Name of Claimant KATSUNO, Chiaki Case 61

Custodian File 8667

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					1836		1653.43				1653.43

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	
81.65	19.65	5.89	24.08%	149.90	36.09			41.98

TOTAL RECOMMENDATION	1695.41

1540

CASE NO: 61.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B.C.,

February 10th, 1948.

IN THE MATTER OF THE CLAIM OF

CHIAKI KATSUNO.

PROCEEDINGS AT HEARING.

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

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

10 Kamloops, B. C.,

February 10th, 1948.

IN THE MATTER OF THE CLAIM OF

CHIAKI KATSUNO

PROCEEDINGS AT HEARING.

20 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.

30

MR. McMASTER: The next case on the list, my lord, is the claim of Mr. Katsuno. I would like the Interpreter in this case, please.

CHIAKI KATSUNO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

MR. HUNTER: My lord, before Mr. McMaster starts, in order that he may not be blamed for these documents, and also in order that you may have them in front of you, I suggest I file as an exhibit the Farm Appraisal Report which is the Soldiers Settlement Board appraisal. These are now available to us for filing, and also our analysis of the chattels.

THE COMMISSIONER: That might be helpful to you, Mr. McMaster.

MR. McMASTER: Yes, my lord, as long as my friend proves them later.

THE COMMISSIONER: Oh yes, these documents which are produced now are received subject to proof later.

MR. HUNTER: The analysis claim, my lord, is on the basis that if there is anything in it with which my friend disagrees, he can ask for proof. As far as the appraisal is concerned the appraiser himself will prove it later.

THE COMMISSIONER: Yes.

(CHATTEL ANALYSIS MARKED EXHIBIT NO. 1)

(FARM REPORT MARKED EXHIBIT NO. 2).

MR. McMASTER: Might I have the claim form, please, Mr. Watson.

Q Witness, I produce to you the claim form. Is that your signature on the document, and did you swear the declaration? A: Yes.

Q Did you instruct your solicitor to draw this statement (producing) with regard to your real property?

A Yes.

Q Is that your signature? A: Yes.

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

10 A Yes.

MR. McMASTER: I will file that as Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

Q Witness, this property is situated about one mile from Haney, is that correct? A: Yes.

MR. McMASTER: My lord, you will notice that this property is approximately nine and a half acres and was purchased in 1927 for $1500.00, that extensive improvements have been made to the premises by the claimant, and I would also draw your attention to the fact

20 there was an area of the land particularly suitable for celery growing and by reason of it the claimant installed a sprinkler system, and I might mention that in the statement he has claimed for the sprinkler system and the piping and also the electric motor in connection with it as chattels. It is more likely that ought to be regarded as real property, my lord, but I haven't amended the claim, but I have drawn attention to the fact.

Q Witness, can you identify those pictures (producing)?

30 A These two are my house. These are my celery growing;

this is the barn; and celery growing. This is a different place.

Q This is all on your property, is it?

A Yes.

Q And when were those pictures taken?

A 1941.

Q There is one marked here August, 1947.

A Yes.

Q Were there any others taken in 1947?

10 A Just those two.

Q The top two were taken in August, 1947?

A Yes.

Q And the other three were taken in 1941?

A Yes.

MR. McMASTER: I file them as an exhibit.

(PHOTOGRAPHS MARKED EXHIBIT NO. 4).

Q Witness, did you instruct your solicitor also to draw a statement with regard to your personal chattels and provide him with an inventory of those

20 chattels showing various details as to their price, condition and value? A: Yes.

What did you say about price?

Q And the list which is attached to it?

A Yes.

Q And is this your signature on the statement and on the list? A: Yes.

Q And are the statements contained therein true to the best of your knowledge and recollection?

A Yes.

30 MR. McMASTER: I file that as the next exhibit, my lord.

I draw attention to the fact with regard to the list that there are certain items written in ink over the typewritten total which is a correct total of the figures appearing there.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. McMASTER: I would ask my friend to produce the agreement which was signed with Mrs. Hannah with respect to the use of certain chattels. I draw your Lordship's attention to the statement on
10 the last exhibit that he had made a lease with Mrs. Hannah in May, 1942, for the use of his farm and implements, but not to include furnishings. On June 5th, 1942, the Custodian required him to sign a supplementary agreement giving Mrs. Hannah the use of certain furnishings, and arranging to have the balance stored in a locked room. The latter goods were placed in the attic and were boarded up. My recollection is there aren't any goods missing here, is that right, Mr. Hunter?

20 MR. HUNTER: Yes, there were a few.

MR. McMASTER: Then he points out with regard to the inventory which is signed by Mrs. Hannah, that he took with him one sewing machine, one hand-saw, and one electric fan. All other chattels were left on the premises in accordance with the Custodian's requirements.

Q Witness, I produce to you this document (producing). Is this your signature on it?

A Yes.

30 Q Now this is an agreement whereby you agreed to let

to Mrs. Hannah for the protection of both parties to carry on the place and use certain property that is listed here -- no, that is not the one. There should be another agreement, Mr. Hunter, I am sorry.

MR. HUNTER: This might be it, Mr. McMaster.

MR. McMASTER: I have it here. You undoubtedly have seen that, Mr. Hunter. You will admit that is on the form provided by the Custodian.

MR. HUNTER: It might be a Soldiers Settlement form. It doesn't appear to be ours.

10

MR. McMASTER: It isn't a Custodian form.

Q Witness, I produce to you a document. Is that your signature on the document?

A Yes.

MR. McMASTER: This, my lord, is stated to be an affidavit made in duplicate (reading). There is then an inventory of tools and household fixtures. Then it states in the printed form, "Contents in a locked room, which will remain locked until the return of the owner, the key to be left with the Custodian", and it is signed by Minnie E. Hannah.

20

THE COMMISSIONER: Those contents are not listed?

MR. McMASTER: Yes, they are all listed there.

THE COMMISSIONER: The significance of putting in this document is to show that those chattels were there, is that it?

MR. McMASTER: Yes, and also to point out the fact -- I will produce the original list, and the original list did not include these boxes. He was required to execute this, permitting the use of certain of

30

his chattels.

THE COMMISSIONER: All right.

MR. McMASTER: Q: Witness, do you recognize that document? A: Yes, he recognizes it.

Q Who asked you to sign it?

A The Association -- the Maple Ridge Co-Operative Exchange.

Q Do you know whether or not they were acting on the instructions of the Soldiers Settlement Board?

10 A He doesn't know.

Q Yes. The items marked out with red pencil on that list, are those items which you took away with you when you left? A: Yes.

MR. McMASTER: I will file that document, my lord.

(AFFIDAVIT MARKED EXHIBIT NO. 6).

MR. McMASTER: I would like also, my lord, to produce this document from the Custodian's file, marked "Received May 21, 1942".

Q Is this your signature on this document, witness?

20 A Yes.

MR. McMASTER: This is a document, my lord, referring to a lease arrangement between the claimant and Minnie Hannah, setting forth the rental and giving her the right to carry on work immediately on his farm. This agreement states (reading). I would presume, Mr. Hunter, that that is likely a document that was taken by the Soldiers Settlement Board. Would you agree?

MR. HUNTER: I wouldn't know.

30 MR. McMASTER: I see Mr. Shears nods his head. Perhaps

he might know.

MR. SHEARS: It isn't the Custodian.

MR. McMASTER: My understanding of the situation at that time is that by Order in Council all these farm lands that were being considered were taken out of the hands of the Custodian and placed in the hands of the Soldier Settlement Board for rehabilitation purposes.

MR. HUNTER: My lord, that isn't quite actually the fact.
10 You will remember in the original Order giving the Soldiers Settlement Board the right, or at least instructing them to appraise, even though property became vested in the Custodian, he still couldn't deal with it without the consent of the Soldiers Settlement Board.

THE COMMISSIONER: Yes.

MR. HUNTER: Leases or sales were still within their scope.

THE COMMISSIONER: They remained vested in the Custodian but he could do nothing with them in the interval.

20 MR. HUNTER: That is right, my lord.

MR. McMASTER: Q: Witness, I produce to you a farm lease. Is that your signature on this document?

A Yes.

Q And is that the signature of the tenant, Minnie Hannah?

A Did she sign it in your presence?

A Yes, in his presence.

MR. McMASTER: This, my lord, is stated to be a farm lease dated the 20th of May, 1942, between the claimant and Minnie Hannah with respect to the pro-
30 perty in question. I file it to show it was a lease

of the property, and not of the household chattels. Do you want to see it, Mr. Hunter?

MR. HUNTER: Yes, thank you. It is probably their form. Mr. Shears tells me it is their form.

MR. McMASTER: I will file that as the next exhibit. Your witness, Mr. Hunter.

(LEASE MARKED EXHIBIT NO. 8).

MR. HUNTER: It is submitted, my lord, that the real property was sold at its fair market value. Insofar as the chattels are concerned, reference is made to the chattel analysis which has been filed. If your Lordship has that in front of you, I think I could explain the Custodian's position very quickly. It is Exhibit 1. On page 2, my lord, you will see the recapitulation of the claimant's value, articles which he values at $168.25 were sold for $63.30.

THE COMMISSIONER: Wait one moment. This is a little deceptive. No. 1, sold at auction.

MR. HUNTER: Sold at auction, articles which the claimant values at $168.25 were sold by the Custodian at auction for the total shown at the bottom of the page, $63.30. That is the total at the bottom of the left hand column.

THE COMMISSIONER: Oh yes, I see it.

MR. HUNTER: Fixtures which the claimant values at $357.00 were included in the valuation by the Soldiers Settlement Board and are shown in there as $250.00, and therefore the claimant will have received $250.00, less approximately 2% which was the amount lower than the values at which these

properties were sold. That is in Exhibit 2 on page 2 that is shown.

THE COMMISSIONER: Yes.

MR. HUNTER: Goods which the claimant values at $47.00 were abandoned, and goods which he shows as worth $63.30 have disappeared, and their disposition is unknown. I presume they were lost, destroyed or stolen.

THE COMMISSIONER: Well you are not in a position to say they were not, are you? Are those articles included in the lease between the Hannah woman and the claimant?

MR. HUNTER: Just a moment, my lord, and I will check it very quickly.

MR. McMASTER: Yes, I think I can assure my friend they were.

MR. HUNTER: As far as I can see they seem to have been included, my lord.

It is submitted, my lord, that those chattels which were sold, were sold for their fair market value. That is all, my lord.

THE COMMISSIONER: No cross-examination?

MR. HUNTER: No, my lord.

MR. McMASTER: My lord, with regard to the statement by my learned friend, I would point out in the valuation the electric pump and pressure tank only are valued or apparently taken into consideration, and apparently no value is placed on them.

MR. HUNTER: Yes, it is.

MR. McMASTER: Where?

MR. HUNTER: On page 2.

MR. McMASTER: Oh, I am sorry, yes. There was a pump, tank and piping. I am sorry, my lord.

THE COMMISSIONER: I do not see it.

MR. McMASTER: It is on page 2 of the Soldiers Settlement Appraisal form. That is where I overlooked it myself.

THE COMMISSIONER: Oh yes. Where is the pump shown?

MR. McMASTER: An electric pump, pressure tank, and 400 feet of one and three-quarter inch piping. It is in the middle of the second page of the Soldiers Settlement Board report.

THE COMMISSIONER: Oh yes, I see it.

MR. McMASTER: No mention is made of the sprinklers themselves. My contention, my lord, is that if the claimant is not entitled to claim those as chattels, he is entitled to claim them by adding to the value of the land.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T. HORROBIN"
Official Reporter.

Case 61 NOV 13 1947 8667

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.

File 8667

ACKNOWLEDGED

Kamloops

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

(1) NAME Katsumo (Print) Surname Chiaki Given Name (RCMP) Reg. No. 14031

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

(3) Present Address P.O. Box 874, Hope, B.C.

(4) REAL ESTATE

(a) Street Address (if any) _____ City or Municipality, _____ Province

(b) Legal description (lot number, block number, section number, etc.) Lot 35 & 36 of West 1/2 Sect. 20 P.P. 12 Map 1161 N.W.D.

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

(i) Farm
(ii) ~~Residence~~ Type of business small fruit 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 and improvement - - - - - - - - - - $400.00

(ii) Buildings Dwelling & Barn - - - - - - - - $ 2100.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ _____

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 4,500.00

(v) Amount at which Custodian sold property and credited your account - - $ 1,847.14

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2,652.86

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Own house on 10th Ave., Haney, B.C.

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

(c) How stored or packed at time of evacuation 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") Minnie E. Hannah, Lessee

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

1. List attached, Signed by Lessee — Estimated Value $
2. — Estimated Value $
3. — Estimated Value $
4. — Estimated Value $
5. — Estimated Value $
6. — Estimated Value $
7. — Estimated Value $
8. — Estimated Value $
9. — Estimated Value $
10. — Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 635.55

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) - $ 3,288.41

(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)
of)
TO WIT:)

I, Chiaki Katsuno of the village of Hope,
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 Hope)
in the Province of British Columbia)
this 13th day of November)
A.D. 1947.)

C. Katsuno.

J. M. Young
A ~~Commissioner~~ Notary Public in and for British Columbia &c.

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

1 Electric water pump	$300.00	30 celery boxes	4.50
300 ft. 1 1/2" pipe	30.00	50 lettuce boxes	7.50
100 ft. 1 1/4" pipe	7.00	1 sofa	45.00
1 hand water pump	10.00	1 sink	10.00
1 hand cultivator	10.00	5 chairs	5.00
4 hoes	2.00	3 bed and springs	30.00
3 axes	1.50	2 mattresses	17.00
1 manure fork	.50	1 cook stove	45.00
3 rakes	1.50	2 warm stoves	9.00
1 hand saw	1.00	2 shovels	1.00
1 monkey rench	175	2 screen doors	3.00
1 scale	10.00	100 ft. 1/2" wire cables	12.00
1 wheel barrow	1.00	12 sprinklers	12.00
2 mattick	2.00		
150 lbs. raspberry wires	12.00		
1 pruning scissors	2.00		
carpenter tools	25.00	dishes, cups, plates, etc.	1.80
2 chains (logging)	6.00	1 stone cracker	3.50
100 ft. rubber hose	3.00	1 bucket	.50
1 sledge hammer	1.50	1 frying pan	.50
		cooking utensils	3.50

TOTAL CLAIM FOR PROPERTY LOSS $635.55

File 8667

Chiaki KATSUNO - Regn. No. 14031

Claiming (Cont'd)		Sold at Auction	Left on Property as fixture	Used on Property	Abandoned	Disposition Unknown
1 hand cultivator	$10.00					X
150 lbs raspberry wire	12.00					X
2 chains	6.00					X
30 celery boxes	4.50					X
50 lettuce boxes	7.50					X
2 screen doors	3.00					X
12 sprinklers	12.00					X
Dishes etc.	1.80					X
1 stone cracker	3.50					X
100' rubber hose	3.00					X
	$63.30					

Recapitulation of Claimant's value

1.	Sold at auction	$168.25	– sold for $3.30
2.	Fixtures	357.00	included in SSA sale price, vald at $50
3.	Abandoned	47.00	– there abandoned
4.	Disposition unknown	63.30	– disappeared. is lost destd or stolen
		$635.55	

File No. 8667 — Chiaki KATSUNO - Regn. No. 14031 — 17th Jan. 1948

Claiming		Sold at Auction	Left on Property as fixture	Used on Property	Abandoned	Disposition Unknown
Electric pump	$300.00		X			
400' pipe	37.00		X			
1 Hand water pump	10.00		X			
1 sink	10.00		X			
	$357.00					
Tools		$3.15				
4 hoes	2.00					
3 axes	1.50					
1 manure fork	.50					
3 rakes	1.50					
1 hand saw	1.00					
1 monkey wrench	.75					
2 mattocks	2.00					
1 Pruning scissors	2.00					
Carpenters tools	25.00					
1 sledge hammer	1.50					
2 shovels	1.00					
	$38.75					
Kitchen utensils		.80				
1 bucket	.50					
1 Fryihg pan	.50					
Cooking utensils	3.50	1.75				
	$4.50					
Furniture & Equipment						
1 sofa	45.00	5.00				
5 chairs	5.00	(1) 1.10				
1 cook stove	45.00	2.00				
2 warm stoves	9.00	.60				
100' wire cable	10.00	.75				
	$114.00					
1 scale	10.00	4.00				
1 wheelbarrow	1.00	.50				
	$11.00					
3 beds & springs	30.00				X	
2 mattresses	17.00				X	
	$47.00					

EXHIBIT No. 61-1
DATE 10 Feb 1948
FILED BY R. J. McMaster

Continued Page 2

BC 55-P
BC-2053-B.

BC/55-P
BC/2053-B

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

8667

Farm Appraisal Report

File No. JL-149

Land Description Lots 35 & 36, W½ of Sec.20, Plan 1161.

Containing 9.46 Acres

Owner's Name C. KATSUMO Post Office Address Haney, B.C.

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

Market Town New Westminster (local facilities) Distance 24 "

Church (give denomination) Haney - all denominations Distance 1 "

Nearest School Haney Distance 1 "

State how property was identified: Map location and corner posts

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

Property has direct access to 10th Avenue - good gravel road.

Is this district a good one? Yes. Co-operative marketing facilities.

Employment opportunity Fairly good, 2 sawmills, brickyard and peat plant.

Predominating Nationality and religion: Mixed - Japanese predominate.

Describe Fencing and its condition: No fencing. Value $

Water supply: From well, electric pump & pressure tank Value $
Electricity - power available and in use.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 20	Frame	1 st.	Shgl.	6	Concrete	Good	1000.00
Shed	12 x 18	"	1 "	"	10	Wood	Poor	30.00
Pkg.Shed	38 x 52	"	1 "	Shake	12	"	Fair	150.00
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT No. 61-2
DATE 10 Feb 1948
FILED BY R.J. McMaster

Total present day value $ 1180.00

Total Value Buildings add to farm $ 1000.00

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

$

Describe the basement and chimneys: Full basement. Brick chimney to ground

No. rooms downstairs? 4 Upstairs? - How finished Wood.

Are buildings painted? House only Condition of paint Good.

Distance from nearst bush Approximately 30 yards.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.76	Slightly undulating	Clay loam 12"to 18"	Clay	Mixed small fruits	100.00	576.00

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

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

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

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
3.7	Slightly undulating	Clay loam 12-18"	Clay	Clearing and stumping	150.00 to 175.00	12.00	44.40

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 $ 620.40

Total added by buildings to value of farm $ 1000.00

Electric pump, pressure tank and 400 feet of 1¾" piping - - - - $ 250.00

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

Total value of farm $ 1870.40

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

Property occupied by owner. Land in good state of ferility and well cared for.

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

Suitable for small fruits.

Noxious weeds:

No serious weed condition.

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

Maple Ridge Municipal Assessment.
Improvements - $930.00
Land - $470.00 - Taxes - $40.04.

Date:
Place: New Westminster,B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 21 day of May 1942.

Inspector's Signature

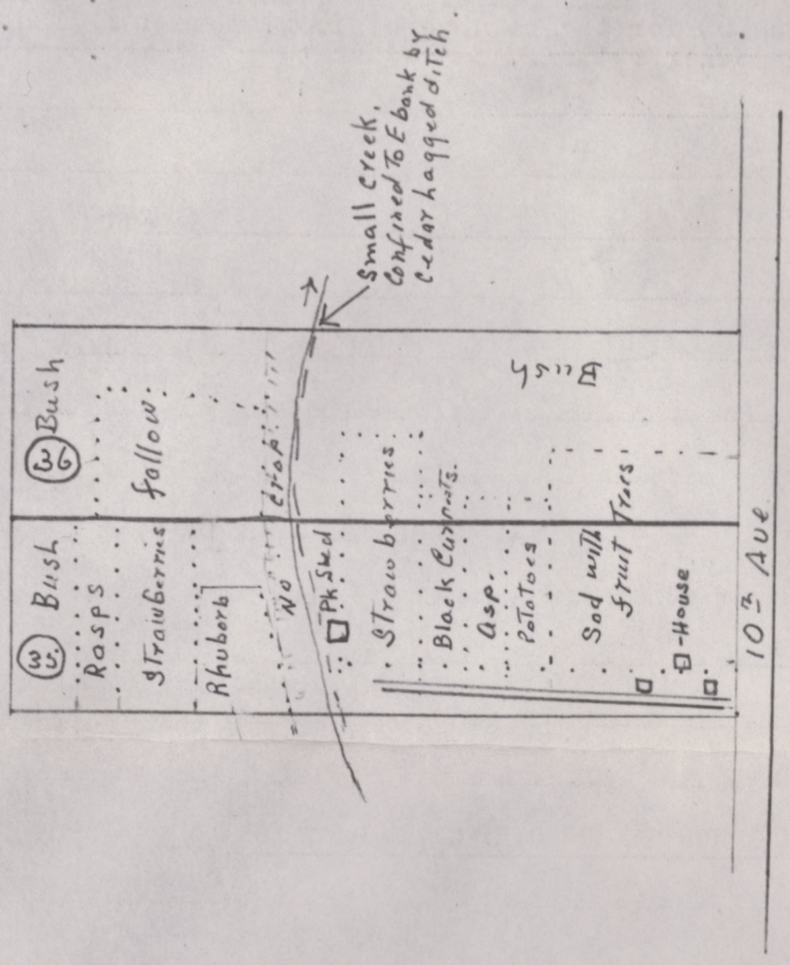
"D. DODDING"

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

Diagram of Property

Lots 35 and 36, W½ of Sec. 20. Plan 1161. 4.73 } 9.46
4.73 }
C. Katsumo

Scale - 200' = 1"



Following careful review of this appraisal report, it is my opinion that the present value is $ 1800.00

Date 1st June 1942.

"I.T. BARNET"
District Superintendent.

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

Farm Appraisal Report

JL-1[redacted]- C. KATSUMO

Remarks:

This is a desirable holding and can still be further developed; the bush land carries a certain amount of alder that can be cut for cordwood during clearing operations.

The house is comparatively new and in good condition; last year an electric pump and pressure tank was installed at a cost of $365.00; there is also 400 feet of 1¼ inch piping used for a sprinkling system when needed.

This property is leased to Mrs. Minnie Hannah for $250.00 for the balance of 1942, then for $100.00 a year until the owner returns, the owner to pay taxes.

(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
Strawberries	- .95 acs.		$
Raspberries	- .25 "		
Asparagus	- .22 "	In addition to this	
Black Currants	- .22 "	crop there are 100	
Rhubarb	- .30 "	young fruit trees	
Potatoes	- .18 "	planted at various	$
Hay	- 1.72 "	places on the property.	
No crop	- 1.92 "		$
			$
			$
			$
			$
			$
		Total	$

Amount fruit trees add to value of farm $

CHIAKI KATSUNO
(Claimant's Name)

REAL ESTATE
(Farm Land)

14031
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	3.7						
Cultivated not planted	1.62						
Cultivated and not in crop		1927	Mr. K. Inoi	$1500.00	.75 acres cleared	none	$2400.00
List Crops.							
Strawb .95 ac							
Raspbs .85 ac							
Asparagus .22 ac	3.84						
Black Currants .22 ac							
Rhubarb .30 ac							
Potatoes .18 ac							
Hay 1.72 Total	9.46						

EXHIBIT No. 61-3
DATE 10 Feb 1948
FILED BY R. J. McMaster

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

Description	When Made	Cost
Constructed Dam	1940	$50.00
Green fence & garden (about 150 ft. of young cedars)	1937	30.00
Barbwire fence (about 800')	1931	25.00
Underground drainage pipe 300' + labour	1939	55.00
Cultivated land & planted crops as above.		160.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
4 room house full basement	22'x36'	Frame siding painted	1936	820.00	450.00	480.00	305.00	1445.00
Extention	6 x 12	cement foundation				75.00	45.00	75.00
Shed	12 x 18	Wood	1935	45.00		35.00	10.00	35.00
Wood shed	16 x 18	"	1936	10.00		5.50	5.00	5.00
Toilet	5 x 5	"	1936	4.50		25.00	10.00	25.00
Garage	10 x 16	"	1938	10.00		15.00	10.00	15.00
Greenhouse	10 x 14	"	1939	10.00		425.00	150.00	500.00
Barn (described by valuator as pkg. shed) with cellar to store vegetables	34 x 52	"	1937	175.00	50.00			$2,100.00

I estimate that there would be 100 cords of wood from the bush land not yet cleared worth at least $75.00

Comments re Appraiser's report not covered by above information: The soil is especially rich where the creek runs; very well adapted for celery growing. I had very good crops producing a good profit from celery prior to evacuation. I did not however have any celery crop in when the valuation was made. I had installed a sprinkler system for raising celery and an electric pump. I have claimed for both of these as personal chattels as being of total value of $349.00.

I have no special knowledge of land values. I arrived at the value shown above for my land by adding to my original cost price $700 for clearing the land and $700 for my plants and improvements other than buildings.

K Katsuno
SIGNATURE

aug. 1947

EXHIBIT No. 61-4
DATE 10 Feb. 1948
FILED BY
R. J. McMaster.

1941

CHIAKI KATSUMO
(Claimant's Name)

PERSONAL CHATTELS

14031
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
See list attached hereto					

EXHIBIT NO. 61-5
DATE 10 Feb. 1948
FILED BY R. J. McMaster

Description of Storage of Goods:

I made a lease with Mrs. Hannah in May 1942 for use of my farm and implements but not to include furnishings. On June 5/42 the Custodian required me to sign a supplementary agreement giving Mrs. Hannah the use of certain furnishings and arranging to have the balance stored in a locked room. The latter goods were placed in the attic and were boarded up.

General Statement as to Chattels not Described above:

Of the goods shown on the Inventory of June 5/42 I took with me 1 sewing machine, 1 hand saw & 1 electric fan. All other chattels appearing on that list were left on the premises in accordance with the custodians requirements.

Additional Comments , if any:

C. Katsumo
SIGNATURE

I

CHIAKI KATSUNO, (14031)

P.O. Box 874, Hope, B.C.

LIST of ~~PROPERTY VALUES~~ PERSONAL CHATTELS

ARTICLES	DATE PURCHASED	PRICE PD.	CONDITION AT TIME of EVACUATION	EST. VAL.
Cooking utensils	acquired from time to time			3.50
1 electric water pump	1941, (new)	$320.00	good	$300.00
300 ft. 1 ½" pipe	41 old	36.00	fair	30.00
100 ft. 1¼" pipe	41 old	10.00	fair	7.00
1 hand water pump	37 ~~old~~ new	17.00	fair	10.00
1 hand cultivator	37 new	18.50	good	12.00
4 hoes	28 new	4.00	fair	2.00
3 axes	33 old	3.00	fair	1.50
1 manuwer fork	38 new	1.25	good	.50
3 rakes	38 new	3.75	good	1.50
1 hand saw	40 old	2.00	good	1.00
1 scale	38 old	14.00	good	10.00
1 monkey rench	35 old	1.25	fair	.75
1 wheel barrow	33 old	4.00	fair	1.00
2 matticks	30 old	4.00	fair	2.00
150 lbs. raspberry wires	32 new	16.50	good	12.00
30 celery boxes	41 new	4.50	good	4.50
50 lettuces boxes	41 old	7.50	fair	7.50
1 sofa	41 new	50.00	good	45.00
1 sink	36 new	14.50	good	10.00
5 chairs	37 new	7.50	good	5.00
3 beds springs	37 new	45.00	good	30.00
2 mattresses	36 new	25.00	fair	17.00
1 cook stove	37 new	55.00	good	45.00
2 shovels	37 new	2.50	fair	1.00
2 screen doors	38 new	5.00	fair	3.00
100 ft. ½" wire cables	39 new	10.00	~~fair~~ good	10.00
pruning shear	38 new	3.00	good	2.00
carpenter tools				25.00
2 logging chains	35 ne3	5.00	good	6.00
1 sledge hammer	36 new	2.50	good	1.50
36 dishes, cups & saucers	37 new	2.80	good	1.80
stone cracker	40 new	4.50	good	3.50
1 bucket	40 new	.75	fair	.50
1 frying pan	40 new	.75	fair	.50
12 sprinklers	41 new	1.10	good	12.00
100 ft. rubber hose	41 new	3.50	good	3.00
1 cast iron stove	38 new	8.00	good	4.00
1 small stove	36 new	4.00	fair	2.50
TOTAL				$635.55

C. Katsuno

This affidivit made in duplicate is to certify agreement between both parties that inclusive with the Farm Lease, the Lessee shall have use also of the miscellaneous farm tools left and of the household fixtures therein, until termination of lease.

EX. 101 NO. 61-6
DATE 10 Feb 1948
FILED BY
R. J. McMaster

INVENTORY.

Tools.		Household Fixtures.	
1	Electric Water Pump	30	Celery Box
	300 feet 1 1/2 inch Pipe	50	lettuce Box
	100 feet 1 1/4 inch Pipe	1	sofa
1	Hand water Pump	1	sink
1	Hand Cultiveator	5	Chair
4	Hoe	3	Bed and spring
3	axe	2	mattress
1	manure Fork	1	Cook stove
3	Rake	2	warm stove
1	Hand saw	1	~~sewing machin~~
1	scale	2	shareel
1	Monky Rench	2	screen Door
1	Wheel barrow		100 feet 1/2 inch wire Cable
2	mattick	1	Pruning shear
	150 LBS Raspberry wire	12	sprinkler
1	pruning scissors		

Contents in a locked room, which will remain locked until the return of the owner, the key to be left with the Custodian.

	carpenter tools		dishes, cups, plates, etc.
2	Chains		bowls
2	rubber hose	1	~~Electric fan~~
1	sledge hammer	1	stone cracker
1	~~hand saw~~	1	buckets
		1	fry pan
			Pans
			Cooking utensils etc.

In evidence of acknowledgement and verification of above inventory the two parties are herewith affixing their signatures this 5th day of June 1942.

Lessee Minnie E. Hannah

Lessor E. Katsuno

EXHIBIT No. 61-7
DATE 10 Feb. 1948
FILED BY R. J. McMaster 8667

Richardson

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
MAY 21 1942

I C. KATSUNO of Haney, B.C.

Lots 35 and 36 of West half Section 20, Tp. 12

Owner of property

Map 1161 N.W.D.

in the Municipality of

Maple Ridge hereby agree to let the above

described lands to MINNIE HANNAH of Haney for the sum of $250.00 for 1942 and $100.00 for 1943 and subsequent years until my return.

giving him the right to carry on work immediately on my farm described above.

This agreement is to protect both parties against the legal rights of myself as owner of the said lands and the new occupant carrying on to conserve the crop thereon and not to be construed as interfering with the legal rights of the Custodian of Japanese property if and when such property becomes his legal guardianship.

Time is the essence of this agreement.

C. Katsuno

Witness :

FARM LEASE

THIS INDENTURE made in duplicate the 20th day of May A.D., 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:- C. KATSUNO of Haney

in the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

MINNIE HANNAH of Haney

in the said Province
Farmer
(hereinafter called the Lessee)

Of the Second Part

EXHIBIT No. 61-8
DATE 10 Feb 1948
FILED BY R. J. McWatter

WITNESSETH THAT: for and in codsideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Maple Ridge in the District of New Westminster and Province of British Columbia, and more particularly described as:

Lots thirty-five (35) and thirty-six (36) of West half of Section twenty (20) Township twelve (12) Map 1161 N.W.D.

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in otherwise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of nine (9) months to be computed from the first day of May A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Two hundred and fifty ($250.00)

Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to payrent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever, except for firewood for personal use; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1943 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market allof the growing crops upon the said land, which growing crops consist of:-

One (1) acre strawberries

One quarter (¼) acre black currants

One half (½) acre potatoes

One quarter (¼) acre raspberries

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandmanlike manner and will in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Maple Ridge Co-operative Produce Exchange and will in all respects carry out the obligations of the Lessor to Maple Ridge Co-operative Produce Exchange under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Maple Ridge Co-operative Produce Exchange.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Maple Ridge Co-operative Produce Exchange (an association incorporated under the Co-operative Association Act of the Province of British Columbia, having its registered office at Haney aforesaid) and for this purpose Maple Ridge Co-operative Produce Exchange is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants The Lessor covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy.

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

IT IS understood and agreed that the annual rental for the year 1943 and subsequent years until the return of the Lessor, shall be the sum of $ 100.00 per annum.

IT IS expressly understood and agreed by and between the parties hereto that the Lessee may assign this lease to any person capable of carrying out the provisions thereof, provided the approval and permission of the Lessor or his Agent is first had and obtained, and for the purpose of this clause Maple Ridge Co-operative Produce Exchange is the Agent of the Lessor.

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by
C.KATSUNO and MINNIE HANNAH
in the presence of

C Katsuno.

M M Fletcher.

Minnie E. Hannah

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see C. KATSUNO and MINNIE HANNAH the parties thereto, duly sign and execute the within instrument, for the purposes therein named.

2. That the said instrument was executed at Mission City aforesaid.

3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.

4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in
the Province of British Columbia
this twentieth day of May
A. D. 1942.

A Commissioner for taking affidavits
within British Columbia.

M M Fletcher.

Dated 20th day of May A.D. 1942

G. KATSUNO

TO

MINNIE HANNAH

FARM LEASE

Lessor

JAMES M. CAMPBELL
Barrister - Solicitor
MISSION CITY - - B. C.