

Name of Claimant MAENO, Kenichi

Case 530

Custodian File 6892

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1836		1123.39			1123.39

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 & Recorded Now Missing	45% of amount in next preceding column			
550.00	137.50									137.50

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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price
389.72	144.50	43.35	37.05	382.74	141.80		185.15

TOTAL RECOMMENDATION							1446.04
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CASE NO. 530.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 4th, 1948.

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 R.M. EDMANSON, SUB-COMMISSIONER).

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Lethbridge, Alberta,
August 4th, 1948.

IN THE MATTER OF THE CLAIM OF
KENICHI MAENO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
W.E. HUCKVALE, Esq.,	appearing for the Claimant.

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MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

K. Maeno,
In Chief.

THE SECRETARY: Case No. 530, Kenichi Maeno.

KENICHI MAENO, the claimant herein, being
first duly sworn, testified through
the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Maeno, you claim with respect to Lots 5, 6, and 7,
Section 28~~4~~, Block 5, North Range 2, West Map 1278?

A Yes.

Q And with respect to that land I want to show you
10 that form (indicating)? A: Yes.

Q And have you read that form over?

A Yes.

Q And have you signed it? A: Yes.

Q And are the particulars given in that form true
and correct to the best of your knowledge, infor-
mation and belief? A: Yes.

MR. HUCKVALE: I tender that as Exhibit 1, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: And I would ask my learned friend to
20 file his appraisal with respect to these lots.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now you had a dwelling house on
that place, Mr. Maeno, did you not?

A Yes. Not when it was bought.

Q But at the time that you were evacuated?

A Yes.

Q When did you start building that house, as far
as you can remember?

30 A In 1921.

Q Now I want to show you that picture (indicating).
Will you tell me what it is a picture of?

A This is a picture of my house taken about 1927.

Q Has the house been improved since that picture
was taken? A: Yes, it has
been considerably improved since then. The front
porch has been taken off and the basement fixed,
and several other things.

MR. HUCKVALE: I tender that, sir.

10 (PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Now I show you another picture. Can
you tell me what that is a picture of?

A This shows the part of the front of my house taken
in about 1927.

MR. HUCKVALE: I tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: And I show you a third picture,
(indicating); will you tell me what that is
20 a picture of?

A That is a picture taken by my friend when he
visited Vancouver last year.

Q In 1947? A: Yes, in 1947.

Q What does that picture show?

A You cannot see much of the house because the trees
have grown up to be quite big, but there is a
chimney shows which wasn't there before.

Q What would you say about the trees? Are those
trees the ones that were on your place?

A Yes, those are the same trees but very much bigger
30 than when I left.

MR. HUCKVALE: I tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Q: Now you remember in the supplement to your claim, Mr. Maeno, you showed the approximate annual production from this land?

A Yes.

Q What year are those figures given for?

A I think this is for 1940.

Q 1940? A: Yes.

10 Q Did you harvest your crop in 1941?

A Yes.

Q How did the '41 crop compare to the 1940, worse or better? A: It was

somewhat better than the figures shown here because each year I was cultivating a little more land.

Q I see, thank you. Now you also, Mr. Maeno, filed as a supplement to your claim a list of the chattels for which you are claiming, is that correct?

A Yes.

20 Q Now with respect to those chattels I want to show you this form (indicating); will you take a look at that, please? A: Yes.

Q And have you read that form or have it read over to you? A: Yes.

Q And have you signed it? A: Yes.

Q And are the particulars in it true and correct to the best of your knowledge, information and belief? A: Yes.

MR. HUCKVALE: I will tender that, sir.

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(STATEMENT MARKED EXHIBIT NO. 6).

K. Maeno,
In Chief.

MR. HUCKVALE: And perhaps my friend will file the personal property analysis with respect to this claim.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. HUCKVALE: Q: Mr. Maeno, you claim with respect to certain beds -- 13 of them?

A Yes.

Q What condition were they in at the date of your evacuation?

10 A: They weren't new but they were in useable condition.

Q You claim with respect to three heater stoves. Can you tell me what shape they were in?

A They were used every year and were in good useable condition.

Q What shape were your kitchen utensils in?

A They were in good shape.

Q Now you claim \$25.00 for an alarm clock. Can you tell me why that claim is so high?

A It was in a mahogany case, a mantle type clock.

20 Q And was it working when you left?

A Yes, it kept good time.

Q It was keeping good time? A: Yes.

Q And you had some oak barrels? A: Yes.

Q And what shape were they in when you left?

A Those were not new but they were the type made by the Association and I used to keep them in the warehouse.

Q Were they broken when you left?

A No.

30 Q Do you remember claiming some incubators, two of

them?

A: Yes.

Q What condition were they in when you left?

A When I last used them, they were in good useable condition but I hadn't used them for 10 years so that I can't say definitely.

Q Why; weren't you raising chickens anymore?

A No, for about 10 years I wasn't raising chickens.

10 MR. HUCKVALE: Now the only other comment I want to make with respect to the personal property analysis, sir, you will observe that there is one item there, one case of motor oil valued at \$7.00; it is on the first page, and it is apparently put into the column "no record at any time". It is the first item in the column. You will observe that the declarati on itself specifies Striton motor oil, the last item on the extreme left hand column, so that it was declared. Now with respect to the other items that are marked "no record at any time", I merely wish to point out that the claimant
20 originally declared both kitchen utensils, carpenter's tools and farm implements, and I contend that all those items fall within that declarati on and that, therefore, there was a record of them.

Q Would you now answer my learned friend, Mr. Rice, please?

30 MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair value. I am submitting that the chattels that came into the hands of the Custodian and were sold or disposed of by him were sold for a fair value and that the claim

K. Maeno,
Cross-Exam.

placed by the claimant on the goods that have been lost, destroyed or stolen is exorbitant. I am further stating that the items in the column under the description "no account, theft, etc.", they were lost while in the care of a person other than the Custodian, namely the tenant or the agent of the claimant.

I point out that the assessed value of the land is \$900.00 and the buildings \$1200.00, making a total of \$2100.00, and the property was sold for \$1836.00, and the claimant is making a valuation of \$8,035.00.

CROSS-EXAMINATION BY MR. RICE:

Q You leased this property to Alfred Warren, did you not?
A: Yes, I sold the crop and leased the premises.

Q You sold the crop and leased the premises to Warren?
A: Yes.

Q For a term of nine months, from the 1st of May, 1942?
A: Yes.

Q And you turned the chattels over to Warren?
A Only certain items.

Q Only certain items?
A: Yes.

Q As the valuation of these items is there since you declared the same.

MR. HUCKVALE: I don't get that question.

MR. RICE: Well, I want to know whether they are worth more than he originally declared the same.

30 MR. HUCKVALE: Were they more when?

MR. RICE: According to this statement.

MR. HUCKVALE: Oh, I see.

A No, it was my intention to claim them and have about a similar value put on them.

MR. RICE: Q: To claim a similar value?

A Yes.

Q Why did you increase the value of the Buddha's shrine from \$25.00 to \$50.00? In your claim as
10 it was filed, you say \$25.00 and today you say it was \$50.00.

MR. HUCKVALE: It may be my mistake; I don't know.

Are you reading from this one, Mr. Rice?

MR. RICE: I don't want to charge it up to your errors.

MR. HUCKVALE: If he claimed \$25.00 for it, I may have made a mistake myself, but we are bound by that \$25.00. I take it the supplement to the claim is what we are bound by and that is \$25.00 in there.

MR. RICE: And I see where the Majestic range or the
20 range Majestic is now valued at \$25.00 and the original value was \$14.00. No, I am wrong in that.

MR. HUCKVALE: No, he has got \$14.00 for that.

MR. RICE: No, I am wrong in that item. It is the next item I was at where the kitchen chairs are valued at \$25.00. I think there is a slip there.

MR. HUCKVALE: Whatever we valued these things at in the original claim, we are bound by it.

MR. RICE: And the two incubators, they were filed
30 originally at \$13.00 and then gone up to \$25.00.

Q Do they increase in value as the years roll by?

A The witness asks when did he put the valuation of \$13.00 on these.

Q When you filed the original claim they were valued at \$13.00. I am wrong on that. It is either \$15.00 or \$13.00 anyhow. This figure has been typed over.

THE SUB-COMMISSIONER: I don't see any \$13.00 on this list.

10 MR. HUCKVALE: His original claim was for \$15.00.

MR. RICE: Q: So that you say now that this statement in some respects isn't true, Exhibit 6; is that right?

A It was my intention that it should be the same.

Q How much did you pay for the mantle clock?

A I don't remember exactly but I think \$35.00.

Q And you bought it in 1927? A: Yes.

Q And 12 years later, no, 15 years later, you say it is worth \$25.00? A: Yes.

Q Are you sure it was in good working condition when you left? A: Yes, it was in good condition.

Q My own opinion is, or my information is, I mean, that the clock was broken and it was left there as the Custodian didn't bother with it because it was worthless. A: I was using it right up to the time I left and it was going then.

Q And you turned it over to Warren then, did you?

A I wished to bring it with me but it was big and heavy so that I didn't bring it.

K. Maeno,
Cross-Exam.

Q Did you turn it over to Warren, was my question?

A No, I didn't turn it over to Warren.

Q You just left it there?

A Yes, just left it.

Q Just left it?

A: Yes.

Q Was it boarded up or boxed?

A No, it was just left there on the mantle.

Q All right.

16 THE SUB-COMMISSIONER: Q: Was Warren in possession
of the place at that time?

A Until just before I left, he was living in the
pickers' bunkhouse, but I understand that right
after I evacuated he moved into the house.

Q I see. That is all, thank you.

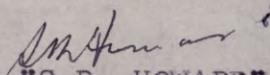
MR. HUCKVALE: Q: That is all, thank you, Mr.
Maeno.

(Witness aside)

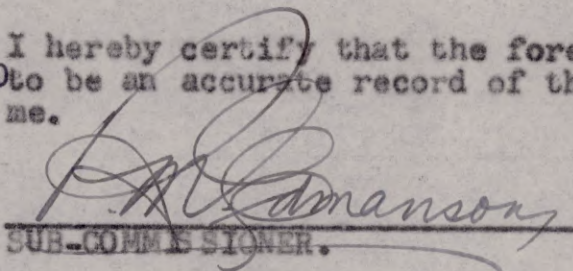
(PROCEEDINGS ADJOURNED SINE DIE)

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


"S.R. HOWARTH
OFFICIAL REPORTER.

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


SUB-COMMISSIONER.

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
[Signature]

Lethbridge

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

(1) NAME MAENO KENICHI (RCMP) Reg. No. 12611
(Print) Surname Given Name

(2) Pre-Evacuation Address 240 Sandell Road R.R. #1 New Westminster

(3) Present Address 1004 8th. Street, Lethbridge, Alberta.

(4) REAL ESTATE

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

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

Lot five, six, seven, of section 28, block 5,
north range 2, west map 1273.

(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 - - - - - \$ 3700.00 see supplement
- (ii) Buildings - - - - - \$ 4335.00 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) - - - - - \$ _____

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 8035.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 1836.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 6199.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

240 Sandell Road

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

House, shed and warehouse.

(c) How stored or packed at time of evacuation

Left as is.

(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")

Leased to Alfred Warren for one year, later sold by the Custodian.

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

	Estimated Value	Loss
1. _____	\$ _____	\$ _____
2. <u>Contents of dwelling: see supplement</u>	\$ <u>444.00</u>	\$ <u>444.00</u>
3. <u>Farm machineriss and tools: see supplement</u>	\$ <u>496.00</u>	\$ <u>496.00</u>
4. <u>1935 Ford 1 1/2 ton truck</u>	\$ <u>553.13</u>	\$ _____
5. <u>Sold by the Custodian</u>	\$ _____	\$ <u>296.87</u>
6. <u>R. C.A. Victor Radio</u>	\$ <u>50.00</u>	\$ _____
7. <u>Sold by the Custodian</u>	\$ _____	\$ <u>30.57</u>
8. <u>Received from Custodian on acc. \$150.00</u>	\$ _____	\$ _____
9. _____	\$ _____	\$ _____
10. _____	\$ _____	\$ _____

TOTAL CLAIM FOR PROPERTY LOSS \$ 1117.44

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) - - - - - \$ 7316.44

(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

Lethbridge

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, Kenichi Kaeno of Lethbridge in the Province of Alberta of the City

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 in the Province of Alberta this 21 day of November A.D. 1947. W. H. M. H. H. H. H. H.

K. M. M. M.
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.

SUPPLEMENT FOR MAENO KENICHI

Estimate value of Land:

11 acres cleared at \$300 per acre -----	\$3300.00
4 acres uncleared at \$100 per acre -----	400.00
Total estimated value -----	<u>\$3700.00</u>

Contents of dwelling:

14 chairs -----	\$14.00
chesterfeild suite -----	75.00
2 dining room table, 6 chair -----	\$50.00
study desk -----	25.00
13 beds -----	26.00
shrine -----	25.00
3 heater stove -----	25.00
furnace -----	100.00
gas lantern -----	6.00
kitchen utensiles -----	35.00
alarm clock -----	25.00
kitchen range -----	25.00
3 crocks -----	<u>3.00</u>
Total estimate value -----	\$ 444.00

Farm machineries and tools:

3000 ft. lumber -----	\$ 50.00
3 sledge hammers -----	7.50
4 falling wedges -----	10.00
3 splitting wedge -----	4.50
4 picks -----	2.00
2 shovels -----	3.00
4 square shovels -----	8.00
1 spade -----	1.00
1 truck jack -----	2.00
3 new windows -----	4.50
3 new doors -----	9.00
2 box flower pot -----	2.00
1 ton straw -----	7.00
5 oak barrels -----	5.00
3 bales hay -----	3.00
5 sks. bran -----	2.50
2 sks. oats -----	2.00
2 sks. finishing lime -----	1.00
3 wood barrels -----	3.00
1 gas tank -----	3.00
99 wood boxes -----	20.00
1 casemotor oil -----	7.00
1 plow -----	15.00
3 oil cans -----	3.00
7 rolls paper -----	17.50
1 Hudson tank spray pump -----	15.00
1 sprig harrow -----	25.00
7 cross cut saws -----	40.00
1 cultivator -----	20.00
1 single tree -----	1.50
1 sled with steel runners -----	5.00
1 air pump -----	1.00
5 planes -----	25.00
1 water pump -----	20.00
1 claw bar -----	2.00
4 hand xxx saws -----	12.00
2 key-hole saws -----	2.00
2 squares -----	2.00
1 shake knife -----	2.00
1 spoke shave -----	1.50
5 chisels -----	4.50
4 hammers -----	8.00
1 yanky drills -----	1.50
5 pliers and pinchers -----	5.00

continued

SUPPLEMENT FOR MAENO KENICHI

continued:

1 long handled pruning scissors ---	\$ 2.50
2 incubator m -----	15.00
1 roll barbed wire -----	5.00
4 garden hoes -----	4.00
3 hay forks -----	4.50
7 sycles -----	3.50
1 scale -----	20.00
7 lumber jack axes -----	14.00
3 mattocks -----	7.50
1 truck tire -----	20.00
1 small pruning scissors -----	2.50
3 pipe wrenches -----	5.00
2000 bricks -----	<u>18.00</u>

Total estimate value -----\$ 496.00

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Buildings :

Dwelling 30x32, 3 floor, concrete base, equipped with furnace, electricity -----	\$2500.00
Chicken house 20x114 -----	500.00
Barn -----	250.00
2 Garages 10x18, 10x20 -----	60.00
Packing shed 12x12 -----	10.00
Root house -----	150.00
Wood shed with bath room -----	100.00
Brooder house -----	250.00
Picker house -----14x24 --	500.00
Log house -----10x15 --	<u>15.00</u>

Total estimate value ----- \$4335.00

SPECIAL SUPPLEMENT

Crop on land :

<u>Crop</u>	<u>Acreage</u>	<u>Appr. price</u>	<u>Appr. annual output</u>
Strawberries	4 $\frac{1}{2}$	200 \$100 per ton	\$2250.00
Black currants	1 $\frac{1}{2}$	160 per ton	400.00
Raspberries	1	120 per ton	360.00
Gooseberries	1	100 per ton	100.00
Everberry raspberry	$\frac{1}{2}$	2.50 per crate	200.00
Fruit trees	1		<u>100.00</u>
		Gross annual income -----	\$3510.00
		Net profit -----	\$2000.00

MAENO KENICHI
(Claimant's Name)

REAL ESTATE
(Farm Land)

12611
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 4 acres	15	1920	L. Wilson, New Westminster.	10 acres - \$600.00	nil cleared	Nil	\$3700.00
Cultivated not planted				5 " 250.00			
Cultivated and not in crop				850.00			
List Crops							
4 1/2 acres strawberries							
1 1/2 acres black currants							
1 " raspberries	n.b.	Claimant and father					
1 " gooseberries		bought land in 1920.					
1/2 " ever raspberries		Father transferred to					
1/2 " fruit trees		Claimant in 1938.					
1 " partly cleared							
Total							

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

Description	When Made	Cost
Clearing and plants	1920-1942	\$300.00 per acre - \$3300.00
Drainage included		\$50.00
3 Wells	1920-1925	

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling	30' x 32'	Siding	1920-1941	Basement	Cost \$400.00	\$100.00 furnace	\$100.00	\$2500.00
Chicken house	18' x 120'	Shiplap	1922	\$500.00		150.00	150.00	500.00
Barn	12' x 56'	"		200.00		150.00	100.00	250.00
2 Garages	10' x 18' 10' x 22'	"	1925-1927	75.00		50.00		60.00
Packing shed	12' x 12'	"	1935	10.00		10.00		10.00
Root house	18' x 52'	rough"lumber	1930	100.00		100.00		150.00
Woodshed, bathhouse, well cover,			1925	100.00		100.00		100.00
Brooder House	14 x 24	Shiplap	1922	250.00		150.00		250.00
Pickers' House	14 x 24	Fir siding	1938	300.00		300.00		500.00
Log House	10 x 16	Logs	1920	50.00		25.00		15.00

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

Bush land adjacent sold in 1926 at \$100. per acre. My sister was the purchaser.
 Old lumber used on outside siding of house. But all new inside as will be seen from appraisal a great deal of work was done on the house in 1941. This cost \$600. excluding my own labour.
 House re-shingled in 1938. Shingles cost \$55.00 and I did the work myself.
 I had at least 50 fruit trees (appraiser says 16) which were young but in good condition when I left.
 The chicken house was old, but had been kept in repair. I used it for raising Angora rabbits and it contained pens built in 1934.
 The building was quite suitable for this purpose and contained good sound lumber and had screen doors. It will be noted that the appraiser valued a rabbit house (18 x 52) at \$175.00. I call this a root house and value it at \$150.00. I have used the same basis of estimation throughout and therefore feel my valuation for my other buildings is fair.

EXHIBIT No. 530-1
 DATE Aug 4/48
 FILLED BY W. H. Hachvale

Kenichi Maeno
 Signature

(over)

Appraiser says brick furnace in house only partly completed. This is incorrect as the furnace was finished and in use in winter of 1941.

All buildings had electric light installed.

The value placed by the appraiser is ridiculously low. In 1940 I netted \$2500. from crop alone. It is noted appraiser sets cost of clearing at \$75. per acre. I estimate that clearing plus cultivation, planting etc. is easily worth \$300. per acre. My crop was sold through South Fraser Farmers Union.

30

Farm Appraisal Report

File No. JL 403

Land Description Lots 5,6,7, of Sec.28, Blk. 5N., Rge. 2W., Map 1278.

Containing 15 acs. Acres

Owner's Name MAENO, Kenichi Post Office Address R.R.4, New Westminster, B.C.

Nearest Rail Point South Westminster Distance 1 1/2 miles

Market Town New Westminster Distance 3 miles

Church (give denomination) United & Anglican 1 mile, All denominations Distance 3. miles

Nearest School South Westminster Distance 1 mile

State how property was identified: Map, L.R.O. sketch and road surveyed.

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

Is No. 240 Sandell Road, gravelled down old Yale Road to H.S. 1 1/2 miles and via Scott Road to Pattullo Bridge.

Is this district a good one? Yes.

Employment opportunity Is in full industrial area.

Predominating Nationality and religion: British, none predominating.

Describe Fencing and its condition: Only small pasture fenced Value \$inc. in land

Water supply: Good well, and rotary pump, at house corner Value \$ " " "

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	27 x 30	lumber	14 studs	shgl.	old	new cement	unfin.	750.00
House has just been raised and basement put under, with 4' cement wall and posts. Newly sided with second hand lumber. Rooms in basement and on other two floors. Poorly laid out upstairs.								
BARN								
Garage	10 x 22	lumber	8	shgl.	old	blks.	v. poor	15.00
BANK Garage	10 x 18	"	8	"	v. old	"	" "	-
Woodshed, wash-house & well cover,								
Pickers' hse.	22 x 24	lumber	10	shgl.	new	blks.	new	360.00
Packing shed	12 x 48	"	7	shks.	old	posts	v. poor	25.00
Old hen hse.	18 x 120	" very						
old and almost falling down								
Old shed east of house								
ready to fall and of no value								
Rabbit hse.	18 x 52	lumber	7	shgl.	10	blks.	fair	175.00

(Electric lighting established)

Total present day value \$1350.00

Total Value Buildings add to farm \$ 900.00

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

habitable? Needs some finishing but can be done at leisure.

House is a jumble of mis-planning as to rooms. Second-hand lumber has been used as siding, but otherwise material is new. \$

Describe the basement and chimneys: Cement 4' wall, finished partly into rooms, with brick furnace partly completed. 4 rooms in basement. Full cement floor. Used for living rooms.

No. rooms downstairs? 4 Upstairs? 2 How finished Matched lumber. main floor with four in basement.

Are buildings painted? No. Condition of paint -

Distance from nearest bush 50 yards.

530-2
DATE Aug 4/48
FILLED BY G. R. A. Rice

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
10.75	undulating	sdv.lm. to parts of cl.lm. 8" to 15"	sdv.clay, clay & sand	strawberries, rasp- berries, gooseberries, currants - fair condition	80.00	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.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1.0	undulating	varies as above		light clearing	75.00	30.00
3.25	"	"		covered with dense but tall, slender coni- ferous trees, fuel value.		20.00
						30.00
						65.00
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 \$ 955.00

Total added by buildings to value of farm \$ 900.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 15.00

Total value of farm \$ 1870.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
In good condition as to cult. land, and cane fruits. Occupied by one Wilfred Warren under lease that grants priority for 1943, but stipulates that renewal must be negotiated with Pacific Packers.

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

Fruit and poultry.

Noxious weeds: Canada thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mun. and school \$49.25 Surrey Municipality, Cloverdale, B.C.

Date: 28th June, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 28th day of June, 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

Farm Appraisal Report

JA 403

Remarks:

This is a good unit, well located and convenient to school transportation to employment etc.

The appearance of the place is against it, in that most of the out-buildings are old, dilapidated, and would promptly be torn down by a purchaser. The house requires some finishing, and with some alteration of partitioning will be commodious and comfortable, but the use of much second hand material in construction depreciates the value seriously. At present with the siding showing different colored paints clearly indicating salvage from other buildings, plus the awry old out-buildings sticking out like sore thumbs, the place has an unattractive appearance that will only evaporate when a prospective buyer gets to see the place properly. What I desire to convey is that the first impression is an unfavorable one.

There are a number of scraggy and young fruit trees in the pasture, that have apparently been left to their fate, and have been rubbed into the last stages of uselessness. They are now of no value.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

16 fruit trees add a home fruit value of \$ 15.00

Other existing crops are:-

Strawberries -----	5.1 ac.
Raspberries -----	1.5 ac.
Gooseberries -----	0.7 ac.
Currants -----	1.1 ac.

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Kenichi MAENO.

lots 5-6+7. of. Sec 28- 1314.5N. Range. 2.W. Map 1278

#240-Sandell Road. Gravelled. 15 acres. To New. Westly 3 mls

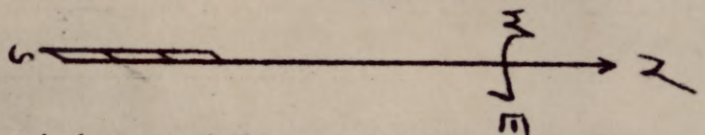


Scale 2 chains

T. Maruno

DENSE.
Slender
Firs
and
BALSAMS.
WITH
Some.
Under-
Growth.

9.555 ch.



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

value is \$ 1800.00

Date 30th June, 1942.

"I.T. BARNET"
District Superintendent.

POLICE MAGISTRATE

Cas. 3, 4 + 5

Photos

Claim 530

Taken in 1927



Copy Photo

Y 5

6

Will not fade

AUNT & MUM

at GARDEN.

1927

EXHIBIT NO.

530-4

DATE

Aug. 4/48

FILLED BY

W. S. Macpherson



photos taken 1924

EXHIBIT No. 530-3
DATE Aug. 4/48
FILLED BY W. Hachvale

NOT FIDE

303

CRYSTAL FINISH

Taken Sept. 1947.



EXHIBIT NO.

530-5

DATE

Aug. 4/48

FILLED BY

W. Stuchale

System
Sept 1947

666

(Claimant's Name)

Reg. No.

~~1 1 1/2 Ton Ford Truck~~

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
1 1 1/2 Ton Ford Truck	May 1938	New	\$1190.00	GOOD	\$850.00
1 R.C.A. Victor Radio	Dec. 1937	"	99.50	"	50.00
Chesterfield Suite	Fall 1939	Used	75.00	"	75.00
2 Dining tables, oak, 5 chairs (oak)	1936	"	50.00	"	50.00
1 Study Desk	1937	New	Home made	"	25.00
13 beds, (2 single, 11 double)	1930-1940	New & used	@ #3 - \$15.00	Fine	26.00
1 Buddha Shrine	1937	New	\$50.00	Good	50.00
3 Heater Stoves	1920-1935	New & used	?	Fair	25.00
Kitchen Utensils	1920-1941	New	?	"	35.00
1 Chime Mantel Clock	1927	"		Good	25.00
1 Range (Majesty)	1928	"	35.00	Fair	14.00
14 Kitchen chairs	1920-1930	"	\$3.00-\$5.00	"	25.00
3000 feet lumber 2 x 4, 1 x 12 shiplap			85.00	"	50.00
2 Incubators	1923-1935	New & used	75.00	Good	25.00
7 Lumber Jack axes	1916-1926	New	@ \$2.50, \$5.00	Fair	14.00
1 Ford Truck, tire and rim	1938	"		Good	20.00
(Appex) 3000 bricks	1920	"	@ \$15. per M	"	15.00
7 rolls thermocer mulch papers			@ \$3.00	"	17.50

Description of Storage of Goods:

Dwelling, barn and chicken houses

General Statement as to Chattels not Described above:

A complete list of my chattels is attached to my claim.

EXHIBIT NO. 530-6
 DATE Aug. 4/48
 FILLED BY W. G. Huckvale

Additional Comments, if any:

Before evacuation I advised Custodian verbally that I had left all my chattels in house and barn

Kenichi Maeno
 Signature

File No. 6892

May 25, 1948.

PERSONAL PROPERTY MEMORANDUM

Re: (Mr.) Kenichi MAENO
Registration No. 12611

1. In JP Form dated April 29, 1942, declared leaving household furniture and farm implements, etc., at house on Real Property No. 4, New Westminster. (See Claim Analysis).

2. 1938 Ford Truck: (Not declared in JP Form)

Claimant's Valuation.....	\$ 850.00
Appraised Value.....	550.00
Sold to Provincial Government for..	550.00

3. R. C. A. Victor Radio: (Not declared in JP Form)

Claimant's Valuation.....	\$ 50.00
Appraised Value.....	20.00
Sold at Auction May 31, 1944.....	35.00

Note: Cabinet of Radio reported to be "worn."

Relative documents relating to the above are attached to Claim File.

WJJ/HMS

.....*Huston*.....

MADE IN CANADA
GREAT WESTERN

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6892

EXHIBIT No. _____

NAME MAENO, Kenichi

REG. No. 12611

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 29/42</u>	TAKEN BY _____					
EVACUATION <u>May 30/42</u>	DATE _____					
<u>In the house on R.R. #1, New Westminster. Key will be left in care of Custodian.</u>		1938 Ford 1/2 Ton Truck \$850.00 Sold by Custodian <u>553.13</u> Loss: <u>296.87</u>		550.00		
Household furniture including chesterfield suite		R.C.A. Victor Radio \$50.00 Sold by Custodian <u>29.43</u> Loss: <u>30.57</u> 30.57 * * Should be 20.57		35.00		
Dining set		<u>Contents of Dwelling:</u>				
Desk		14 chairs 14.00	F (10)	2.25		
14 Beds (single and double)		Chesterfield suite 75.00	F	21.00		
Singer sewing machine		2 dining room table, 6 chairs 50.00	F	21.75		
Heater		Study desk 25.00	F	5.00		
Kitchen range		13 Beds 26.00	F	1.25		
Furnace		Shrine 25.00				
Kitchen utensils		3 Heater stove 25.00	F (2)	5.00		
Chinaware		Furnace 100.00				x
1 Roll barbed wire		Gas lantern 6.00	F	1.00		
Carpenter tools		Kitchen utensils 35.00	K	10.75		
Farm Implements		Alarm clock 25.00				
Finishing lime		Kitchen range 35.00	F	11.50		
1 Gas tank		3 Crocks <u>3.00</u>				
Triton Motor oil in case (1)		<u>444.00</u>		<u>79.50</u>		
		<u>Farm Machinery & Tools:</u>				
		3000 Ft. Lumber 50.00				
		3 Sledge hammers 7.50				
		4 Falling wedges 10.00				
		3 Splitting wedge 4.50				
		4 Picks 2.00				
		2 Shovels 3.00	T	1.75		
		4 Square shovels 6.00				
		1 Spade 1.00				
		1 Truck jack 2.00				
		3 New windows 4.50	M	3.00		
		3 New doors 9.00	M(1)	2.50		
		2 Box flower pot 2.00	F	4.00		
		1 Ton straw 7.00				
		5 oak barrels 5.00				
		3 Bales hay 3.00				
		5 sks. bran 2.50				
		2 Sks. oats 2.00				
		2 Sks. finishing lime 1.00				
		3 wood barrels 3.00				
		1 Gas tank 3.00				
		99 wood boxes 20.00	M(48)	.25		
		1 casemotor oil 7.00				
		1 Plow 15.00				
		3 Oil cans 3.00				
		7 Rolls paper 17.50				
		1 Hudson tank spray pump 13.00				
		1 Sprig harrow 25.00	T			
		7 Cross Cut saws 40.00	T(4)	3.50		
		1 Cultivator 20.00	M	6.00		
		1 Single tree 1.50				
		1 Sled with steel runners 3.00				
		1 Air pump 1.00				
		5 Planes 25.00	T			
		1 Water pump 20.00				x
		1 Claw bar 2.00	T			
		4 hand saws 12.00	T			
		2 key-hole saws 2.00	T	1.00		
		2 squares 2.00	T			

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6892

EXHIBIT No. _____

Page -2- NAME MAENO, Kenichi

REG. No. 12611

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION _____	TAKEN BY _____		AUCTION	TENDER &c		
EVACUATION _____	DATE _____					

Farm Machinery & Tools: (cont'd)

1 Shake Knife	2.00				
1 Spoke shave	1.50				
5 Chisels	4.50		T	3.00	
4 Hammers	8.00				
1 Yanky drills	1.50				
5 Pliers & pinchers	5.00				
1 Long handled pruning scissors	2.50		T	1.50	
2 Incubators	13.00				
1 Roll barbed wire	5.00		M	1.50	
4 Garden hoes	4.00				
3 Hay forks	4.50		T		
7 Sycles	3.50		T	2.00	
1 Scale	20.00				
7 lumber jack axes	14.00		T		
3 Mattocks	7.50		T		
1 Truck tire	20.00				
1 Small pruning scissors	2.50		T		
3 Pipe wrenches	5.00		T		
2000 bricks	15.00				
	<u>496.00</u>			<u>30.00</u>	
TOTAL CLAIM: (net)	1117.44				
TOTAL CLAIM: (gross)	1840.00		<u>177.50</u>	<u>550.00</u>	

Also sold at Auction but not Claiming:

Tricycle				
Perambulator			Spec.	4.75
8" Galv. pipe			Spec.	1.50
Meat Safe			M	.50
Small toy piano			F	1.00
			Misc.	1.50
				<u>9.25</u>

RECAP:

1938 Ford $\frac{1}{2}$ Ton Truck valued by Claimant at.....\$850.00 was sold by Tender
 R.C.A. Victor Radio..... 50.00 was sold at Auction
 Furniture & household effects valued by Claimant at 260.00 were sold at Auction
 Furniture & household effects valued by Claimant at 9.00 were recorded as "M"
 Furniture & household effects valued by Claimant at 50.00 were abandoned.
 Furniture & household effects valued by Claimant at 100.00 were sold with Real
 Furniture & household effects valued by Claimant at 25.00 were placed in stor
444.00
 Farm Machinery & tools valued by Claimant at.....\$236.50 were sold at Auction
 Farm Machinery & tools valued by Claimant at..... 166.00 were recorded as "M"
 Farm Machinery & tools valued by Claimant at 25.00 were abandoned.
 Farm Machinery & tools valued by Claimant at..... 20.00 were sold with Real
 Farm Machinery & tools valued by Claimant at..... 48.50 were not recorded a
496.00
TOTALS: \$1840.00

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
00								Lot of tools
50					x			Old
50			x					Sold with tools
00						x		Sold with tools
			x					Sold with tools
								Sold with tools
			x					Sold with tools
00								
50	\$550.00							

.....\$850.00 was sold by Tender for...\$550.00.
 50.00 was sold at Auction for.. 35.00.
 tant at 260.00 were sold at Auction for. 79.50.
 tant at 9.00 were recorded as "No account, theft etc."
 tant at 50.00 were abandoned.
 tant at 100.00 were sold with Real Property.
 tant at 25.00 were placed in storage.
 \$444.00
\$236.50 were sold at Auction for \$30.00
 166.00 were recorded as "No account, theft etc."
 25.00 were abandoned.
 20.00 were sold with Real Property.
 48.50 were not recorded at any time.
 \$496.00
 TOTALS: \$1840.00

\$694.50

NOTE-Government Counsel:
 Mr. Wilfred Warren, Lessee, signed Inventory and stated therein that he would be responsible for the safekeeping of listed goods and chattels.

