

Name of Claimant ENDO, Torashichi

Case 408

Custodian File 9364

| <u>REAL PROPERTY</u> | | | | | | | | | | |
|--------------------------------------|-------------------------------------|--|-----------------------------------|---|--|--|--|--|--------------------------------------|-----------------------------|
| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | V.L.A. Mission Village | | Total | |
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% thereof | Charges 12.50 & Comm. | Sale Price | Total Award 80% of all Sale Prices | | Sale Price | Total Award 125% of all Sale Prices: | |
| | | | | | | % of Total | Amount | | % of Total | Amount |
| | | | | | 1061 | | 683.72 | | | 683.72 |
| <u>PERSONAL PROPERTY</u> | | | | | | | | | | |
| Motor Vehicles | | | Boats and Boat Gear | | | | | | | |
| Sale Price | 25% thereof | Sale Price | Nelson Bros. 23.5% of Sale Price | Other Sales 28.5% of Sale Price | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Recorded Now Missing | | 45% of amount in next preceding column | | |
| | | | | | | | | | | |
| P. C. U. | | | | | | | | | | |
| <u>NETS</u> | | | | | | | | | | |
| Total award for Nets plus Sale Price | | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing | | | Percentage Total Award to Total Claim | | Claim for Nets Sold Declared Not Found, & Recorded Now Missing | | Apply % ratio to Claim | Deduct Custodian Sale Price |
| | | | | | | | | | | |
| <u>MISCELLANEOUS CHATTELS</u> | | | | | | | | | | |
| | | | | | | | | | | 17.47 |
| 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 | Applica-tion of % ratio to amount in next preceding column | Sale Price of goods Sold by Tender | 12% of Sale Price | | | |
| | | | | | | 9.00 | | | | |
| | | | | | | | | | 1.08 | 1.08 |
| TOTAL RECOMMENDATION | | | | | | | | | | 702.27 |

CASE NO: 408

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C.

June 21, 1948

IN THE MATTER OF THE CLAIM OF
TORASHICHI ENDO

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

10

New Denver, B.C.

June 21, 1948

IN THE MATTER OF THE CLAIM OF
TORASHICHI ENDO

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq., appearing for the
Dominion Government

A.E. COBUS, Esq., appearing for the
Claimant.

W.J. STURGEON, Esq., Secretary to New
Denver Sub-Commission

G.M.R. UPTON, Esq., Official Interpreter

G. HAMBLETON, Esq., Official Reporter

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T. Endo
In Chief

MR. COBUS: The claim, your honour, of Endo, Torashichi.

TORASHICHI ENDO, the claimant herein, being first duly sworn, testified through the official interpreter as follows

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, you have submitted two claims, have you not? A: Yes.

10 Q: One claim is a claim with respect to real property of which you are the sole owner, and certain personal chattels of which you were the sole owner, is that correct?

A: Yes.

Q: And besides that you have made a joint claim with your wife respecting certain real property and certain personal property, is that correct?

A: Yes.

20 MR. COBUS: There are two claim forms, your honour, and I think the joint claim is No. 6 on the Secretary's list.

With reference to the man's individual claim, we are asking to amend the values placed on the real estate under 4 (e) by showing land and buildings at \$2250.00, and we are crediting the Custodian with \$1061.00, which leaves a net claim for that parcel of \$1189.00. You will see, your honour, under 4 (e) (iii) a claim for \$350.00. That portion of the claim is now abandoned.

30

T. Endo
In Chief

Then with respect to the personal property for which claim is being made, we now show a new amount for personal property of \$325.00. Your honour will note that the way the claimant set his claim up, he had quite a number of items there and we have now reduced it to the first item and that is a one ton Chevrolet truck, and the fifth item, a stump puller machine. The amounts for those items remain at \$150.00 and \$175.00 respectively, a total personal property claim of \$325.00, against which we credit the Custodian \$78.87, which leaves a net personal property claim of \$246.13, and a total claim, under 5 (f) of \$1435.13.

I think, your honour, it would be preferable if I went ahead and dealt with the individual claim, and then with the joint claim.

THE COMMISSIONER: Yes.

MR. COBUS: Q: Witness, I produce to you a statement concerning a certain parcel of land which you describe as Parcel 1. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature? A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the real estate statement, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my friend produce the Farm Appraisal

T. Endo
In Chief

Report?

MR. MACDONALD: Which would that be?

MR. COBUS: They are confused in that file, too, are they?

MR. MACDONALD: You have to go slowly with these files; they are all mixed up.

THE COMMISSIONER: This one is the two pieces of property; that is what you are dealing with.

MR. MACDONALD: What is the lot number?

10 MR. COBUS: Lots 1, 3, 4, and 5 of Lot 2, Block "A", south-east quarter of Section 33.

THE COMMISSIONER: The other is Lot 10 of Block 16 of Block "A" of Lot 165, New Westminster District.

MR. COBUS: You are referring now, your honour, to the claim form, are you?

THE COMMISSIONER: Yes. There are two pieces of property set out in the claim form.

20 MR. COBUS: Yes, that is so. We have abandoned, however, the second parcel. That is the \$350.00 item.

MR. MACDONALD: That was a claim for crop, wasn't it: that wasn't real property.

MR. COBUS: I think it was a plot of land.

THE COMMISSIONER: There are two pieces of land.

MR. COBUS: Two pieces are described are.

MR. MACDONALD: Are they the same?

MR. COBUS: Well, we have abandoned the \$350.00 item.

30 THE COMMISSIONER: He has put in lot one at \$1685.50 and lot No. 2 at \$50.00. Now, you say you are

T. Endo
In Chief

abandoning -- is it the \$50.00 item?

MR. COBUS: Abandoning that.

THE COMMISSIONER: You are abandoning the \$50.00 item.

MR. COBUS: That is correct, your honour.

MR. MACDONALD: Oh, I didn't get that.

MR. COBUS: I am filing the farm appraisal report on behalf of the Crown, your honour.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

10 MR. COBUS: Referring to Exhibit 1, your honour, this parcel was a 42 acre plot which was purchased by the claimant in 1931 at a cost price of \$500.00. At the date of purchase, none of the parcel was cleared and there were no improvements on it. Since purchasing the property, he has cleared and cultivated about $3\frac{1}{2}$ acres, between 1931 and 1936, at a cost of \$1000.00. He dug two wells, one a spring well, the other 8 to 10 feet deep, at a cost of \$100.00, and he planted about 300 chestnut trees in the spring
20 of '42 at a cost of \$100.00 each, a total of \$300.00. On the property he erected a house 20 feet by 24 feet, with an addition which appears on my copy as "8 feet by 24 feet." Is that the original reading of that, your honour, under "buildings?"

THE COMMISSIONER: Yes, eight by twenty-four.

30 MR. COBUS: Yes. Being of three rooms. The house was of frame siding on cedar posts, had a shingle roof. The interior was V-jointed, the V-joint being varnished. The floors were of

T. Endo
In Chief

fir. He painted the exterior of the building. The house, he says, cost about \$1000.00. The only other building that he erected on the land was a woodshed, which was erected in the same year as the house, 1934, at a cost of \$100.00.

10 The claimant thinks that the appraiser under-estimated the cleared acreage. He says that he had $3\frac{1}{2}$ acres cleared and in crop, and more than twice the cleared acreage estimated by the appraiser. He says, too, that the appraiser failed to mention and put a value on his chestnut trees. He says the house was quite habitable and was left in good condition. He believes the valuation at \$1081.20 to be much below a fair value. He points out that there was plenty of suitable cordwood in the bush for domestic purposes and there would be a surplus over that. The location of the property, he says, is a good one on Downes Road about 1 mile
20 from Clayburn, that the soil was good, and he thinks when it was sold it was worth at least \$2250.00.

Q: Now, witness, I produce to you a statement concerning the stump puller and Chevrolet truck. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

30 A: Yes.

T. Endo
In Chief.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: The stump puller, he describes, your honour, in Exhibit 3, as being a 50 H.P., horse operated stump puller. I am afraid I am not familiar enough with stump pullers to determine just what that is. He purchased it in 1919. It was new when he bought it, and he paid \$250.00 for it. He describes its condition on evacuation as being very good, and estimates its value at the date of evacuation at half, \$175.00.

10

The second item is a 1932 Chevrolet truck, one ton, purchased in 1937 as a used truck at that time. He paid \$390.00 for it, and he says its condition was good when he was evacuated, and is claiming \$150.00 for it. He says in 1941 that a new Chevrolet engine was installed in his truck, and in 1942, one new tire. The truck, he says, was turned in to the R.C.M.P. in March of 1942 and it was in good operating condition.

20

The stump puller, he says, was left on the property at Matsqui.

He thinks that the appraisal of the truck at \$65.00 and the sale by the Custodian at \$69.87 were much below a fair value for the truck. He says that the Custodian sold his stump puller for \$9.00, which he considers to be entirely outside of any relationship to its value. He says, allowing for depreciation, the truck and the stump puller would be worth at

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T. Endo
In Chief

least the amounts for which he is claiming if sold at a fair market value at the time the articles were sold.

Would my friend produce the R.C.M.P. receipt for the Chevrolet truck?

MR. MACDONALD: It doesn't seem to be here.

MR. COBUS: It is a yellow form, quite a distinctive colour, usually.

MR. MACDONALD: I don't seem to have it, your honour.

10 MR. COBUS: Well, perhaps my friend will undertake to produce such a receipt if it is available before the hearings in Vancouver.

MR. MACDONALD: It was sold, anyway.

MR. COBUS: Well, sometimes there is rather useful information on it.

MR. MACDONALD: Just a minute, here it is. The appraisal is marked on there, too, in pencil.

MR. COBUS: Q: Witness, this is a receipt from the
20 Mounted Police and it bears the signature of the owner and relates to a certain '32 Chevrolet truck. Is that the receipt which you were given when you turned your truck in to the Mounted Police?

A: It is the receipt for my truck.

THE COMMISSIONER: That will be Exhibit 4.

(RECEIPT MARKED EXHIBIT NO. 4)

MR. COBUS: There is a certain pencilled note on the receipt which I think my friend admits was put on by the Custodian.

30 Would my friend admit that the assessed

T. Endo
In Chief

value of the real property, the subject of this individual claim, in 1943 was, land \$860.00, and improvements \$850.00, a total of \$1710.00?

MR. MACDONALD: Which lot are you dealing with now?

MR. COBUS: Well, there is only the one parcel as far as this claimant is concerned.

THE COMMISSIONER: One parcel was abandoned, Mr. MacDonald; the second one is abandoned.

MR. MACDONALD: I will look on the file.

10 THE COMMISSIONER: One parcel includes lots 1, 3, 4, and 5, Lot 2, Block "A", south-east quarter section 33, Matsqui.

MR. MACDONALD: Here is the Matsqui one, here, the District of Matsqui.

THE COMMISSIONER: That is the one. There is one from Matsqui and one from New Westminster.

MR. COBUS: I have had produced from the Custodian's file what appears to be an assessment notice
20 addressed to the claimant respecting Lot 2 of "A", showing total value of improvements, as I stated them, \$850.00, and improved land \$860.00, a total of \$1710.00. I think, if my friend admits that, it will save filing the notice.

MR. MACDONALD: Yes, that is according to the notice, your honour.

MR. COBUS: I don't know whether my friend would prefer, your honour, to cross-examine the witness with respect to his individual claim now, and then I can proceed with the joint claim afterwards.

30 THE COMMISSIONER: Well, we are just dealing with this

T. Endo
Cross exam

claim, now.

MR. COBUS: Yes, but we are giving it one case number, though, I take it.

THE COMMISSIONER: No, no; there is another number for the other one. This is a separate one altogether.

MR. COBUS: I see.

THE COMMISSIONER: So you go ahead and finish this one first. The other one is a joint claim with his wife.

10 MR. COBUS: Yes, that is correct, your honour. Well, I think that finishes my examination. Your witness.

MR. MACDONALD: In this matter also, your honour, I submit that the real property was sold for its fair market value.

THE COMMISSIONER: I don't hear you, Mr. MacDonald.

MR. MACDONALD: I submit that the real property was sold for its fair market value, and that the personal property that was sold was sold for its fair market value, and the personal property that is claimed for is claimed at an exorbitant value.

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These are the submissions, your honour, I make on behalf of the Crown in all these cases to start with.

CROSS EXAMINATION BY MR. MACDONALD:

Q: Dealing with this truck, this 1932 Chevrolet truck, you paid \$390.00 for it?

A: Yes.

30 Q: In 1937, was it? A: Yes.

T. Endo
Cross exam

Q: '37. And you know there was a ceiling price for which trucks could be sold, and cars, during the war; you know that? You couldn't sell them for any higher price than a certain price, you know that?

(Interpreter to Witness)

10 THE COMMISSIONER: Q: You see, Mr. Endo, he has just asked you if you knew there was a ceiling price on trucks during the war. All you have to do to answer that is say yes or no. Did you know or didn't you?

A: Yes, I know.

THE COMMISSIONER: You see, that is all that is necessary, and we save a lot of time that way.

MR. MACDONALD: Q: Do you know MacDermott Motors in Vancouver, the Chevrolet agents?

A: No, I do not.

(Interpreter to Witness)

20 THE COMMISSIONER: All right, he doesn't know. All you need do with that, Mr. Endo, is to say "No." Now, please, when Mr. MacDonald asks you a question, you can generally answer those questions yes or no, and we will save a lot of time. Don't keep on making speeches about it.

MR. MACDONALD: Q: Now, this stump puller that you are claiming \$175.00 for, what kind of a stump puller was that? How was it made?

A: I bought it for \$300.00 from Toronto, and it was a 50 horsepower machine.

30 Q: I have a notation here that it was iron tackle

and block.

MR. MACDONALD: That is on the analysis, your honour.

THE INTERPRETER: I am afraid it is rather difficult to ask this question in Japanese because I don't know the equivalent of a block. What did you say that was?

MR. MACDONALD: Iron tackle and block.

THE COMMISSIONER: A pulley with a chain on it.

MR. MACDONALD: Call it a pulley, then; that will be better. Iron tackle and a pulley.

Q: Do you know what a pulley is?

A: It was horse-drawn.

THE COMMISSIONER: Q: Mr. Endo, this machine that you are talking about, you hitch a horse on it, and he goes round and round, like that.

A: Yes.

THE COMMISSIONER: It is a capstan puller.

MR. MACDONALD: Your honour, my friend has just explained that this iron tackle and block is something different. It is not the stump puller at all. I thought it was a stump puller in the nature of an iron tackle and block, but I see I made a mistake there.

Q: This would be in the nature of the old-fashioned winch puller?

THE COMMISSIONER: That is what it is. It is one just like a capstan on a ship.

MR. MACDONALD: Yes. I think that is all, your honour, as far as the real property is concerned; it was appraised and sold at its fair market value.

MR. COBUS: Q: Witness, you produced to me this snapshot. Of what property is that a picture? I am interested in the house, not the people.

A: This is a picture of my house at Mission.

Q: Mission? A: Yes, Mission.

Q: This is not the real estate for which you are claiming individually, is that correct?

aA: Yes.

Q: Who owned this property? A: This was my property.

10

Q: The property that you describe as your farm property at Matsqui, this 42 acre plot?

THE COMMISSIONER: Q: Is this where the chestnut trees were on that place?

A: This is Mission.

Q: This isn't it at all, this is the Mission property?

A: This is the Mission property.

MR. COBUS: Thank you. No further questions, your honour.

20

THE COMMISSIONER: That is the end of this claim, now.

MR. COBUS: Yes, I have nothing further, your honour.

THE COMMISSIONER: Have you anything further, Mr. MacDonald?

MR. MACDONALD: No, your honour.

THE COMMISSIONER: That is all, then, Mr. Endo.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

30

T. Endo

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

Gordon Hambleton
G. Hambleton
Official Reporter

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

H.W. Colgan
Sub-Commissioner

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

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

ACKNOWLEDGED

9364

*new Denver
Feb 50*

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

- (1) NAME ENDO TORASHICHI (RCMP) Reg. No. 13221
(Print) Surname Given Name
- (2) Pre-Evacuation Address R. R. #1, MISSION, B. C.
- (3) Present Address 172 1/2 The Orchard, NEW DENVER, B. C.
- (4) REAL ESTATE
 - (a) Street Address (if any) Lot (#1) Matsqui, B. C.
Lot (#2) New Westminster, B. C. City or Municipality Province
 - (b) Legal description (lot number, block number, section number, etc.)
Lot (#1) LOT (1) (3) (4) (5) of Lot 2 BLOCK "A" of the South east Quarter of SEC. 33 TOWNSHIP 16 MAP 5845 in the Dist of MATSQUI, B. C.
Lot (#2) LOT 10 BLOCK 16 of BLOCK "A" of LOT 165 GROUP 3 Map 2632 in District of New Westminster, B. C.
 - (c) Type of Real Property (cross out words which do not apply):
 - (i) Farm
 - (ii) ~~Residence~~ Type of business Strawberry, Raspberry 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): *claim abandoned.*
 - (i) Land, Lot #1 - \$1,684.50 Lot #2 - \$50.00 1,734.50
 - (ii) Buildings - - - - - \$ 800.00
 - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - in erop - - - - - \$ 350.00 *- abandoned.*
 - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2,884.50 *2,250 1,061*
 - (v) Amount at which Custodian sold property and credited your account - - \$ 1,059.50
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,825.00
- (5) PERSONAL PROPERTY *As amended, #1,189*
 - (a) Place or places at which property was left by the claimant at date of evacuation
"STUMP PULLER" on above property at Matsqui, B. C.
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
"Truck" on next page at the PACIFIC CO-OPERATIVE
 - (c) How stored or packed at time of evacuation _____

42M

(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")

CUSTODIAN'S CARE

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

| | | | |
|----------------------------------|---|--------------------|----------------------|
| ✓ 1. | 1 ton Chev. Truck | Estimated Value \$ | 150.00 |
| 2. | Western Canada Hop Co-operative 15 SHARES | Estimated Value \$ | 150.00 |
| 3. | Pacific Co-operative Union (79 SHARES) | Estimated Value \$ | 790.00 |
| 4. | Pacific Co-operative Union (WAR SAVINGS) | Estimated Value \$ | 72.00 |
| ✓ 5. | Stump Puller Machine | Estimated Value \$ | 175.00 |
| 6. | Total | Estimated Value \$ | 1,337.00 |
| 7. | Sold by the Custodian | Estimated Value \$ | 325.00 <i>added</i> |
| 8. | Stump Puller \$ 2.10 | Estimated Value \$ | |
| 9. | Truck 69.87 | Estimated Value \$ | |
| 10. | Maintenance Cheque Received 300.00 | Estimated Value \$ | 371.97 # |
| TOTAL CLAIM FOR PROPERTY LOSS \$ | | | 965.03 <i>246.13</i> |

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) - - - - - \$ 2,790.03

(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

New Denver preferred, Nelson if necessary

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, Torashichi Endo
of New Denver

in the Village
of 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 New Denver
in the Province of British Columbia
this 17 day of November
A.D. 1947. Paul Bronght

Torashichi Endo

A Commissioner &c.

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

T. ENDO
(Claimant's Name)

REAL ESTATE Parcel 1
(Farm Land)

13221
Reg. No.

| LAND | Acres | Date of Purchase | From Whom | Cost Price | Cleared or cultivated at date of Purchase | Improvements at date of Purchase | Estimated value at Date of Sale |
|-----------------------------------|-------------|------------------|----------------------|---------------|---|----------------------------------|---------------------------------------|
| Uncleared <u>38 3/4</u> | <u>42 +</u> | <u>1931 -</u> | <u>Dont remember</u> | <u>500.00</u> | <u>none cleared</u> | <u>none</u> | <u>2250.00</u> land + improvements |
| Cultivated not planted <u>nil</u> | | | | | | | |
| Cultivated and not in crop | | | | | | | |
| List Crops | | | | | | | |
| straws <u>1/2 ac</u> | | | | | | | |
| rhubarb <u>1/4 ac</u> | | | | | | | |
| rasps <u>1/2 ac</u> | | | | | | | |
| Total <u>3 1/4 ac</u> | | | | | | | |

EXHIBIT No. 408-1
DATE June 21/48
FILED BY Tobius

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

| Description | When Made | Cost |
|---|-----------|------|
| cleared & cultivated about <u>3 1/4</u> acres - <u>1931 to 1936</u> - Some hired, some own labour - cost about <u>1000.00</u> | | |
| Dug two wells - one spring well; other 8' to 10' - hired labour - cost about <u>100.00</u> | | |
| Planted about 300 chestnut trees - spring 1942 - cost <u>1.00</u> each - total <u>300.00</u> | | |

| BUILDINGS | Type | Size | Finish | Date Built | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value cost |
|-----------|----------|--------|-------------------------------|------------|---------------|-----------------|---------------------|----------------------------|----------------------|
| House | 20 x 24 | - | Frame on cedar posts | 1934 | - | - | - | - | 1000.00 |
| | addition | 8 x 24 | - | | | | | | |
| Woodshed | 12 x 16 | - | Frame on posts - shingle roof | 1934 | - | - | - | - | 100.00 |

Comments re Appraiser's report not covered by above information: The appraiser has underestimated the cleared acreage - I had 3 1/4 ac cleared and in crop - more than twice the cleared acreage estimated by the appraiser. He also fails to mention or put value on my chestnut trees. This house was quite habitable and was left in good condition. I believe the valuation at 1081.20 to be much below a fair value.

Comment - There is plenty of suitable cord wood in the bush for domestic supply and a surplus over. Property is well located on Daines Road about 1/4 mi from clay - soil is good. I believe that when sold for 1061.00 it would be worth at least 2250.00

T. A. Endo
SIGNATURE

Farm Appraisal Report

File No. JL 109

Land Description Lots 1, 3, 4 & 5, of Lot 2, Blk. "A", of SE 1/4 Sec. 33, Tp. 16, Map 5845.

Containing 41.81 Acres

Owner's ~~Surveyor's~~ Name ENDO, T. Post Office Address Abbotsford, B.C.

Nearest Rail Point Clayburn, B.C. Distance 2 miles

Market Town Abbotsford, B.C. Distance 3 miles

Church (give denomination) Various denominations Distance 3 miles

Nearest School Abbotsford Distance 3 miles

State how property was identified: By map and roads.

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

On Downes Road, gravel, good.

Is this district a good one? Fair.

Employment opportunity Seasonal

Predominating Nationality and religion: British, Protestant

Describe Fencing and its condition: Barbed wire on north side of Lot 1 Value \$

Water supply: Well, about 4' to water. Value \$

BUILDINGS ON FARM

9364

| BUILDINGS | DIMENSIONS | MATERIAL | HEIGHT | ROOF | AGE | Foundation | REPAIR | VALUATION |
|-----------|-------------------|----------|----------|------|-----|-------------|--------|-----------|
| HOUSE | 24 x 18 8 x 24 | Frame | 8' 7' | shgl | 10 | cedar posts | fair | 200.00 |
| BARN | X | | | | | | | |
| Woodshed | 12 x 16 | " | 7' | shk. | 10 | posts | poor | no value |
| BARN | X | | | | | | | |
| GRANARY | X | | | | | | | |
| | X | | | | | | | |
| | X | | | | | | | |
| | X | | | | | | | |

Total present day value \$ 200.00

Total Value Buildings add to farm \$ 200.00

Is dwelling habitable without repairs? - Describe repairs needed to make buildings serviceable and give approximate cost of same.

Habitable but should have concrete foundation.

Describe the basement and chimneys: No basement. Brick chimney on bracket.

No. rooms downstairs? 3 Upstairs? - How finished V-joint.

Are buildings painted? Yes. Condition of paint Poor.

Distance from nearest bush 30 yards.

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

| ACRES | LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB-SOIL | KIND AND QUALITY OF CROP | VALUE PER ACRE | TOTAL |
|---|---|-------------------------|--|---------------------------------|---------------------------|----------------|
| 1.5 | sloping <i>1.5 Acres</i> | ady & silty loam 6"-12" | sand | straws & rasps, fair to good | 50.00 | 75.00 |
| Area which can be cultivated without cost other than for breaking. | | | | | | |
| | LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB-SOIL | | VALUE PER ACRE | |
| Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc. | | | | | | |
| | LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB-SOIL | NATURE OF RECLAMATION NECESSARY | RECLAMATION COST PER ACRE | VALUE PER ACRE |
| 40.31 | sloping and rolling <i>40.31</i> <i>41.81</i> | ady. clay loam 6"-12" | sand | clearing of bush | 150.00 | 20.00 |
| 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 | |

Total value of Land \$ 881.20

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 1081.20

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Small amount of land under cultivation. Now rented. Balance bush, partly low and wet.

~~What is the average yield per acre of this farm?~~

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Mixed farming when cleared, some small fruits.

Noxious weeds: Thistles, couch grass.

~~State type of farm recommended for this property~~

~~How much can a tenant be reasonably expected to begin paying full annual rental?~~

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Taxes \$37.81
Matsqui Municipality.

Date: June 6th, 1942.
Place: Abbotsford, 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, 1942.

Inspector's Signature

"R.W. BROWN"

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

Farm Appraisal Report

Remarks: Property is located on the Downes Road and at the intersection of the Downes and Riverside Roads. Lot 2, owned by S. Yamoshita, lies between Lot 1 and the balance of this property. Part of property extends north to the Clayburn road but this road is not constructed beyond Riverside Road to the west. Part of Lots 4 and 5 extend almost to the flat and are wet in places and the soil is almost a black loam. Owing to the thick bush and the wet ground it was not possible to make a thorough inspection of this part of property. Most of Lot 1 has been partly cleared but there is now a second growth and a number of stumps. There is about 1 acre cleared and cultivated on Lot 1 and 0.5 acre on Lot 3. Lot 3 is not being cropped or cultivated this year. The buildings are on this lot. The house is in fair shape and there is little fencing on property. Domestic water from a well.

(FOR ORCHARD LANDS ONLY)

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

This would be quite a good property if there was sufficient land cleared and under cultivation. Electric light is not available at present.

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

| | |
|---------------------------------------|----|
| Approximate acreage in small fruits:- | \$ |
| Lot 1 - 1 acre straw, only fair | \$ |
| Lot 3 - .1 ac. in old rhubarb) | \$ |
| .4 ac. in old rasps.) poor | \$ |
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| Total | \$ |

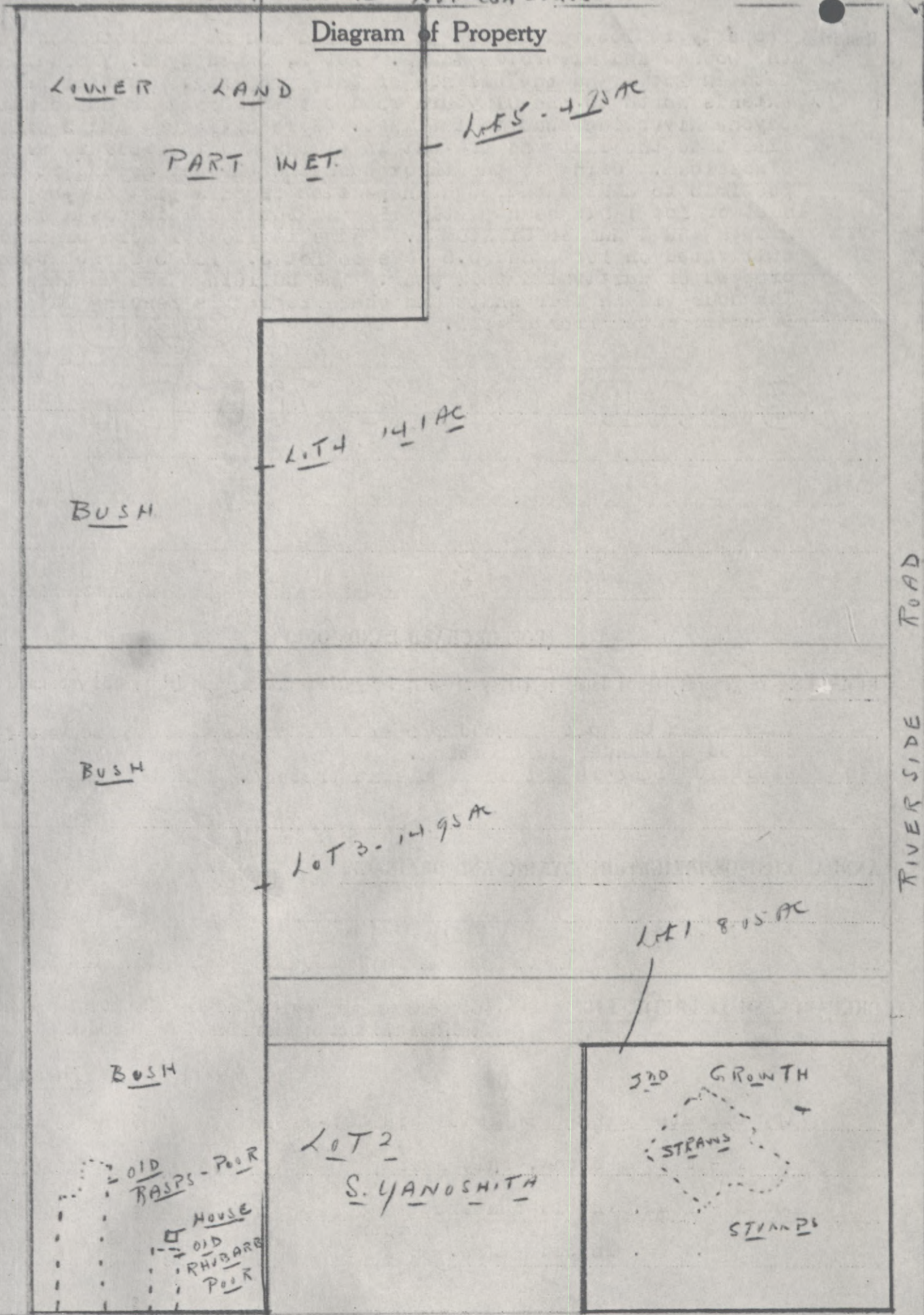
Amount fruit trees add to value of farm \$

N. . . .

SCALE 1/4" = 1'

CLAYBURN RD NOT CONSTRUCTED

Diagram of Property



DOWNES ROAD

LOTS 1, 3, 4, 95' of LOT 2 - Block "A" of SE 1/4 Sec 33 of 16 Twp 58 N 5 - 41.91 AC

R.W. BROWN.

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

value is \$ 800.00

Date 10th June, 1942.

"I.T. BARNET"

District Superintendent.

#20

T Endo -
(Claimant's Name)

EXHIBIT No. 408-3

PERSONAL CHATTELS

13221 -
Reg. No.

DATE June 21/48
FILED BY

Cobus

| Description of Major Items (and particularly of goods lost, stolen or destroyed) | Approximate Date Purchase | New or Used When Purchased | Price Paid | Condition when Evacuated | Estimated value at Date of Evacuation |
|--|------------------------------|-------------------------------|-------------------|-----------------------------|--|
| 1. Stump Puller - (50 HP) - (50 HP) - horse operated. | 1919 - | new | 350 ⁰⁰ | very good condition | 175 ⁰⁰ |
| 1 - 1932 Chev Truck (one ton) | 1937 - | used | 390 ⁰⁰ | good | 150 ⁰⁰ |
| Total claim | | | | | <u>325⁰⁰</u> |

Description of Storage of Goods: In 1941 a new chev engine was installed in ~~the truck~~ ^{truck} and in 1942 - one new tire - truck was turned in to RCMP in Mar 1942 - and it was in good operating condition. The stump puller was left on my property at Malquin.

General Statement as to Chattels not Described above:

Additional Comments, if any: - I consider the appraisal of the truck at 6500 and sale by the Custodian at 6987 to be much below a fair value for my truck. The Custodian sold my stump puller for 900 which I consider to be entirely outside of any relationship to value. Allowing for depreciation, I believe the truck and the stump puller would be worth at least the amounts I am claiming, at a fair market value when sold by the Custodian.

T. S. Endo
SIGNATURE

EXHIBIT No. 408 - 4
DATE June 21/48
FILED BY Crown

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment
Seizure No. T 214

Detachment File No.
Sub-Division File No.
Division File No. # 269-G-133
Headquarters File No.

Detachment
Sub-Division
Division "E"
Date March 19th 1942

RE: ENDO, Torashichi Mission, B. C.

On March 19th, 1942, I H. F. Price RCMP

Came into possession of the following goods by:

SURRENDER UNDER O. C. P. C. 1486

LICENSE NO. (42) CU819
MAKE & MODEL 32 Chev. Truck
SERIAL NO. 534045
ENGINE NO. 2306959
SPEEDOMETER READING broken
CONDITION appears poor

TIRE NUMBERS 6

"appraised @ \$65.00 in letter
March 12/43 from Messrs.
McDermott Motors Ltd. Held
on Custodian File."

EXTRA EQUIPMENT
none

DESCRIPTION & CONDITION
VERIFIED

"Torashichi Endo" #13221
Signature of Owner
Japanese Registration No.

Handed over to representative of Custodian whose
signature in receipt thereof appears hereunder

"E. H. Cruise"
March 19/42

DATE:

"H. Price"
Signature of Member Submitting Report

I hereby certify that the foregoing words are a true copy of the original
whereof they purport to be a copy.
Sept. 21/48
C. Mc Cleghan