate, I have allowed for depreciation due to their age. I am not claiming for the barn, bath-house and straw shed which were in poor condition. I do not consider there would be a great deal of depreciation on the greenhouse and allied buildings.

On these buildings, not having the original cost prices, I based my estimate of values in the inventory attached to my original claim on the cost at 1942 prices. I admit this represents replacement value as at 1942 and not necessarily fair market value. I had no basis of estimating the fair market value other than this.

With regard to the value of the land I admit the figure given is a guess and I have no basis of knowing the fair value. I shall have to leave the question of fair market value to the Commissioner with such assistance as my counsel may be able to give him.

GOODWILL

Not being evacuated until August, 1942, I was fortunate in getting my crop off the land. In that year I sold about 1400 crates of tomatoes, about 60% of which were Grade 1 and the other 40% Grade 2. I would estimate my gross income from this source at about $4500.00. My costs including wages which I paid to my son-in-law and his brother were about 25% of my gross. In addition to the help of my son-in-law and his brother, one other member of my family helped me full time and one part time. The net surplus was shared with them. In addition to this I had a small revenue from berries and a small profit from my chickens. I would roughly estimate the net income to my business as $2000.00 after paying my son-in-law and his brother.

LEASE

I was evacuated from the premises on August 31st, 1942. I made arrangements with R.E. Evans to look after my property during my absence. I agreed that he might use the house and land but not the greenhouses as he had no experience. It was arranged that there would be no rent and I agreed that if, when I returned, all was satisfactory, I would pay him for his services. No sum was mentioned.

I was advised by the Custodian on October 27, 1942, that one Lavoie wanted to rent the property and operate the greenhouse at a rental of $200.00 per annum. I replied I did not want to rent and pointed out that without experience Mr. Lavoie would find the first few years profitless.

Nevertheless it appears that Evans had let Lavoie plant and operate the greenhouse in the fall of 1942 and that a lease was entered into with Lavoie by the Custodian under the terms of which Lavoie was allowed $125.00 for repairs put on the premises by him, and charged Two Hundred ($200.00) Dollars for the rent. This is the equivalent of $325.00 rent. I do not think this was a fair rental for the premises if an experienced greenhouse person had taken it over.

In the meantime while the premises were being operated as a greenhouse, they were sold to the Director of Veterans Land Act for $3661.00.

RE EQUIPMENT AND CHATTELS

While I was not evacuated until the end of August, I was required togive the Custodian a statement of equipment and chattels in April, 1942. When I attended at the Office of the Custodian's representative, I gave a list to him from memory. After the space dealing with chattels was full, he said not to bother giving him any more.

Subsequently I received a request from the Custodian to fill in another J.P. Form when I was at Lillooet, but as I had already given the Custodian one and he knew where my goods were, I never sent the forms back.

I had, however, made an inventory of my equipment, goods and chattels shortly after arriving in Lillooet in September, 1942, and the list of goods and chattels with respect to which I am making my claim are taken from that list. In showing values for the equipment, goods and chattels shown in the lists attached to my claim, I have placed the values at about 50% of cost price except in cases of materials which were necessary for the operation of my business and which would not deteriorate, such as sawdust. These items I put in at cost price.

T. Kanzaki

EXHIBIT No. 57-2
DATE 20 Jan 1948
FILED BY R. J. mcmaster.

REAL PROPERTY SUMMARY

JAPANESE NAME: Takizi KANZAKI Reg. No. 13852 File No. 12273.

CATALOGUE NO: By Special Arrangement, The Director, The Veterans' Land Act. First Offer. BC/52-P.

PROPERTY ADDRESS: 32 - 15th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Lot 5 of the North West ¼ of Section 16, Township 12, Map 893 SAVING AND EXCEPTING therefrom an 0.89 acre portion heretofore conveyed and 9 acres shewn on Sketch 5727 Certificate of Title 59309I
and
Lot 10 of the North East quarter of Section 16, Township 12, Map 1676, D. N. W.

TITLES: Registered in the name of Takizi KANZAKI.

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

Vesting Order filed No.25064 dated December 10th, 1942.

ASSESSED VALUES:

Lot 5 - Land	$ 700.00			
Improvements	$2500.00	- $3200.00.	Taxes	$50.37
Lot 10 - Land	$ 600.00			
Improvements	$ 800.00	- $1400.00	Taxes	$27.76
		$4600.00		$78.13

CLASSIFICATION: This property has an area of 19.45 acres - 2.55 acres sod and thistle 285 acres small fruits, garden and building site, balance light to heavy bush, cut up by gullies, and 1 acre in steep ravine. It can be classed as a greenhouse establishment primarily used for the growing of tomatoes and cucumbers.

There are the following buildings situate on Lot 10 and S. ½, Blk.5.
On Lot 10 - 1 one and one-half storey 7 room house 24'x28' in fair condition.
1 pole and shake barn, in poor condition.
On S½, Blk.5 - 1 hen house 18'x128'. 1 incubator house 14'x16'. 2 sheds 10'x12' and 14'x16'. 2 double greenhouses, each 36'x200', boiler house and boiler 18'x52', sawdust barn 30'x50'.

HISTORY OF ADMINISTRATION: The following is a copy of a translation written in Japanese on April 29th, 1942, by T. KANZAKI: "I hereby agree to let Mr. R.E. Evans to look after my property during my absence. He may freely use the house and land (except the greenhouses) and that I may take up my property immediately after my return. If all is found satisfactory when I return I shall pay him a sum of money.

T. Kanzaki
R. E. Evans".

On October 21st, 1942, the following letter was received from Mr. I.T. Barnet, District Superintendent of the Soldier Settlement Board: "With reference to our conversation yesterday, herewith an application by W.J. Lavoie for the lease of the above noted greenhouse property. Mr. Lavoie will be assisted by his brother, and they are both capable young men with considerable experience in this kind of work. They are both married and are giving up profitable employment in the city to engage in the enterprise.
In order that they may have a reasonably good start they should get to work at once, and they will appreciate arrangements being made to have the caretaker left in charge by the Japanese vacate immediately. Our information is that Evans, the caretaker, owns a property in the near vacinity at present rented to his son, and naturally the prospective tenants do not want to run into any difficulty with this man. We are advising Lavoie that he may proceed with his plans".

On October 27th, 1942, our Farm Department notified Takiji KANZAKI of Lavoie's offer to rent his place asking him whether or not we should proceed with the leasing of his property. On October 30th, 1942, he replied as follows: "Received your letter regarding my greenhouses. According to the agreement made with Mr. R.E. Evans and myself, the property is leased to him and therefore I wish to leave it as it is. Under the agreement he is looking after the greenhouses but not using them. I wish to let Mr. W.J. Lavoye know thru my experience the greenhouse business is profitless for the first few years. The needed experienced workers are definitely hard to obtain. I am afraid he will not be able to meet the payments next year. I am saying this for the benefit of Mr. Lavoye and I hope my advice is considered".

However, we quote from a memo to the file (12273) dated 6th August 1943: "This property has not been under lease, but Kanzaki appointed a caretaker who has been livingthere since the owner's evacuation. Last winter in an emergency caused by the collapse of a neighbour's hothouse, Mr. Evans, the caretaker, allowed the Lavoie brothers to plant and operate the greenhouses on the property. From a verbal understanding after the cost of approximately $125.00 putting these houses into operating shape, a rental of $200.00 will be forthcoming and the sawdust bunkers filled to the previous level with fresh sawdust".

Again we quote from a letter written by Mr. Anderson of our Farm Department, October 11th, 1944: "Mr. W.J. Lavoie still owes this office a $200.00 balance for his 1942-1943 lease and it does not appear that we will be able to collect this sum but we are more or less writing it off against the temporary sawdust bunker built on the Yamasaki property. Their tenancies have now been terminated and are not being renewed".
Nothing further has been done regarding this matter.

SOLD: To The Director, The Veterans' Land Act, for $3661.00 as at January 1st, 1943.
Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Takizi KANZAKI as at May 4th, 1944, against which were the following charges: Registration Fees $6.00, Legal Fees $15.00 = $21.00, leaving a net credit of $3640.00 from said transaction.

Adjustments as at January 1st, 1943, to the amount of $12.43 being Purchaser's share of Unexpired Fire Insurance Premiums were placed to the credit of Takizi KANZAKI'S account.

The following Fire Insurance Policy:
North West Fire Insurance Co., Policy No.205972 - $1500.00 -
$700.00 on 1 storey dwelling and
$800.00 on household effects.
The Insurance covering the building was transferred to The Director, The Veterans' Land Act.

Certificates of Title Nos. 170837-E and 170838-E in the name of The Director, The Veterans' Land Act.

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

February 12th, 1947.

D. A. CRAMER.

DAC:JS

FORM "JP" HANEY FILE No.

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: ~~TAKAZI~~ Kanzaki TAKASI

HOME ADDRESS: #32, 15th Ave., R. R. #1, Haney, B. C.

REGISTRATION NUMBER 13852 SEX: male AGE: 58

OCCUPATION: Farmer

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

EMPLOYER: self

EXHIBIT No. 51-3

DATE 20 Jan 1948

FILED BY R. J. McMaster

MARRIED? yes

NAME OF WIFE OR HUSBAND: Fude NR

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: all over 16.

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: 15th Ave., Haney, B. C.

"a" 10 acres lot 10, NE¼ sect. 16, twp. 12)
5½)In the District of New Westminster, B. C.
"b" 10 acres lot 5, NW¼ sect. 16, twp. 12)

2. BUILDINGS AND OTHER IMPROVEMENTS: On "a"--6 roomed 2 storeyed wooden frame dwelling house. 1 barn 1 woodshed 1 bath house 2 greenhouses, 1 boiler house 1 sawdust house 1 chicken house 2 incubaters 5 brooder houses 3 concrete wells, water tank and frame.

3. INSURANCE (Give particulars; state where policies are) Unable to trace thru R. S. Day or R. G. Heddle. Guardian Fire Insurance Co. $1500.00 on dwelling. Policy at home.

4. TAXES (Amount and where payable) $65.00 1941 paid at Maple Ridge Municipality (about)

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Wishes to lease his property, but has not done so as yet.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: 1 in New Westminster Land Rdg. Office
1 Bank of Montreal, Haney

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

9. IF FARM LAND STATE CROPS SOWN strawberry, green peas, rhubarb, fruit trees, pasture.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, section 1

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

IN HOUSE: 1 washing machine, ~~1 heater,~~ $ 2 ranges, 1 frigidaire, 3 kitchen cabinets, 18 chairs, 1 rocking chair, ~~2 couches,~~ $ 1 piano & bench, 1 dresser, 1 bedroom suite, 3 double bed, 4 single bed, 7 tables, 4 sewing machines, 3 book cases, 3 ~~box kitchen utensils,~~ $ 12 pc. silver ware, 2 glass cases, 2 stand case, 1 ~~gramaphone,~~ $ 2 doz. records, 2 sm. rugs, 1 linoleum, 10 boxes. miscellaneous

IN OUTSIDE BUILDINGS: ~~Garden tools,~~ $ ~~1 plough,~~ $ 1 hand cultivater, 1 forege with tongs, carpenter's tools, 500' block cable, 600' gale cable, crow bars, 1 box tools, rubber hoses, 13 sacks bone meal, 2 tons straw, 200 cords slab wood, 100 cord wood, 16".

$ Sold by auction 7/4/45 and 10/5/45 Haney 15.

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

400 laying hens, 1 cow; wishes to sell with house if possible.

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

FORM "JP"

4. INSURANC

5. MORTGAG
OTHE

6. MONEYS O
(Sawdust cl
at present
books are

7. BONDS, DI
$1100.00
Brazilian
10 shares

8. BANK ACC
2637

9. LIFE INSU
Beneficiary

10. INTEREST

11. SAFETY D

LIABILITIES:

1. PERSONA

2. TRADE DI

I, the unde
area as set out
or other securi

I certify th
every descriptio
and indirect.

Dated this...

FOR DEPART

r Land Reg. Office
Haney

ubarb, fruit trees,

, FIXTURES,
FFECTS:
ire, 3 kitchen
bench, 1 dresser,
ewing machines,
2 glass cases, 2
noleum, 10 boxes.
miscellaneous
vater, 1 forge
cable, crow bars,
w, 200 cords

sible.

REST IN, OR

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)
(Sawdust clients owe him money, but his accounts are not up to date at present, and declarant cannot furnish list. Will send it in, when books are made up at end of month.)

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
$1100.00 in Victory Bonds (1941 & 1942) 70 shares in Imperial Oil Co. Brazilian Traction $7.00 shares (42 shares) 5 $5.00 War Savings Certifs. 10 shares in International Nickel 30 shares in Home Oil.

8. BANK ACCOUNTS: Bank of Montreal, Haney, B. C. ~~#~~ --(uncertain, will advise)
2637 → Bank of Montreal, Hastings & Main, Vancouver, B.C. $

9. LIFE INSURANCE: Manufacturers Life Insc. Co., Vancouver Branch. $1000.00 Beneficiary, wife, Fude (Policy in Company's hands at present)

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney, B. C. #55.

LIABILITIES:

1. PERSONAL DEBTS: ~~Will pay off all his debts before end of month.~~

2. TRADE DEBTS: ~~As above.~~

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) T Kanzaki

T. J. Williams
Witness

FOR DEPARTMENTAL USE

Ont. 1. 37

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO
FILE NO. 12273

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

EXHIBIT No. 51-4
DATE 20 Jan 1948
FILED BY
R-J. McMaster.

23rd September, 1942.

Mr. Takiji Kanzaki, #13852,
East Lillooet, B.C.

Dear Sir:

Our attention has been drawn to the fact that you have left the protected area, in consequence of which all of your property remaining in the protected area has vested in the Custodian.

However, before leaving the protected area you failed to provide us with particulars of your property by means of completing "JP" registration forms. In order that we may properly administer your affairs it is necessary for us to have complete information regarding them. You will find enclosed three copies of our regular "JP" form and we would ask you to be good enough, without delay, to complete these forms fully, to sign and have witnessed two of them and to return to us two copies, retaining the third copy for your own use.

In the event that you have no property remaining in the protected area, please notify us accordingly by return mail.

When filling in the items requested in the "JP" form we must again stress the need for complete particulars.

Thanking you for your immediate attention to this request,

Yours truly,

R B Alexander

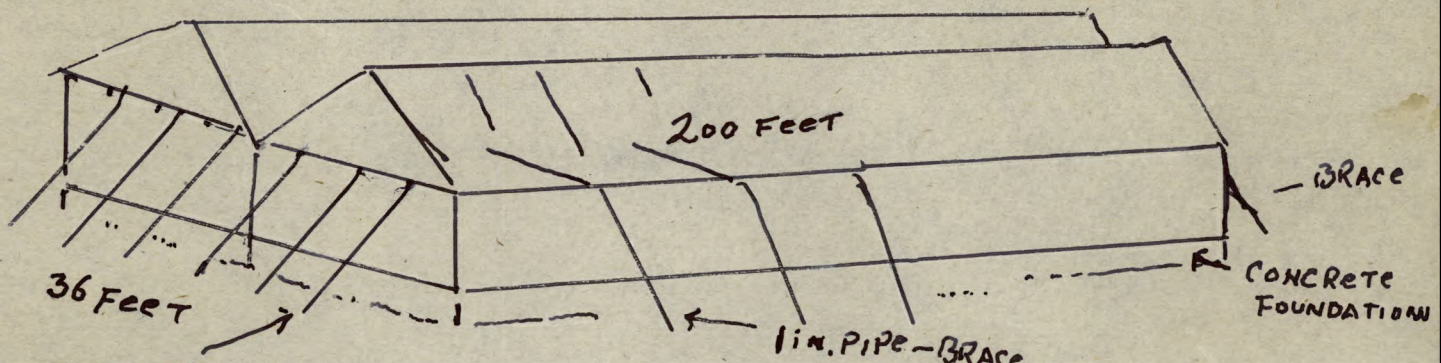
Manager.

RPA:LF

EXHIBIT No. 51-5
DATE 20 Jan. 1948.
FILED BY
R. J. McMarlin

(NAGAI STYLE)

GREEN HOUSE



1 IN. PIPE BRACE HOLD BY CONCRETED IN GROUND BOTH END

1 IN. PIPE BRACE HOLD BY CONCRETED IN GROUND EVERY 10 FEET THIS SIDE

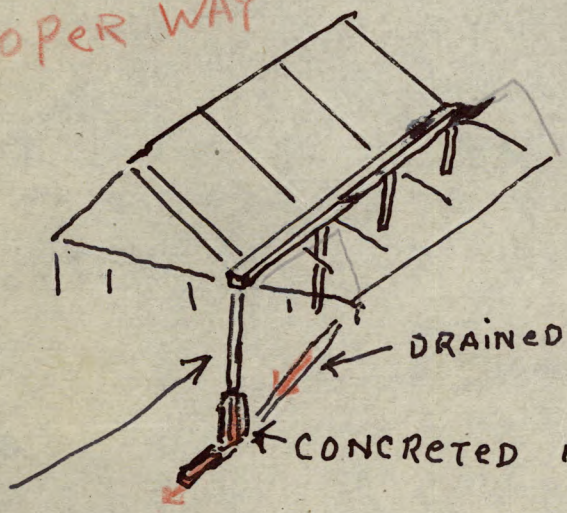
NOT WELD

PIPE EVERY THING

PROPER WAY



BEAM & BRACE 1 IN. PIPE USED



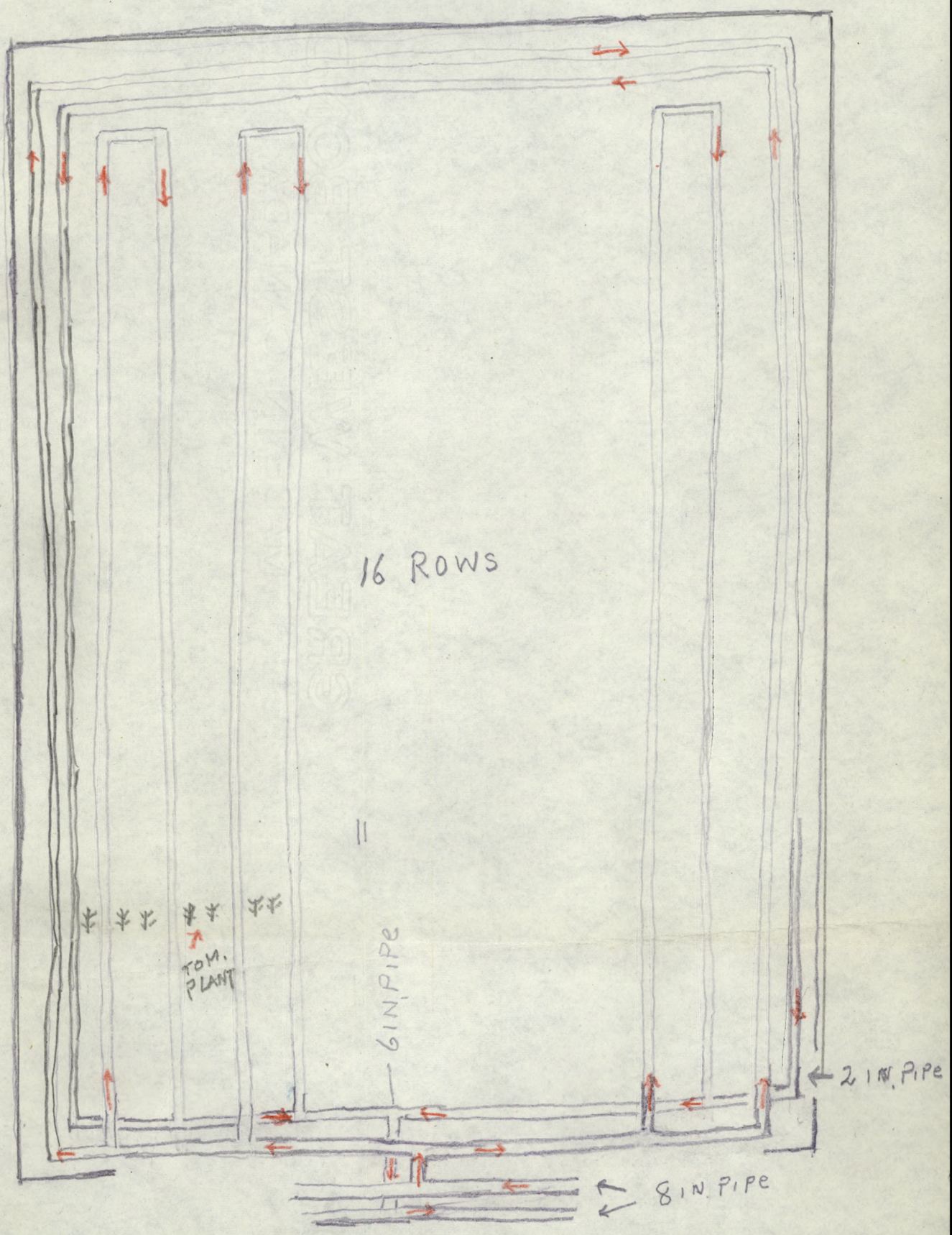
2 IN BLACK PIPE FOR SUPPORTING GIRDER AND CARRY RAIN WATER

EXHIBIT No. 51-5

DATE

FILED BY

LAY PIPE EVERY 3 FEET APART IN GREEN HOUSE



Farm Appraisal Report

File No. J.L. 94

Land Description S.½ of Blk. 5 of N.W.¼ of Sec. 16, Tp. 12, Map 893, N.W.D.
Lot 10 of N.E.¼ of Sec. 16, Tp. 12, Map 1676, N.W.D.
Containing 19.45 Acres

Owner's Name Takizi KANZAKI Post Office Address R.R., Haney, B.C.

Nearest Rail Point Haney, B.C. - C.P.R. Distance 2 miles

Market Town New Westminster, B.C. Distance 22 "

Church (give denomination) All denominations, Haney Distance 2 "

Nearest School Alexander Robinson Public School Distance 1 mile
Haney High School, 2 miles

State how property was identified: Two corner posts located, map and road check.

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

Property fronts on 15th Avenue. Fair gravelled road which comes to a dead end at the south west corner of Lot 10.

Is this district a good one? Fair.

Employment opportunity Strictly limited

Predominating Nationality and religion: British, Protestant. Japanese fairly numerous in area.

Describe Fencing and its condition: 2280' 3 B.W. poor on Lot 10 Value $ Included in Land Value

Water supply: Two dug wells 22' deep 10x10 and gas engine and pump in winter creek on Lot 10. Water tank 10x12 on tower. Both wells have 10x10 cement collars. Value $

BUILDINGS ON FARM

Lot 10 BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 28	Frame	1½ sty	Shgl.	20 yr	Cedar Blocks	Fair	500.00
Bath House	10 x 10	"	8'	"	20 "	Cement	Poor	nil
Barn	18 x 24	Pole & Shake	14'	Shake	20 "	Pole	Poor	nil
Blk. 5	x					pt.cedar blks.		
Henhouse	18 x 128	Frame	14'	Shgl.	11 "	pt.cement	Fair	400.00
Double decker Cat Sprouting Shed	10 x 12	"	8'	Shake	11 "	Cement	Fair	30.00
Incubator Hse.	14 x 16	"	8'	"	11 "	Cement	Fair	50.00
Straw Shed	8 x 12	"	8'	"	11 "	Cedarblk.	Poor	nil
Double Greenhse.	36 x 200	Sash & glass	5½x8	6glass	4 "	cement walls	Good	) 2,300.00
Double Greenhse.	36 x 200	" " "	" "	"	2 "	do	Good	) 2,590.00
Boiler Hse.& Boiler	18 x 52	Frame	10'	corr. iron	4 "	pt.cement pt.pole	Good	500.00
Saw Dust Barn.	30 x 50	Pole & Plank	30'	do	4 "	Cedar poles in ground	"	200.00

Electric light installed to all buildings.

Total present day value $ 6,570.00

Total Value Buildings add to farm House, Glasshouses, boiler and henhouses, etc. $ 3,285.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? House has been well maintained.

$

Describe the basement and chimneys: 1 brick on bracket.

No. rooms downstairs? 5 Upstairs? 2 How finished Lumber and papered.

Are buildings painted? Glasshouse only Condition of paint Good

Distance from nearst bush Unexposed.

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
Lot 10 2.55	Undulating	10" heavy clay loam	Clay	Sod and thistles	60.00	153.00
Blk. 5 2.85	Level	10"-12" clay loam	Clay	Small fruit garden and buildings site	70.00	199.50

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	
Lot 10 .70	Undulating	10" clay loam	Clay	Cleared growing up	25.00	35.00	24.50
6.75	"	do	"	Lt. to heavy bush	150.00 up	5.00	33.75
Blk. 5 5.60	Undulating	10" clay loam	Clay	Lt. to heavy bush	150.00 up	5.00	28.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
Blk. 5 1.00 Deep ravine	Light bush, some alder firewood	5.00	5.00

Total value of Land $ 443.75

Total added by buildings to value of farm $ 3285.00

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

Total value of farm $ 3728.75

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Owner still in occupation and has been in Haney District since 1909. Lot 10 has been neglected for last 5 years and all work is now concentrated on Blk. 5, where glass houses are located; still has 400 Leghorns in henhouse; expects to ship 1600 crates of tomatoes this year.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruit and poultry, with a highly developed greenhouse plant on it.

Noxious weeds: Thistles are very bad.

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

Maple Ridge Municipality, Haney, B.C.

Lot 10 -	Land assessed at	$600.00	
	Improvements "	800.00	- 1942 Tax $27.76
Blk. 5 -	Land assessed at	$700.00	
	Improvements "	2500.00	- 1942 Tax $50.37
		$4600.00	$78.13

Date: 8th June 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 4th day of June 19 42.

Inspector's Signature "L. B. PLUMBLY"

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

T. KANZAKI

Farm Appraisal Report

Remarks: Block 5 has no dwelling house and is being used mainly for highly developed greenhouse work with small cleared area in small fruit and garden vegetables, with 400 laying hens still in poultry house, and dwelling house is on Lot 10 across the road. Some years ago the cleared land on Lot 10 was all in small fruit and has been neglected since greenhouses were erected, and land is now in sod and thistles are very bad. Lot 10 is badly cut by gullies and ravines, also there is a deep gully on Block 5. Both lots are in a poor location at the end of 15th Avenue. Owner has over 200 cords of wood on Lot 10 stacked and has 200 units of sawdust in sawdust barn. Henhouse is a double decker and will accommodate 1100 birds. There are 20 old mixed fruit trees and 50 young greengage trees. All cleared land on Block 5 is tile drained.

(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.

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
.76 ac. 1st and 2nd year strawberries	$
.30 " peas	$
.23 " spuds	$
Balance of cleared land in weeds and small patch of	$
cabbage.	$
1.00 acre taken up on Block 5 with greenhouses and	$
other buildings.	$
	$
	$
Total	$

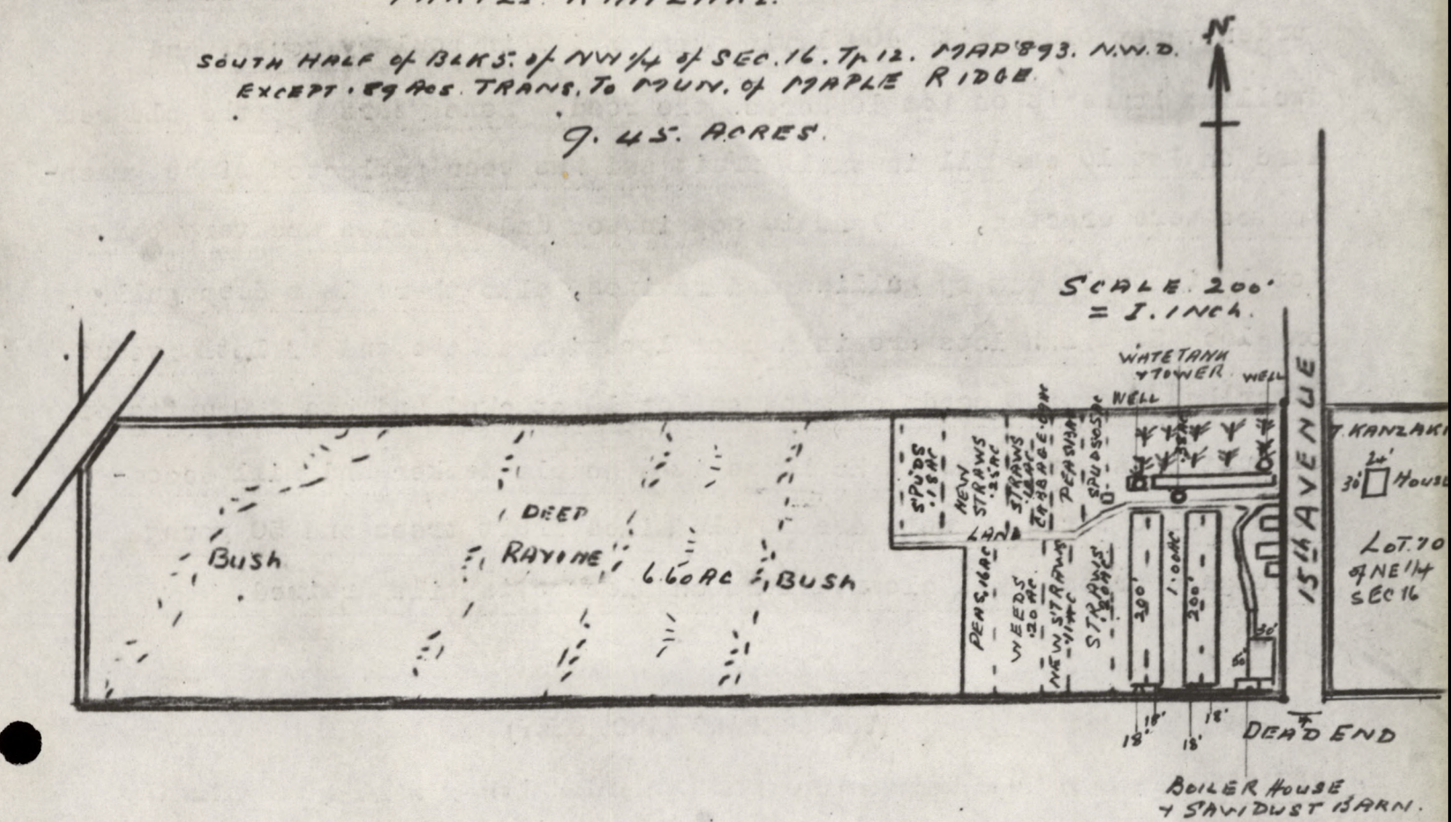
Amount fruit trees add to value of farm $

Diagram of Property

TAKIZI KANZAKI.

SOUTH HALF of BLKS. 8 of NW¼ of SEC. 16. Tp. 12. MAP 893. N.W.D.
EXCEPT .89 ACS. TRANS. To MUN. of MAPLE RIDGE

9.45 ACRES.



Following careful review of this appraisal report, it is my opinion that the present value is $ 4000

Date 30th July 19 42.

"I. T. BARNET"
District Superintendent.

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

T. KANZAKI

Remarks: Lot 10 has dwelling house and small barn.

See remarks on Block 5.

(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 $

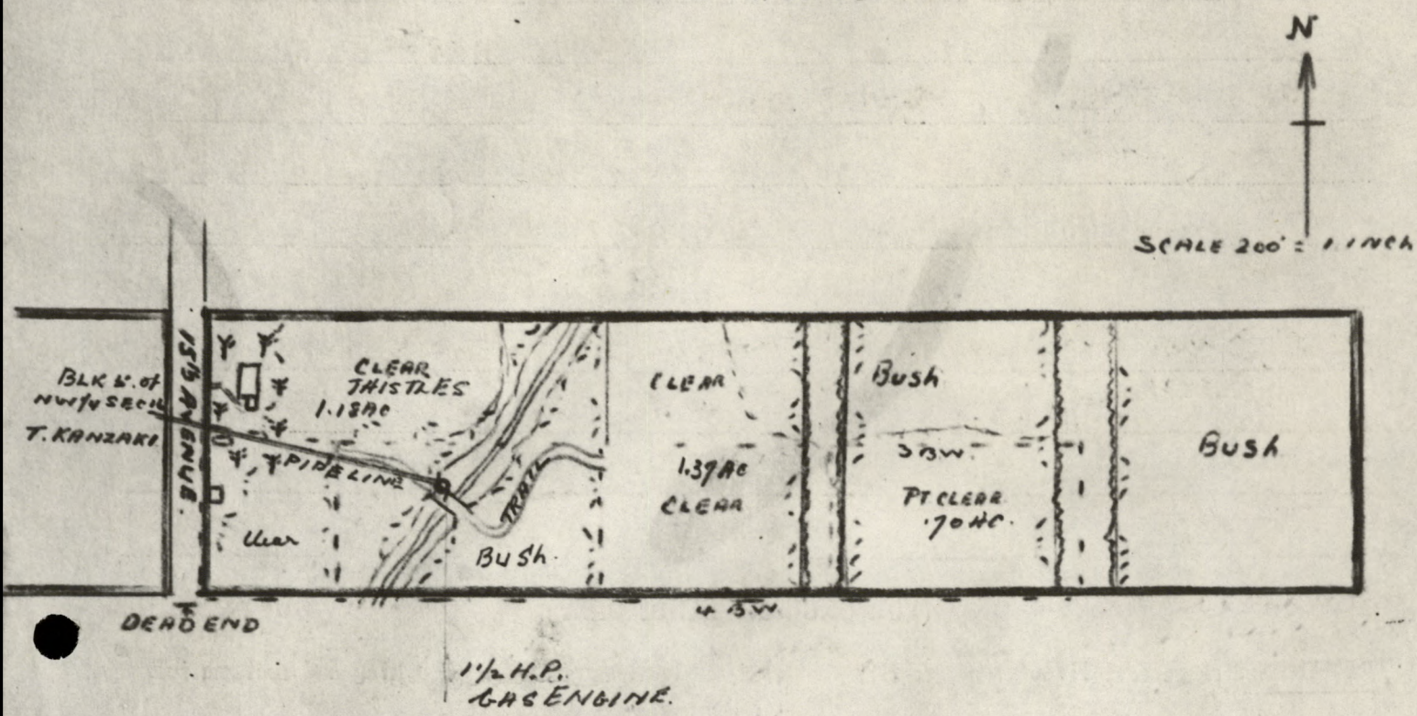
Amount fruit trees add to value of farm $

Diagram of Property

TAKIZI. KANZAKI.

LOT. 10. of NE¼ of SEC. 16. Tp. 12. MAP 1676. N.W.D.

10.00 ACRES.



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

Date.....19.....

.....

District Superintendent.