Name of Claimant IMAHASHI, Tanekichi Case 488

Custodian File 6906

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
					3626		2690.31				2690.31

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	
136.85	78.75	23.62	57.48	674.15	387.60			411.22

TOTAL RECOMMENDATION	3101.53

CASE NO: 488.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
March 31st, 1948.

IN THE MATTER OF THE CLAIM OF
TANEKICHI IMAHASHI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 488.

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).

Lethbridge, Alberta,
March 31st, 1948.

IN THE MATTER OF THE CLAIM OF
TANEKICHI IMAHASHI.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
W.E. HUCKVALE, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. HUCKVALE: The first case on today's list, my lord, is Case No. 34, Tanekichi Imahashi.

TANEKICHI IMAHASHI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Imahashi, you have a claim with respect to real property, described as Lot 9 of part of the north-east quarter of Section 32, Township 2, Map 4409, in the District of New Westminster?

A Yes.

Q And you were the sole owner of that property?

A Yes.

Q Now with respect to that real property, have you instructed me to fill out that form (producing)?

A Yes.

Q Is that your signature on that form?

A Yes.

Q And have you had it read over to you?

A Yes.

Q And is it true to the best of your recollection and belief? A: Yes.

MR. HUCKVALE: I tender that, my lord, as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Now, I see that you purchased that land by this form in 1951? A: Yes.

Q And it was then all bush land with no buildings of any kind on it? A: Yes.

Q And you paid $1350.00 for it?

A Yes.

Q And you cleared 13 acres at approximately $200.00 an acre? A: Yes.

Q And you built the buildings on that land on the dates and at the cost described in that form?

A Yes, that is true.

Q I show you two photographs. Are those photographs of the house which you built on the land we have been talking about? A: Yes.

Q Can you tell me when those photographs were taken?

A They were both taken in 1941.

MR. HUCKVALE: May I submit them as one exhibit, my lord? They are two different views.

(PHOTOGRAPHS MARKED EXHIBIT NO. 2).

Q Did you insure those buildings described in that form filed as Exhibit No. 1?

A Yes. Only the garage was not insured.

Q Can you tell me the amount of insurance that you placed on the buildings?

A $4300.00 on all the buildings.

Q I show you this policy, New England fire policy No. 6251756. Is that the policy of insurance placed on those buildings? A: Yes.

Q And that is $4800.00, of which $500.00 was on the contents? A: Yes, that is so.

Q Did the insurance company agent actually see the buildings before he wrote this policy?

A Yes, he saw them.

MR. HUCKVALE: I tender this as an exhibit, my lord.

THE COMMISSIONER: I do not know that there is any need to put in the policy. You do not question the

fact that that much insurance was carried, Mr. Hunter?

MR. HUNTER: mNo, my lord.

MR. HUCKVALE: MIt is just the question that the buildings were actually inspected before the insurance was placed.

THE COMMISSIONER: While we are at it, can I have the assessed value of this property?

MR. HUNTER: Land, $1050.00, my lord, and improvements, $2150.00, a total of $3200.00.

THE COMMISSIONER: That is for 1942?

MR. HUNTER: Yes, my lord.

MR. HUCKVALE: Q: Now, Mr. Imahashi, I notice that the house, a photograph of which is in, you say you finished it in 1941? A: Yes.

Q Were you married in 1931 when you first bought this land? A: No.

Q When did you get married?

A 1935.

Q Now I believe when you were evacuated you made a lease of this property?

A Yes.

MR. HUCKVALE: Perhaps my learned friend would produce a memo he has of that lease, sir, My understanding is that the original is in the possession of the Veterans Land Act and the claimant hasn't a copy of it.

Q You leased to a man named Francis Gerlach?

A Yes.

Q Now he was to pay you $600.00 from the 22nd of

April to the 31st of July, 1942?

A Yes.

Q And $300.00 from the 1st of August, 1942, until the 31st of July, 1943? A: Yes, and $300.00 per year thereafter.

Q Now you got, through the Custodian's office, the $600.00? A: No, I didn't receive it.

Q It was credited to you in the Custodian's account?

A No, I received this in cash from the tenant before I left.

Q Did you get any part of the $300.00 following the $600.00? A: No, I received no part of any subsequent payment. I wrote to the Custodian in this connection and received a reply saying that as the land wasn't mine that no payments could be made.

MR. HUCKVALE: I am submitting this memo on the lease, my lord. My point is that $300.00 should be apportioned somehow or other. I spoke to my learned friend about it.

THE COMMISSIONER: This document is a memo from the Custodian, is it?

MR. HUCKVALE: Yes, my lord.

MR. HUNTER: It is an extract from the lease, my lord.

MR. HUCKVALE: On the Custodian's file there is a memo that the lease is in the possession of the final purchaser of the land, the Veterans Land Act.

THE COMMISSIONER: I see.

(EXTRACT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Now, Mr. Imahashi, did this land of yours produce a profit for you?

A Yes.

Q I show you a statement that I asked you to prepare. Will you tell me if that is the statement of your net revenue for the year 1941 from this particular land?

A Yes, this is a statement of the net profit for 1941.

Q Would you tell me what your net profit was for the year 1941 from this land?

A It is as it appears in this document.

Q Just give me the net amount. Tell him to look at it and give me the net amount he earned.

THE COMMISSIONER: It is the aggregate you want.

MR. HUCKVALE: It is the net. He has it worked out there.

THE COMMISSIONER: Q: What is the aggregate?

A Strawberries, $4,806.47.

MR. HUCKVALE: Q: If you look on the next page you will find more? A: That is for strawberries. That is the net profit on strawberries.

Q Alone? A: Yes, alone.

The net profit on the field rhubarb was $166.21.

THE COMMISSIONER: Q: Now could you give me the aggregate? A: The total net profit for the year was $5,585.42.

MR. HUCKVALE: I tender that statement, my lord.

(STATEMENT MARKED EXHIBIT NO. 4).

Q Have you compared that with the record of the Surrey Co-Operative Berry Growers Association?

A Yes, I took details from this book (indicating).

Q And is that page you are looking at the beginning of your account with that Co-Operative?

A Yes.

Q And your account number is 36?

A Yes.

MR. HUCKVALE: I don't intend to put the book in, my lord, but it isavailable to my learned friend if he wants to examine it at any time. It will be used in other cases as well.

THE COMMISSIONER: What this man's evidence comes down to is this; that in the year 1941 he made a net profit as stated of $5500.00 odd.

MR. HUCKVALE: Yes.

THE COMMISSIONER: And that is supported by the Association's records?

MR. HUCKVALE: Yes.

MR. HUNTER: That book, I presume, merely supports payments made for the produce, does it?

MR. HUCKVALE: No, I think you better take a look at them. You will find, sir, in this there are charged to him certain expenses and following that he is credited with certain pounds of jam berries. In this case it amounts to an enormous total.

THE COMMISSIONER: I see.

MR. HUCKVALE: He has taken those at the going price for that year which I believe was 5 cents a pound.

It is account No. 36 in that book.

THE COMMISSIONER: The figure of $5,585.42 given me does not appear to take into account any costs.

MR. HUCKVALE: It is taken from the book in which he is debited with crates and fertilizer and other things like that and he ends up with a net.

THE COMMISSIONER: That does not take into account the labour of producing that amount.

MR. HUCKVALE: No, it doesn't take that into account.

THE COMMISSIONER: For instance, was the labour entirely that of his family?

MR. HUCKVALE: No, he didn't have a family, just his wife. They were only married in 1935.

THE COMMISSIONER: Just the two of them?

MR. HUCKVALE: Yes, sir.

THE COMMISSIONER: No employed labour?

MR. HUCKVALE: I am going into that, sir.

Q You had to emply labour on the farm?

A Yes.

Q Have you taken that help into account on that statement you have given us?

A This account takes into consideration all the labour. The labour is charged against the account. The only exception is my own labour and my wife's labour.

THE COMMISSIONER: I notice that Exhibit 4 shows a deduction for picking labour of $1645.83, which is deducted to arrive at the total net figure.

MR. HUCKVALE: Q: Did you have any labour other than the sixteen hundred odd dollars shown in your

statement? A: Yes.

Q What labour did he have other than that shown in the statement? A: I also employed one other male employee for six months, and he worked around the farm, but his expenses are not deducted from this. That also is charged in the statement.

Q Is the $1600.00 representative of the wages you paid? A: The picking charge was $1600.00 plus $480.00 for the regular employee which is charged in the account. That is all that was paid out in labour.

MR. HUCKVALE: I can go into one more year's account, my lord, which is a much poorer year, of course.

THE COMMISSIONER: I think it would be desirable if you do. This might be an exceptional year.

MR. HUCKVALE: I think everyone admits in the forties prices, perhaps, were better than in the thirties.

THE COMMISSIONER: Yes.

MR. HUCKVALE: I have a statement for 1936 that I intend to put in, which I think was a poor year.

THE COMMISSIONER: Very well.

MR. HUCKVALE: Q: I show you these three sheets for the year 1936. Have you prepared those at my request?

A I procured these from the Association at your request.

Q I see this starts out with a sale to A.P. Slade on July 19th for $467.44. You got that money, did you?

A Yes.

Q And then this first statement ends up with a

balance due to you of $807.35, is that correct?

A Yes.

Q And in addition you got an advance by cheque of $100.00 which appears in that statement?

A Yes.

Q Is that correct? A: Yes.

Q And in addition you got another $88.90, is that right? A: Yes.

Q So your total net income for that year would be $467.44 plus $100.00 plus $807.35 plus $88.90, is that correct? Then there is an advance by cheque of $100.00. A: Yes, that is so.

MR. HUCKVALE: I tender those three sheets as another exhibit, sir.

(SHEETS MARKED EXHIBIT NO. 5).

THE COMMISSIONER: Now the total net profit was roughly $1462.00; am I right in that?

MR. HUCKVALE: Yes, that is correct, my lord.

Q Now in 1936 did you have all your land broken for cleared that you had in 1942?

A No. In 1936 the area under cultivation -- the area cleared was much smaller than in 1942.

Q Can you tell us approximately how many acres you had in crop in 1936?

A I am not sure but I believe somewhere between 4 and 5 acres.

Q Now, Mr. Imahashi --

THE COMMISSIONER: Are you leaving the real property feature now?

MR. HUCKVALE: No, my lord.

THE COMMISSIONER: I would like you to get from this man at some time whether this net profit of $1462.00 odd in 1936 is calculated in the same way as the 1941 profit, namely it includes all labour costs and excludes that of his wife and himself.

MR. HUCKVALE: Q: That statement for 1936, is that your profit after paying for your labour?

A In the 1936 account the pickers' labour isn't shown.

Q Can you tell me so far as you can remember how much money you paid for help other than your wife and yourself in 1936 ~~-~~ to the best of your memory? A: About $400.00.

MR. HUCKVALE: Now perhaps my learned friend, sir, would produce the appraisal at this time on behalf of the Crown.

THE COMMISSIONER: I want to be sure of what your claim is here. I notice on the claim form you are showing a total value of $13,764.00, whereas in your Exhibit 1 the total is $13,000.00 even.

MR. HUCKVALE: Yes, my lord.

THE COMMISSIONER: What is the claim?

MR. HUCKVALE: $13,000.00. I should have amended to reduce it to that amount.

THE COMMISSIONER: While we are on those figures, what was the actual price paid, Mr. Hunter?

MR. HUNTER: $3,626.00, my lord.

MR. HUCKVALE: I think perhaps, sir, that difference comes in through unexpired insurance.

THE COMMISSIONER: I see.

MR. HUCKVALE: Q: When you left this property, Mr. Imahashi, there were crops planted?

A Yes, the crop was in when I left.

Q And in the supplement to your claim you state that you had approximately 48,000 strawberry plants, is that right? A: Yes.

Q Approximately 170 fruit and nut trees?

A Yes, that is about the number.

Q About 6,000 rhubarb plants?

A Yes.

Q And half an acre of gooseberries?

A Yes.

Q Which would be about 2500 plants?

A Yes.

Q And three-quarters of an acre of black currants, which would be about 460 plants?

A Yes.

Q Now with reference to the strawberries, can you tell me how old those plants were?

A There were some 1, 2, 3, and 4 years old, but on an average they were about a year and a half to two years old.

Q And how long were those plants good for producing berries on an average?

A About four years from the time of planting.

Q What condition were those strawberry plants in at the time you left?

A They were in good condition.

Q And the fruit and nut trees, can you tell me roughly

how old they were?

A There were young ones and old ones, but the average was about six years.

Q Were they bearing fruit and nuts?

A Yes.

Q Can you tell me whether you had properly cared for them and pruned them from the date of planting?

A Yes, until I was evacuated.

Q Now what about the rhubarb? Tell me how old it was?

A About two years old.

Q And how long is a rhubarb plant good for?

A About 3 years.

Q And in what condition were those rhubarb plants?

A They were in good condition.

Q And the gooseberries, can you tell me how old they were? A: Five to six years old.

Q And what is the life of the gooseberry bush?

A About 15 years, I think.

Q And had those had proper attention?

A Yes.

Q And the black currants, how old were they?

A About three years old.

Q And can you tell me what the life of a black currant bush is? A: I am not quite sure about that, but I think about the same as gooseberries. About 14 or 15 years.

Q And in what condition were those black currant bushes?

A Those were in good condition, too.

Q Can you tell me, roughly, how much you paid for

your fruit trees when you first bought them?

A Between $1.75 and $2.00 a tree.

Q And that was 6 or 7 years before evacuation?

A Yes.

MR. HUCKVALE: Sir, I would like to comment on the farm appraisal report, if I may. It begins, "This 17 acre parcel has been developed into a going concern within recent years. There is evidence of skillful management on the part of the Japanese owner, and apparently, too, there were funds available other than those produced from the land."

THE COMMISSIONER: I propose to ask you to inquire into that feature.

MR. HUCKVALE: I intend to, sir.

Q When you bought this land in 1931, how much cash did you pay down? A: About $700.00.

Q Did you have any more money?

A No, I didn't. I borrowed money.

Q You borrowed how much? A: It changed from year to year. The biggest amount in any one year was $1500.00.

Q How have you paid that money back? Out of what source? A: From the profits of the crop.

Q Have you had any outside source of revenue other than from this farm since 1931?

A No, no other source of income.

Q Did he have any money other than the $700.00 he started with in 1931? A: No, I possessed no

other money apart from the $700.00.

Q Where did you get the money to build these buildings and buy all the machinery, and get married, and all the other things you have done since 1931?

A My living expense and the expense of building the house, I borrowed from my elder brother.

Q Were you clear of debt in 1942?

A Yes, I had cleared it all up.

MR. HUCKVALE: Now, sir, the next comment on this farm appraisal report, "The people at the house inform me that there is usually a shortage of water--"

THE COMMISSIONER: I have read the report, but if there is anything in it that you wish to have the witness criticize, please do.

MR. HUCKVALE: Q: Was there any shortage of water on this farm during the years you were there?

A A No, there was never any shortage.

Q Did you have a pump? A: Yes, an electric pump.

Q Was there a good supply of water from that pump?

A Yes.

Q Even in the summer months? A: Yes.

Q Do you know what happened to that pump, incidentally?

A No, I don't.

MR. HUCKVALE: My lord, that is as far as I am going with the real property. It occurred to me my friend might want to take over at this time and we can deal with chattels later and meet with his convenience in that respect.

THE COMMISSIONER: I think you had better go right through and present the claim, Mr. Huckvale.

MR. HUCKVALE: All right, my lord.

THE COMMISSIONER: There is one question I want to ask him.

Q During the period until your evacuation, did you work out, that is away from the farm, and earn money by outside employment?

A No.

Q Not at any time? A: No, not at any time.

THE COMMISSIONER: All right, proceed, Mr. Huckvale.

MR. HUCKVALE: Q: Now, Mr. Imahashi, when you rented your land to Mr. Gerlach, did you make out a list of your personal chattels?

A Yes, I made alist.

Q And is that list the same as the supplement attached to your original claim? A: Yes, it is the same.

Q Was a copy of that list given to the Custodian?

A Yes.

Q I show you a copy of the list. Is that copy attached to the Gerlach lease?

A Yes, this is the list that was attached to the lease.

Q I believe you added in ink the electric water pump yourself, did you not?

A The electric pump was forgotten at the time the original list was made up. This was inserted recently.

Q By the witness himself? A: Yes.

Q Now with respect to those chattels, you instructed

me, Mr. Imahashi, to prepare this form?

A Yes, that is the list and that is my signature.

Q And is that form true to the best of your recollection and belief? A: Yes.

MR. HUCKVALE: I tender that, my lord. The inventory is attached to the original claim. I can put it in, if you like, Mr. Hunter. I will tender this inventory, if you like.

THE COMMISSIONER: All right, attach it to the statement of the personal chattels.

MR. HUCKVALE: Very good, sir.

(STATEMENT MARKED EXHIBIT NO. 7).

(INVENTORY MARKED EXHIBIT NO. 8).

MR. HUCKVALE: Now perhaps, sir, my friend would be good enough to file the claims analysis.

(ANALYSIS MARKED EXHIBIT NO. 8).

Q Q Now, Mr. Imahashi, you told me you were married in 1935? A: Yes.

Q Were these chattels for which you are claiming bought after 1935?

A Yes, almost all of them.

Q On what basis have you arrived at your claim for chattels so far as the value of the individual items are concerned?

A The large items, I remember how much I paid when I bought them. The small items, I procured 1942 catalogues and put the prices in for smaller items.

Q What depreciation have you allowed with respect to the claim generally? A: As most of the

stuff was fairly new, I have allowed about 30% off the cost price.

Q In other words, you have ascertained the cost price and have taken 30% off the whole thing?

A Yes.

Q With the exception of the lumber?

A Yes, the lumber appears at my purchase price, the price I paid for it.

THE COMMISSIONER: This document refers to replacement cost.

MR. HUCKVALE: Yes. He has either known or found out the actual cost he paid, or with respect to some articles he has gotten 1942 catalogues and taken the whole thing and written off 30%.

THE COMMISSIONER: That is to say the replacement as of 1942?

MR. HUCKVALE: Yes, either what he paid or he found out the replacement cost.

THE COMMISSIONER: You are amending your chattel claim?

MR. HUCKVALE: No, I took off 30%.

THE COMMISSIONER: Your original chattel claim was for $1183.65.

MR. HUCKVALE: That is the amount that we allowed, 70%.

THE COMMISSIONER: No, your total original claim shows the amount at $1183.65.

MR. HUCKVALE: I believe, sir, there are some errors in addition, minor ones, in the first supplement to the original claim.

THE COMMISSIONER: I can take the correct figure in

the claim to be $1054.65, is that correct? That is, per Exhibit 7.

MR. HUCKVALE: Perhaps I can give it in detail, my lord. He, first of all, details his chattels at $1159.50. He then writes off 30% which he works out at $347.85, which would leave $811.65. Then he adds in two items of lumber, $221.00 and $151.00, which makes his total chattel claim $1183.65. The lumber, he is taking at the actual cost he paid.

THE COMMISSIONER: I appreciate that, but your Exhibit 7 statesthat the total chattel claim is for $1054.65. Now which is correct?

MR. HUCKVALE: I think I know where that difference comes in, my lord, it is in the pump. There is no disposition of the pump shown on the claims analysis. Whether it was sold with the land, we don't know.

THE COMMISSIONER: If it was handled the same way as others, it will have been sold with the land. Was that done, Mr. Hunter?

MR. HUNTER: It was, my lord.

MR. HUCKVALE: It doesn't show on the analysis. There is no disposition of it whatsoever. If it was sold with the land, I have to amend the claim. I thinkthe land claim should be amended upwards and the chattel claim downwards. That is where it comes in. That would leave then a total claim of $1054.65 for chattels, sir. I don't think the Reporter need take this down, sir, but I spoke to my learned friend about the analysis.

. . . .

THE COMMISSIONER: That has been added to the document and is filed along with the Custodian's analysis as Exhibit 8.

MR. HUCKVALE: Yes, my lord.

Q Now, this lumber, where was it left, Mr. Imahashi?

A It is on top of the chicken feed house.

Q Why did you have all that lumber on hand?

A That was in preparation for some chicken houses that I was going to build until I was evacuated.

Q I notice on your J.P. form you said you had 6,000 board feet? A: Yes.

Q And after signing that J.P. form, did you make a further check? A: Yes.

Q And did you find that the amount of lumber claimed for ~~xxxx~~ was actually on this place by actual measurement? A: Yes.

MR. HUCKVALE: I think that is all, sir. Would you answer my learned friend, please?

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that those few items of personal property which were sold were sold for their fair market values. It is submitted that the mass of chattels claimed for were left under the custody, control or management of someone other than the Custodian, appointed by the owner and that accordingly the Custodian is only responsible for such as came into his possession.

THE COMMISSIONER: Would you state what your position is with regard to the great majority of the chattels?

Was the Custodian unable to find any of them, or what is the situation, because the analysis does not help me?

MR. HUNTER: A report was made, my lord, at that time. A verylarge number of items were shown as missing. That is, they couldn't be found by the person who went and took the inventory, even though they did show on the inventory attached to the lease. In addition, at that time, there were certain goods which the agent found which were not on the list. They are few, about six items, a gramophone, an end table, and one built-in cabinet, one horse, 2 cross-cut saws, old, and one electric clock. Those are over and above the items shown on the inventory attached to the lease, but there is a long list of things which the agent couldn't find at that time.

THE COMMISSIONER: Was any inquiry made of this tenant, or am I to draw the inference that the tenant absconded with these goods?

MR. HUNTER: I don't say he absconded, my lord. To a large extent, my lord, a lot of these things were expendable, particularly the farming tools and equipment. They may have been broken or deteriorated, or he may have been careless with them and thrown them away. I wouldn't like to say he stole them, but they were not there.

THE COMMISSIONER: But in any case the Custodian was unable to recover them?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Very well.

MR. HUNTER: Correspondence was sent to Gerlach asking him to account for these things but there was never any account of them.

THE COMMISSIONER: This is a somewhat unusual situation, and it does appear to me when the time comes there is a matter for explanation by the Custodian in regard to those chattels. You need not comment on it now. You, perhaps, are not instructed, but on the face of it, it certainly looks as if this claimant had been badly treated by someone, either the tenant or someone else, and I think an explanation should be made available at some time.

MR. HUNTER: Thank you, my lord. May I have Exhibit 4, please?

CROSS-EXAMINATION BY MR. HUNTER:

Q Now, Mr. Imahashi, I presume you drew up this statement of account or statement of profit and loss which is filed as Exhibit 4?

A Yes.

Q And you drew it up, as I understand it, from the records of the Co-Operative, plus your own recollections? A: All the details in regard to the strawberry crop I took from the Co-Operative account book, but the rhubarb and the other crops I made out from my own records.

Q From your own records or from your own memory?

A No, from my own books.

Q Yes. Now you unquestionably in 1942 had complete records of what you made in 1941?

A Yes.

Q And do you employ an accountant to draw up your records, or do you work them out yourself?

A I do it myself.

Q Yes. Now you doubtless filed an income tax return for the year 1941? A: No, I didn't put one in.

Q I see. And yet you made a profit of $4,806.00?

A Yes, there was a profit of $4,806.00.

Q Now, you are quite familiar with the payment of income tax? A: At that time I wasn't very well aware of it.

Q In other words, you knew all about accounting and kept quite elaborate records with your books but you didn't know anything about income tax, is that correct? A: Yes.

Q And the figures you have s own on this statement are a mixture of your own figures and figures which you have pulled out of this book of the Surrey Berry Growers Co-Operative Association, and you are the sole authority, with the help of what you pulled out of this book for this statement, is that correct?

A Yes, that is so.

Q Now, when you leased this property to Gerlach, there was a long inventory attached to the lease and what was your understanding as to the chattels included in that inventory?

A The arrangement was that he could use those chattels

on the understanding that if he lost any that he would replace them.

Q Yes, and he was to be solely responsible for these chattels, was he? A: No, that is not so. I made three copies of the lease and gave one to Gerlach and kept one myself and gave one to the Custodiam, and it was my understanding that the Custodian would look after things.

Q Didn't you have right in your lease that he would look after them and replace any that he destroyed?

THE COMMISSIONER: Is the lease available?

MR. HUNTER: I presume this man has a copy.

MR. HUCKVALE: No, he hasn't. I pointed that out earlier. He hasn't a copy of the lease.

THE COMMISSIONER: If it is so set out in the document, anything that this witness had to say on the subject is not of much help. If it is not there, he will probably give a denial anyway.

MR. HUNTER: Very good, my lord.

Q Now, you made arrangements with Mr. Gerlach to send you certain chattels, didn't you?

A Yes.

Q And what did he send you?

A Two double beds.

Q Yes, what else? A: And the mattresses therefor, and one single mattress.

Q Yes, anything else? A: The kitchen cups and saucers. That is all I received from Gerlach.

Q And you had Mr. Gerlach pack those things and send them to you? A: Yes.

Q Now you made some arrangement with Mr. Gerlach to receive payment for his packing and shipping through receiving the sum of the chattels as his own? In other words, you were to pay him for his packing charges by giving him certain chattels. What did you give him?

A Yes, that was covered in a letter.

Q Yes, but just what did you give him for his trouble and effort? A: An electric iron, an electric clock and an electric toaster. Those three items and possibly one or two other small things that I don't remember now. It is probably in the Custodian's file.

Q How many electric clocks did you have?

A Just one, I think.

Q So that the one you are claiming for in this claim was really given to the lessee, is that correct?

A As far as I know the electric clock isn't in my claim.

MR. HUCKVALE: Q: Yes, it is.

A I wasn't quite clear whether I had given the clock to Gerlach or not.

MR. HUNTER: Q: Well you better make up your mind. Did you or didn't you?

MR. HUCKVALE: Perhaps my learned friend has the letter. I have never seen it.

MR. HUNTER: I haven't the letter.

A I know that I gave him some articles for his trouble but I don't recollect exactly which ones.

Q So you don't know how many of the items you are

claiming for here you might have given to Gerlach?

A I am sure I gave him the electric iron, and the toaster, I am almost sure. The clock, I am not quite sure about. Anyway, altogether there were only 2 or 3 items that were given to him.

Q Before you said there were three and some others which you couldn't remember. Now, let's get this clear, were there two or three and some you couldn't remember, or just 2 or 3 items?

A As far as I remember it was about 3 items that were given to him for his trouble.

Q You are pretty vague on it now, aren't you, obviously?

A No, I am not certain.

Q Now you have a number of mattresses that you are claiming for here, 7 double mattresses and 11 single mattresses. Are you sure that some of the mattresses you received are not included in those?

A I have deducted the ones I received from the total and that is the balance.

Q And did you have 7 double mattresses when there was only you and your wife on the place?

A Those were mattresses for the pickers. I used to employ about 30 pickers during the season and those were the mattresses for the pickers.

Q And these pickers slept together, did they?

A Yes.

Q Now this rug for which you are claiming $30.00, was that a cloth rug or a linoleum?

A No, it is a woolen rug.

Q What size? A: mI think it is about

10 x 12 or 12 x 12.

Q And when did you buy it? A: In 1941.

Q 1941? A: Yes.

Q Where did you buy it? A: In Vancouver.

Q How much did you pay for it?

A $30.00.

Q Was it new? A: Yes, it was new.

Q It was a large rug, new, and you only paid $30.00 for it? A: It was a very thin rug, therefore it was cheap.

Q You left it on the floor there?

A Yes.

Q What about this 3 piece chesterfield set? When did you buy that? A: In 1941.

Q 1941? A: Yes.

Q How much did you pay for that?

A $100.00.

Q What about this lawnmower at $12.00? When did you buy that? A: About 1939 or 1940, I am not quite sure.

Q How much did you pay for it?

A More than $10.00. I think about $12.00, I am not quite sure.

Q Did you buy it new? A: Yes.

Q These figures, then, under the household effects that you are claiming for are almost all cost price? A: Yes.

THE COMMISSIONER: You see in the claim he shows his total at $1159.00 and then a depreciation of 30% in the right hand column, about the middle.

MR. HUNTER: I saw it, my lord, but I don't quite see there the depreciation comes in. Oh, I see what you mean.

Q Now, what about these shipping berry trays and jam berry trays? How long had you had those?

A I remembered in 1942 when they were listed but I don't exactly recall now.

Q You probably bought them over a period of years, didn't you? A: Yes, those I made myself -- the trays.

Q Yes, you made them. They are plain, flat wooden boxes, isn't that it? A: Yes, they are wooden boxes with handles on them.

Q You can make them in a few minutes?

A You could make about 10 a day.

Q With your fine skill saw youcould cut a lot more than that, couldn't you?

A What was the question again?

(Question read by Reporter).

THE COMMISSIONER: Are you pressing that question? It is not going to add very much to the picture.

MR. HUNTER: No, but I know I could make a lot more myself.

MR. HUCKVALE: I know I couldn't.

MR. HUNTER: This chap obviously isn't a hard worker.

Q Howabott your 920 jam crates, $135.00? When did you buy those or make them?

A I think I bought those in 1939.

Q Where did you buy them? A: From the box factory.

Q What box factory?

A In Vancouver at the Kawade Box Company.

Q It was a Japanese outfit, was it?

A I think I also bought some in New Westminster, but I don't recollect clearly now.

Q These are put in at your cost price, are they?

A Yes.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Any re-examination?

MR. HUCKVALE: Just one or two questions, my lord.

10

RE-DIRECT EXAMINATION BY MR. HUCKVALE:

Q Do you know how much Mr. Gerlach paid to ship you these doublebeds, and so on?

A He said he remembered he paid some charges and he was to lethim know how much they were, and I sent him the money.

Q And these other articles, were they to make up a deficiency on what he owed Gerlach?

MR. HUNTER: My lord, to save my learned friend trouble,
20 we have a letter in which he says it is for the work of packing.

MR. HUCKVALE: That is what I am trying to get at.

A No, the idea wasn't to make up for a deficiency. These few items, we didn't particularly need and we just made a present of them to Gerlach.

THE COMMISSIONER: That is all, thank you, Imahashi.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

30 T. P. Horrobin

"T. P. HORROBIN"
Official Reporter.

Case 488

NOV 26 1947

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

6906

34

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

(1) NAME IMAHASHI TANEKICHI (RCMP) Reg. No. 12555
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R # 4 NEW WESTMINSTER, B.C.

(3) Present Address STIRLING , ALBERTA

(4) REAL ESTATE

(a) Street Address (if any) SURREY, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lot 9, of part of the N.E. quarter of Section 32 , Township 2, Map 4409 in the district of New Westminster

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

(i) Farm
(ii) ~~Residence~~ Type of business
(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 - - - - - - - - - - - - - - - - - $ 3975.00

(ii) Buildings - - - - - - - - - - - - - - - $ 5500.00

CROPS: SEE SUPPLEMENT

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 4289.00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ ~~13764.00~~ 13000

(v) Amount at which Custodian sold property and credited your account - - $ 3692.50 3626

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~10071.50~~ 9374

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation As was

(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 F. Gerlach and later turned over to Custodian

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

1. See Supplement — Estimated Value $ 1183.65
2. — Estimated Value $
3. — Estimated Value $
4. — Estimated Value $
5. — Estimated Value $
6. — Estimated Value $
7. — Estimated Value $
8. — Estimated Value $
9. Amount at which Custodian — Estimated Value $
10. sold personal property — Estimated Value $ 80.22

TOTAL CLAIM FOR PROPERTY LOSS $ 1103.43

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) - $ 11174.93

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

(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 Alberta)
TO WIT:)

I, TANEKICHI IMAHASHI of the VILLAGE
of STIRLING in the PROVINCE OF ALBERTA

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Lethbridge) T. Imahashi
in the Province of Alberta)
this 24 day of November)
A.D. 1947. W E Kuskwale) 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.

cost prices

bought 1939.

Inventory of Chattels of T. IMAHASHI

3 Airtight heaters	6.00
I Electric clock given to Tenant	I0.00
24 Wooden beds	24.00
3 pc. Chesterfield set cost 100. 1941	I00.00
Lamp stand	I0.00
Table lamp	5.00
Diming room table and 6 chairs	75.00
5 Kitchen chairs	5.00
Pin-up lamp	2.50
7 Double mattresses	50.00
II Single mattresses	50.00
Dresser bureau	24.00
Rug cost $30 - 1941	30.00
Bookcase	I2.00
Horse harness	25.00
8' ladder	2.00
5 lb scale	5.00
40 lb. scale	I8.00
Motor cycle wheeled wheelbarrow	I0.00
Iron wheel wheelbarrow	7.00
Lawn mower bot 1939. for 12	I2.00
Pruning scissors	
I large	3.00
I small	2.00
Pruning saw	I.00
	488.50

920 Jam crated	I35.00
Gooseberry cleaner fan	30.00
I20 Shipping berry trays	30.00
I00 Jam berry trays	25.00
Duster "American Beauty"	I5.00
Spray pump with 40 ft. hose	I4.00
2 3/8 inch cable	I0.00
2 Iron blocks	I5.00
I50 feet Manila rope	2.00
2 I0' Chains	8.00
I I2" Oliver plough	30.00
I 30 teeth harrow	I0.00
I 7 tooth cultivator	I8.00
I Team scraper	5.00
3 Picks	3.00
3 Mattocks	3.00
2 Small square shovels	2.00
4 Crowbars	6.00
3 5-prong rakes	3.00
I Large rake	I.50
I Elec. power saw c 3/4 H.P.	I00.00
I Axe	I.00
Elec. water pump & pipes	200.00
	671.00
	488.50
Total	II59.50
Depeciation 30%	347.85
Market Value	8II.65

394	feet		Ix6 flooring	I2.00
I500	"		Ix6 Cedar flooring	45.00
I500	"	#2	2x4	37.50
I600	"	#3	Ix4	32.00
I400	"	#3	Siding	28.00
I50	"	#I	Ix2 Common	4.50
200	"	#I	Ix3 Common	6.00
200	"	I#	Shiplap	6.00
3000	"	#3	Ix6 & IxI0 mixed	60.00
				221.00

800	feet	#I	Ix6 flooring (cedar)	24.00
490	"	#2	2x6xI4	I2.00
240	"	#2	2x6xI2	6.00
60	"	#2	2x6xI0	I.50
I50	"	#I	2xI0xI8	4.50
200	"	# I	2xI0x24	6.00
I600	"	#I	2x6xI6	48.00
2000	"	#3	2x3 cedar	40.00
500	"	#3	2x4 cedar	I0.00
				I5I.00

CHATTELS: 22I.00
I5I.00
8II.65

TOTAL II83.65

amends by reducing to 1054.65

desires To add value of pump to real prop'ty claim —

SUPPLEMENT.

REAL PROPERTY T. IMAHASHI

LAND:

I5 acres cleared @ 250.00	3750.00	
3 Acres bush @ 75.00	225.00	
	3975.00	3975.00

Crops planted:

Strawberries 8 acres 48000 plants @.04	I920.00	
Fruit & nut trees approx. I70 @ 7.00	II90.00	
Rhubarbs 2 acres 6000 plants @ .I0	600.00	
Gooseberries ½ A. 2500 " @ .I5	375.00	
B. Currants 3/4 A. 460 " @ .40	I84.00	
	4289.00	4289.00

Buildings:

House	32x34	2500.00	
Barn	30x30	500.00	
Root House	20x60	600.00	
	20x60	600.00	
Chicken house & feed Comb.	22xI20	I200.00	
Garage		I00.00	
		5500.00	5500.00
			I3764.00

Actual value of crops are in excess of the amounts claimed. However the value was computed at the marketable value at time of evacuation.

Buildings were insured for $4300.00 which was a percentage of the actual value.
New England Fire Insurance Co.
Policy No. 625I756

IMAHASHI T.
(Claimant's Name)

REAL ESTATE
(Farm Land)

12555
Reg. No.

LAND	Acres	Date of Purchase 1931	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		M. Ono	$75.00 per acre $1350.00	All bush and bog	nil	$7500.00
Cultivated not planted							
Cultivated and not in crop							
List Crops							
8 acres strawberries							
2 acres rhubarb							
½ acre gooseberries							
¾ acres blackcurrants							
½ acre apples							
1 acre cultivated but not in crop							
Total	18 acres						

EXHIBIT No. 488-1
DATE 31 Mar 1948
FILED BY W.E. Buckerdale

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

Description	When Made	Cost
Drainage ditches	1931-42	Ditches average 1300 ft.per acre
Fertilizer	"	$30.00 per acre and manure
Lawn and rock garden	"	Labour only
Electric Pump		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling house	32 x 34	Drop siding (cement basement)& 2 brick chimneys	Finished in 1941	$1800.00	$300.00	$1000.00		$2500.00
Barn	30 x 30	Drop siding	1937	350.00	50.00	200.00		500.00
Forcing root house	20 x 60	" "	1936	400.00	100.00	300.00		500.00
" " "	20 x 60	" "(cement found)	1939	400.00	100.00	300.00		700.00
Chicken & Feed house	22 x 120	"	1941	800,00		500.00		1200.00
Garage	14 x 18	" "	1937	80.00		50.00		100.00
								5500.00
Foundation for new Chicken house	22 x 80	Cement blocks	1941	25.00		50.00		

Insured for $4800.00

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

Crops: See supplement
Income: See statement on file

Over 13 acres cleared @ $200.00 per acre average $2600.00
Cost price 1350.00
3950.00

All buildings electrified except chicken house
Running water in house and in both forcing houses

(see over)

T. Imahashi
Signature

Comments re apprasier's report:

I commenced building my house a few years after purchase and completed it just before evacuation in 1941, and I put on the drop siding first and painted it and put in the concrete floor in the basement.

The chicken and feed house were practically new and the appraiser describes its condition as good, but places a "present day value" considerably less than the cost price.

The appraiser neglects to mention that all of the buildings except the hen houses were wired for electricity. He does mention the electric pump which I had installed in 1940, at an approximate cost of $200.00, but neglects to place any value thereon. While the appraiser mentions my fruit and nut trees he only places a value of $1.00 each on them, which is ridiculously low, they cost $1.85 to $2.00 each when I bought them 6 or 7 years before and before they were bearing trees.

On the 2¼ acres which the appraiser states requires only to have the stumps removed to clear, he places a value of $50.00 an acre and says it would cost $50.00 per acre to reclaim. Yet on the land which I had cleared and had planted in crop he places a value of only $80.00 per acre, although he admits the soil in both parcels to be the same. He only allows $30.00 per acre for clearing the planted land, cultivating it and planting it in crop! I estimate it cost me $200.00 per acre to clear and drain and that my vegetables, small fruit plants and trees would cost at least $4000.00 to replace in 1942.

The appraiser's information that there was a shortage of water for the late summer on these premises was quite incorrect, and the 10 years I was on the place I did not experience any shortage and with my electric pump there was no danger of it in my opinion.

The appraiser admits that there was evidence of skillful management of the farm and that a purchaser would have acquired a going concern, which would immediately have been a paying business, as well as producing a living. I invested only $700.00 cash in this farm and that the rest of it was built up by my labour and the surplus after supplying myself and my family of wife and 4 children with a satisfactory living. The rental reserved in my lease to Mr. Gerlach was ridiculously low. One of the main considerations was that he would deliver possession on 30 days notice. I borrowed $1500.00 when I purchased which I repaid out of surplus. I kept books of account which I still have. My net income in 1941, not allowing wages to myself and my wife who helped me as she was able was $5585.42 . In addition to this we got a certain amount of our foodstuff from my own garden.

Having regard to the above mentioned factors and the situation of this property in a thriving municipality (Surrey) in a community not promimently Japanese I believe that my estimate of value at $13,000.00 should represent a fair market value, although I have no special knowledge of market values.

EX. 2





(1941)

#27

Extracts from Lease.

File #6906.

EXHIBIT No. 488-3
DATE 21 Mar 1948.
FILED BY W. E. Mackenzie.

Lessor: Tanekichi IMAHASHI.

Lessee: Francis GERLACH.

Date: 22nd April, 1942.

Term: Duration.

Consideration: $600.00 from April 22nd to July 31st, 1942, paid, $300.00 from August 1st-July 31st, 1943, payable 31st July, 1943, and $300.00 each year thereafter from 31st July, 1943, payable 31st July of each year. Taxes.

Property:

Land: Lot 9 part of N.E.¼ Section 32, Township 2, Map 4409, Municipality of Surrey, District of New Westminster.

113854E

House: Included.

Chattels: Included, list attached to lease.

This lease to stand, see memo on file to 5576.

Hothouse Rhuberb

EXHIBIT No. 488-4
DATE 31 mar 1948
FILED BY
W E. Brockvale

Local and Shiping				
577 crate	129	636		
Boxes and Association fee			109	25
Cartage			64	37
Nail. String. paper			30	00
Net profit (1942)	129	636	203	62
			1092	74
Outside Rhuberb.				
Local and Shiping	205	89		
Boxes			21	48
Cartage			18	20
Net profit (1942)	205	89	39	68
			166	21
Strawberry net profit				4806 47
Hothouse Rhuberb profit				1092 74
Outside Rhuberb profit				166 21
				6065 42
Labor 6 month				480 00
One Year Net profit				5585 42

Strawberry

S.O.2. 24302# 4.9c			1	1	9	0	80	
B.S. Jam 45898# 5-3/7c			2	6	3	9	14	
gooseberry 4900# 5c				2	4	5	00	
Currant 1019# 9.8c				1	0	0	73	
Local crate to C.C. DAN 294 crate				4	4	9	71	
Local crate to Slade & Stewart 842.				1	2	0	87	6
B.S. Shipping 1.158 crate			1	8	9	0	21	
Still to be received on Jam 4-918				3	4	0	28	
Straw 7.082 ton							67	92
Fertilizer						5-	23	96
Strawberry crate 2299						5-	15-	00
Association fee Jam.							19	02 0
crate							11	5- 00
Cartage							26	0 25-
picking labor						1	645-	83
1941 Net-profit	8	0	6	4	63	32	58	16 48 0 6 47

1936

Statement of Accounts for Mr. T. Imahashi (#36)

to July 19	A. P. Slade	306 lbs		46744	46744
	Canadian Fruit Distributors (shipping)	466 lbs (½ T T)			84843
	Broder Canning Co.	1127 #			8165
	Canadian Canners	4643 #			27882
	Empress Mfg. Co.	40 #			273
	Murray Co.	689 #			4744
	O'Loane, Kiely & Co.	1140 #			8051
	Pacific Coast Packers	1308½ #			8752
	Handling Charge	306 lbs @ 5¢ lb		1530	
		8947½ # @ ¢3½		1566	
	Cartage				
	to Vancouver	235 lbs @ 4½¢ lbs		1057	
		71 Boxes Goose @ 10¢ Bx.		710	
		5372 # @ ¢6 T		1612	
	to Burnaby	1308½ # @ ¢5 T		327	
	to New Westminster	2267 # @ ¢4 T		453	
	Collector's Cartage				
	from Grower #26	550 lbs @ 3¢ lb			1650
		3514 # @ ¢4 T			703
	from Grower #47	366 lbs @ 3¢ lb			1098
		2490 # @ ¢4 T			498
	B. & K. Milling Co.	(Inv. #4466, 9245, 9596)		8504	
	Canadian Industries Ltd.	(Inv. #6101, 6146)		9079	
	" " " "	#8488		638	
	New Straw Crates	800 lbs @ 20½¢ lb		16400	
	Fish Meal	40 sx @ ¢32 T		6400	
	Cartage (own)			400	400
	Go West	6 sx @ ¢7½ CWT		2250	
	Cartage			30	
	Fish Meal sold to Grower #27	5 sx (cart incl.)			850
	M. Furuya & Co.			2778	
	Sugar	3 sx		1350	
	C. Tsumura (pig manure	6 lds @ ¢2½ ld.)		1500	
	Donation for Picnic			100	
	Carried Forward			103428	194653

EXHIBIT No. 488-5
DATE 31 Mar 1948
FILED BY W. K. Mitchell

Sheet #2 T. Imahashi (#36)

		Brought Forward	103428	194653
		Association Fees	450	
		Stamp Ink	25	
		Telephone Calls	15	
July	16.	Advance by cheque #848	10000	
			113918	194653
		Balance Due	80735	
			194653	194653
		Balance Due		80735

$ 80735 B

Surrey Berry Growers Co-operative Assn.

Per A S Takimoto

C. F. D. Shipping Pool (N.Z. Ltr)
(Complete Carlots)

June 21 A.M. -	June 23 A.M.	#1.7551 ℔
23 P.M. -	24 A.M.	#1.7443 ℔
24 P.M. -	27 A.M.	#1.8380 ℔
27 P.M. -	30 P.M.	#1.8684 ℔

Jam Pool. (Weekly)

June 21 -	June 27	5.98¢ #
28 -	July 4	6.82¢ #
July 5 -	11	7.11¢ #
12 -	18	7.5¢ #

Canadian Industries Ltd.

Cash Discount	#2.00 /T
Interest on Money borrowed from the Bank of Montreal to pay.	.3402 /T
Nett Discount	#1.6598 /T

Cartage of Fertilizers

From Vancouver	#2.00 /T
" New Westminster	#1.00 /T

Association Fees.

Surrey Mokai	#2.00
B. C. Coast Growers Assn	1.00
Fraser Valley	.50
Bear Creek Farmers' Institute	1.00
	#4.50

1936 Ever Season (July 20 - Sept 5)

Statement of Accounts for Mr. T. Imahashi (#36)

	Berry Shippers' Federation	23%		3342
	Canadian Fruit Distributors	28% (3% more)		5231
	Murray Co.	106#		742
	Handling Charge	54% @ 5¢	270	
		106# @ $3½T	18	
	Cartage	54% @ 6¢	324	
		106# @ $8T	42	
	Precooling	31% @ 4	124	
	Collectors' Cartage			
	from #26	165% 143#		689
	#31	47%		188
	#42	41%		164
	#47	17% 129#		104
	Correction - C.I.L. Cartage			.65
8/28	Double Cartage	3% @ 6¢	18	1210
	Fish Meal from #15	2 sx	340	240
	B. & K. Milling Co.		1480	1450
	Travelling Expense			575
	Balance Due		8484	
			11100	11100
	Balance Due			8484
	C.F.D.	3%		465
July 1.	Pacific Coast Packers disc. for Jam	59# @ 1¢	.59	
	Balance Due (8425)		8890	
			8949	8949
	Balance Due			8890

7
6
5
18

186
18
168

145
6
134

145
23)3342
23
104
92
122

186
28)5231
28
243
224
191

$8890 B

Surrey Berry Growers Co-operative Assn.

Per A. S. Takimoto

1936

8890
4536
4354

3165
3315
1480
7
4536

BC-528-P

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

Farm Appraisal Report

File No. J.L.471

Land Description Lot 9-N.E.32-Tp. 2 (Surrey)

Containing 17.774 ac. Acres

Owner's Name Tanekichi Imahashi Post Office Address R.R.4 New Westminster.

Nearest Rail Point SCOTT station on B.C.E.R. Distance 1 mile

Market Town New Westminster Distance 4 miles.

Church (give denomination) St. Helens Anglican Distance 1 mile

Nearest School Queen Elizabath high Distance ½ mile

State how property was identified: Map and enquiry.

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

It is just a quarter of a mile frome good gravel road and a mile from a highway.

Is this district a good one? not especially a solid Jap settlement.

Employment opportunity Seasonal on the farm but varoius openings at New Westminster.

Predominating Nationality and religion: Very mixed. Japs have predominated, now there are a number of foreighners in the area.

Describe Fencing and its condition: nil Value $

Water supply: Well with electric pump. Value $

6906

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 36	frame	8/12	shing	6yr	cement part	fair	$1800.00
addition	9 x 36	frame	7	shing	6yr	wood	fair	
Shed	30 x 20	frame	10	shing	5 yr	blocks	good	
BARN leanto	8 x 30	frame	9	shing	5yr	blocks	fair	$ 300.00
BARN garage	14 x 18	frame	8	shing	5	blocks	good	75.00
Forcing Shed	20 x 60	frame	8	shing	2	cement	good	$ 275.00
GRANARY	x							
Forcingshed	20 x 60	frame	8	shing	5	blocks	fair	225.00
pickers quarters are fixed up in one end 20x20								
	x							
Hen House	24 x 120	frame	7	shing	new	blocks	good	$ 800.00
feed room	24 20	frame	16	shing		not finished		

Total present day value $ 3475.00

Total Value Buildings add to farm $ 2500.00

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

$

Describe the basement and chimneys: Brick chimneys (2) cement basement (32x24x7)

No. rooms downstairs? 3 Upstairs? 2 How finished V. Joint.

Are buildings painted? yes Condition of paint excepting new hen house and one forcing shed.

Distance from nearst bush 300 yards from house fofty feet from barn.

EXHIBIT NO. 488-6 DATE 31 mar 1948 FILED BY J.W.G. Morrison

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
10.75	level	6 to 12 in silty loam	lo in granular loam)	8.ac Strawberries 1.75 Rhubarb .40 gooseberry .15 as currants .10 ac asparagus(weedy) .35 ac plowing	$ 80.	$860.00

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
2.25	level	as above		remove stumps	$50.00	50.00	112.50
4.75	level	as above		thick bush	$150- $200	20.00	95.00

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 $ 1067.50

Total added by buildings to value of farm $ 2500.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 126.00

Total value of farm $ 3693.50

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

Occupied since 1935. at present in hands off a tenant has been well farmed up until this year.

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

Mixed small fruits and vegetables.

Noxious weeds:

Very few.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Surrey. Taxes $. $3.31

Date: July 5th 1942
Place: New Westminster

I certify that the above report is based on a personal examination of the whole farm made on the June day of 30th 1942 19

Inspector's Signature [signature]

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

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

Farm Appraisal Report

Remarks: This seventeen acre parcel has been developed into a going concern within recent years, ~~xxx~~ There is evidence of skilful management on the part of the Japanese owner, and apparently too, there were funds available other than those produced from the land. The set of buildings, and the heavy clearing that must have been done(if it was like the area still to be developed) have cost considerable cash money. This season there is as good a crop of berries as I have seen in the Surrey area. The property is in the hands of a tennant, who, according to his own words has had little knowledge of handling fruits, and lit le cultivating has been done.

The general lay of the land is level. The soil fairly uniform in depth and texture, but lacking in organic matter. There are many drainage ditches aroun the varoius fields, and where these runinto the bush area there was still water in them on the day of the inspection.

The people at the house inform me that there is usually a shortage of water from about the first of August till the fall rains come. This may however not be the case, otherwise it is difficult to see why the owner would be developing the place as a poultry ranch along with the other lines, for he ha just erected a first class hen house, and has a cement foot wall set formore building. The other buildings are substantial affairs, all of them, though the house needs altering to fir the requirements of a white settler.

On the whole however, there is the makings of a good home here, and one could begin at once to produce all that is needed for a living and pay for the layout from the crops~~~~ that it will grow.

(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.

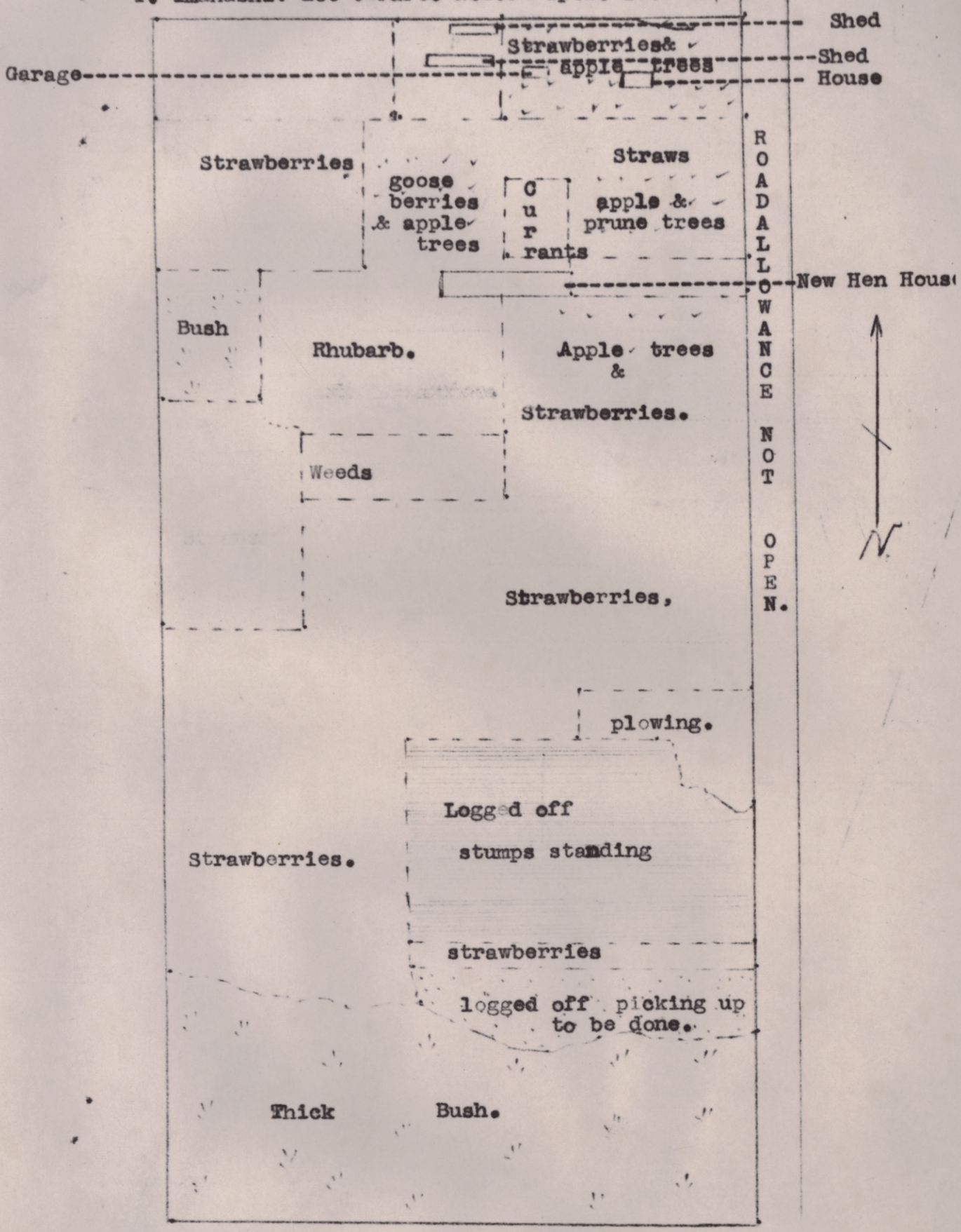
ORCHARDS, SMALL FRUIITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
	$
There are the following young trees, in fairly good condition, and if looked after should mature to be of some value as a home ordhard and give a quantity for sale.	$
	$
100 Apple 3 to eight years	$ 100.00
10 Italian Prune three years	10.00
13 nut	$ 13.00
six cherry	3.00
	$
	$
	$
	$
Total	$ 126.00

Amount fruit trees add to value of farm $

Diagram of Property

T. Imahashi. Lot 9-Part. N.E.32-Tp.2. 17.774 ac.



Following careful review of this appraisal report, it is my opinion that the present value is $ 3600

Date 11th July, 19 42.

(SIGNED) I. T. Barnet
District Superintendent.

3700

Valuables and Inventory or Mr. T. Imahashi

Ex 488-7

X ~~Electric stove~~		920 Jam crates	135,00
6,00 3 Airtight Heaters	6.00	Gooseberry fan	30,00
10 1 Electric clock	10.00	120 Shipping berry trays	30,00
X ~~2 Double beds with springs~~		100 Jam berry trays	25,00
24 wooden beds	24,00	Duster American beauty	15,00
3 pc. Chesterfield set	100.00	Spray Pump with 40ft. hose	14,00
Lamp stand	10,00	2 3/8 inch Cable	10,00
Table lamp	5.00	2 Iron blocks	15,00
Dining room table		150 feet Manila rope	2,00
Dining room chairs (6)	75,00	2 10 ft. Chains	8.00
5 Kitchen chairs	5.00	1 12 inch Oliver plough	30.00
Pin Up La-mp	2.50	1 30 teeth harrow	10.00
7 Double mattresses	50.00	1 7 teeth Cultivator	18.00
11 Single mattresses	50,00	1 Team scraper	5,00
3 Single straw mattresses		3 Picks	3.00
Dresser Bureau	24,00	~~3 Shovels~~	3.00
Rug	30.00	3 Mattocks	2.00
Bookcase	12.00	2 Small square shovels	1.00
Horse Harness	25,00	1 4prong Hay fork	1.50
8 feet ladder	2.00	1 8 prong Manure fork	2,00
1-5 lb. scale	5.00	2 Square ~~shovlel~~ shovels	
1 40 lb. scale	18.00	~~2 50ft. Hose~~	
Motor cycle wheeled wheelbarrow		~~1 40 ft. Hose~~	6.00
Iron wheel wheelbarrow	10.00	4 Crowbars	3,00
Lawn mower	7.00	3 5 Prong Rakes	1.50
Pruning scissors	12,00	1 Large rake	
1 large		1 Electric Power saw 3/4 Horse power	100.00
1 small	3,00	~~4 Hoes~~	1,00
Pruning saw	2,00	1 Axe	
	1.00	Eletric Water Pump & Pipes	200.00
	488.50		671.00

12,00	~~1394~~ 394 feet	1X6 flooring		
45.00	1500 "	1X6 Cedar flooring		
37,50	1500 "	#2 2X4		
32,00	1600 "	#3 1X4		
28.00	1400 "	#3 Siding		
4.50	150 "	#1 1X2 Common		
6,00	200 "	#1 LX3 Common		
6.00	200 "	#1 Shiplap		
60,00	3000 "	#3 1X6 and 1X10 mix		
231.00	10,944 feet			

24,00	800 feet	#1	1X6 flooring (cedar) "X4 Mix	
12,00	490	#2	2X6X14	
6,00	240	#2	2X6X12	
1.50	60	#2	2X6X10	
4.50	150 feet	#1	2X10X18	5 pcs.
6,00	200 feet	#1	2X10X24	5 pcs.
48,00	1600	#1	2X6X16	~~100~~ 60 pcs.
	3540			
40,00	2000 feet	#3	2X3 cedar	
10,00	500 feet	#3	2X4 cedar	
151.00	6040			

151.00
231
~~303.00~~
372
151
221
372

488.50
671.00
372.00
1542.50
1531.50

F. Gerlach

IMAHASHI T.
(Claimant's Name)

PERSONAL CHATTELS

12555
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
3 piece Chesterfield suite	1941	new	100.00	good	See below. Allowed 30% on everything for average depreciation.
Oak Dining room table and 6 chairs	1941	used	75.00	good	
Electric Power saw $\frac{3}{4}$ h.p.	Late fall 1941	used	100.00		

(When I started farming in 1932 I had very little money and very little furniture. I was married in 1935. We got by with home made furniture and borrowed tools until 1939, when I was in a better financial position. Accordingly most of the chattels and equipment with respect to which I am claiming were purchased after 1939, and were in good condition when I evacuated.)

EXHIBIT No. 488-7
DATE 31 Mar 1948
FILED BY W. E. Auchvale.

Description of Storage of Goods: Under the terms of my lease I agreed to let the tenant use my farm equipment as shown in the second half of Column #2 of the claims analysis. With respect to the items in the first half of column #2 I left these on the premises and instructed the tenant that the Custodian would take charge of these.

General Statement as to Chattels not Described above: My claim form sets forth the approximate replacement value at 1942 of each chattel with respect to which I have claimed. To ~~dert~~ determine the market value I have allowed 30% depreciation on all goods and chattels except the lumber. I had just purchased the lumber for the purpose of building a hen house so that it would not have depreciated. The following is a recapitulation of chattel claim which includes the items shown above:-

	Replacement	Less	Estimated market
Equipment leased to tenant	371.50	30%	260.05
chattels not leased	588.00	30%	411.60
Lumber	383.00		383.00
		Total claim	1054.65

Additional Comments, if any:

At the time I made the I.P. form I had not made out an inventory of the things which I was going to leave and I just estimated the amount of lumber at 6000 ft. However before I left I made a complete inventory of everything of value in detail and had Mr. Gerlach sign it. (the electric pump was added to the list by me) Gerlach, however, was only to have the use of the implements listed in the lease. My claim is made up from the full inventory.

T. Imahashi
Signature

Addition to Analysis of Chattel Claim

All items claimed are listed in Inventory or shewn on list attached to Lease, with the exception of;-

394	ft	1x 6 Flooring	claim	12-00
150	"	1 x 2 Common	"	4-50
200	"	1 x 3 "	"	6-00
200	"	Shiplap	"	6-00
3000	"	1 X 6 & 1 x 10	"	60-00
800	"	1 x 6 flooring	"	24-00
490	"	2 x 6 x 14	"	12-00
240	"	2 x 6 x 12	"	6-00
60	"	2 x 6 x 10	"	1-50
150	"	2x10 x 18	"	4-50
200	"	2x10 x 24	"	6-00
1600	"	2 x 6 x 16	"	48-00
2000	"	2 x 3	"	40-00
500	"	2 x 4	"	10-00
				240-50

The only items removed by the Custodian were sold at Auction as shewn on A nalysis of personal property claim.-

Claim for items	160-00	sold for	71-25
Claim for Dining R.Table and 6 chairs.	$75	(Chairs only sold	" 7-50
			78-75

IMAHASHI made his own lease with Francis Gerlach for duration of war including Farm impliments and Chattels

Imahashi had direct correspondence with Gerlach concerning shipments amd sale of goods.

EXHIBIT No. 488-8
DATE 31 mar 1948
FILED BY
J. W. G. Hunter

I

File 6906

February 24, 1948

REAL PROPERTY MEMORANDUM

JAPANESE NAME: Tanekichi IMAHASHI Reg. No. 12555

VETERANS' LAND ACT TRANSACTION

One Real Property, being:

Lot 9 of part of the North East quarter of Section 32, Township 2, Map 4409, Municipality of Surrey, D. N. W.

SOLD FOR: $3,626.00

ASSESSMENT:

Land.....$1050.00
Improvements.. 2150.00

Total....$3200.00

ATTACHED HERETO:

1. Appraisal Report
2. Certificate of Encumbrance
3. Statement of Sale to V.L.A.
4. Statement of Custodian Account
5. Real Property Summary
6. Assessment Notice
7. Extracts from Lease - April 22, 1942.
8. JP Declaration Form - April 29, 1942.

W. J. Preston.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 6906 EXHIBIT No.

NAME IMAHASHI, Tanekichi REG. No. 12555

DATE
DECLARATION Apr.29/42
EVACUATION June 2, 1942

INVENTORY
TAKEN BY Custodian Representative, D.A.Smith
DATE June 3, 1942

DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
JP DECLARATION					
Household furniture including -	Inventory of chattels left on property				
Electric Range					
3 heaters	2 beds complete				
Kitchenware	1 wall lamp				
2 double beds complete	1 dresser				
Bureau	2 electric clocks				
3 pc. living set	1 dining table and				
1 pc. dining room set	6 chairs				
Electric circular saw	5 kitchen chairs				
Farm implements	2 heaters				
Jam crates	1 electric range				
6000 board feet of lumber on the property at R.R.No.4, New Westminster. Key will be left in care of party who has leased the property.	1 chesterfield suite (3 pieces)				
	1 rug				
	1 bookcase				
	1 Gramaphone				
	1 end table				
	Built-in Cabinet of personal effects				
1 horse	1 plough				
	1 sprayer				
	1 Gooseberry fan				
	1 duster				
	20' - ½" cable & 2 iron blocks				
	10 single mattresses				
	7 double mattresses				
	1 horse and harness				
	Bdle. garden tools				
1 Sect. drag harrow					
1 Cultivator					
1 Platform Scales					
2 old crosscut saws					
1 Elec. motor and frame					
6000' Lumber					
100' Manila rope					
2 wheelbarrows					
1 lawnmower					
1 scraper					
2 10' chains					
1 8' stepladder					
Additional Goods listed on Inventory attached to Lease:					
1 heater					
1 single mattress					
50' Manila rope					
24 wooden beds					
1 lamp stand					
1 table lamp					
3 single straw mattresses					
1 5-lb. scale					
2 pruning scissors - 1 large, 1 small					
1 pruning saw					
920 jam crates					
120 shipping berry trays					
100 jam berry trays					
3 picks					
2 shovels					
3 mattocks					
2 small square shovels					
1 4-prong hay fork					
1 8-prong manure fork					
2 square shovels					
1 50' hose					
4 crowbars					
3 5-prong rakes					

3 airtight heaters	6.00
1 electric clock	10.00
24 wooden beds	24.00
3 pc. chesterfield set	100.00
Lamp stand	10.00
Table lamp	5.00
Dining room table & 6 chairs	75.00
5 kitchen chairs	5.00
Pin-up lamp	2.50
7 double mattresses	50.00
11 single mattresses	50.00
Dresser bureau	24.00
Rug	30.00
Bookcase	12.00
Horse harness	25.00
8' ladder	2.00
5 lb. scale	5.00
40 lb. scale	18.00
Motor cycle wheeled wheelbarrow	10.00
Iron wheel wheelbarrow	7.00
Lawnmower	12.00
Pruning scissors	
1 large	3.00
1 small	2.00
Pruning saw	1.00
	488.50
920 Jam crates	135.00
Gooseberry cleaner fan	30.00
120 shipping berry trays	30.00
100 Jam berry trays	25.00
Duster "American Beauty"	15.00
Spray pump with 40 ft. hose	14.00
2 3/8 inch cable	10.00
2 iron blocks	15.00
150 ft. Manila rope	2.00
2 10' chains	8.00
1 12" Oliver plough	30.00
1 30 teeth harrow	10.00
1 7 tooth cultivator	18.00
1 team scraper	5.00
3 picks	3.00
3 mattocks	3.00
2 small square shovels	2.00
4 crowbars	6.00
3 5-prong rakes	3.00
1 large rake	1.50
1 Elec.power saw 3/4 H.P.	100.00
1 Axe	1.00
Elec. water pump & pipes	200.00
	666.50
(Jap.total shows $671.00)	
394 ft. 1 x 6 flooring	12.00
1500 ft.1 x 6 Cedar flooring	45.00
1500 ft. #2 2 x 4	37.50
1600 ft. #3 1 x 4	32.00
1400 ft. #3 Siding	28.00
150 ft. #1 1x2 Common	4.50
200 ft. #1 1x3 Common	6.00
200 ft. #1 Shiplap	6.00
3000 ft. #3 1 x 6 & 1 x 10 mixed	60.00
	231.00
(Jap.total shows $221.00)	

SALES AUCTION	SALES TENDER &c
	1.25
F	52.50
F	7.50
F	5.50
F	12.00

EXHIBIT No. I

CASE No.

VENUE Lethbridge

TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
								2 Burner Oil Stove Left with Lessee
								6 chairs only.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 6906 EXHIBIT No.

NAME IMAHASHI, Tanekichi REG. No. 12555

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION	TAKEN BY			AUCTION	TENDER &c		
EVACUATION	DATE						
	1 large rake	800 ft. #1 1x6 flooring (cedar)	24.00				
	1 axe	490 ft. #2 2x6x14	12.00				
	2 hoes	240 ft. #2 2x6x12	6.00				
		60 ft. #2 2x6x10	1.50				
		150 ft. #1 2x10x18	4.50				
		200 ft. #1 2x10x24	6.00				
		1600 ft.#1 2x6x16	48.00				
		2000 ft.#3 2x3 cedar	40.00				
		500 ft. #3 2 x 4 cedar	10.00				
		(Jap.total shows $151.00)	152.00				
		Also Sold:					
		2 Burner Hot Plate		F 7.50			
		Kitchen Table		F .50			
		Sold to Tenant - Electric Range			100.00		

Re Crop: Mr. Imahashi made his own arrangements with Mr. Francis Gerlach. See Extracts from Lease & JP Declaration Form on Claim File.

78 75

86 15

W J Johnston.

o. 6906 EXHIBIT No. CASE No.

o. 12555 VENUE

SALES N	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
.50									
.50									
	100.00								
75									
75									