Name of Claimant UTSONOMIYA, Gengi Case 590

Custodian File 4839

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% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					1718		1373.90				1373.90 60.00

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	
			46%	300.00	138.00			138.00

TOTAL RECOMMENDATION	1571.90

CASE NO: 590.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 19th, 1948.

IN THE MATTER OF THE CLAIM OF

GENGI UTSUNOMIYA

PROCEEDINGS AT HEARING.

Original.

CASE NO: 590.

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).

10 Lethbridge, Alberta,

August 19th, 1948.

IN THE MATTER OF THE CLAIM OF

GENGI UTSUNOMIYA.

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.

MISS LILLIE THOMAS,	Secretary.
MRS. LUCIE HANDFORD,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 590, Gengi Utsunomiya.

GENGI UTSUNOMIYA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Utsunomiya, you have a claim respecting farmland in British Columbia?

A Yes.

Q And that was describ-ed as Lot 2 of part of the Northeast quarter of Section 20, Township 12, Map 3189, Municipality of Maple Ridge in the District of New Westminster?

A Yes.

Q Now with respect to that real property would you look at that form (indicating), please?

A Yes.

Q And has that been read over to you?

A Yes, it was read over to me by my son.

Q And have you signed it?

A Yes.

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

MR. HUCKVALE: I will file that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Perhaps my friend will file the appraisal on behalf of the Crown.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: That house on this farm, was it improved shortly before your evacuation?

A Yes, I had the roof repaired and the basement concreted.

Q Did you do anything else to it?

A And I also had the kitchen renovated and doors repaired and such other things.

Q What year was that done in?

A About two or three years before evacuation.

Q Well, I notice that the appraiser says that there is no basement in this house, is that correct or not? A: There is no actual basement but when I first bought the property the house was on posts let in to the ground and in order to preserve the posts, I had the concrete poured under the house and on the ground.

Q Now I notice on page 3 of the appraisal, the appraiser says that you had 5.64 acres in hay and weeds. What have you got to say about that at the time you left? A: As I had many chickens on the farm, the weeds sprang up very easily from the droppings and therefore if it is not ploughed regularly, it is bound to get weedy, but as for hay, I had no hay on the property at all.

Q Did you have any asparagus?

A About two acres.

Q Well, at the time you left, what was the condition of the place so far as the weeds were concerned?

A I had cleared it of weeds the previous autumn and winter, but I had not done so about the time we had left.

Q And how much asparagus did you say you had in at

the date you left?

A About two acres.

THE SUB-COMMISSIONER: When did he leave the farm?

MR. HUCKVALE: Q: What month did you leave in 1942?

A In May.

THE SUB-COMMISSIONER: You see this istaken in June, 1942, the 6th of June, apparently.

MR. HUCKVALE: Q: 1942? A: Yes.

Q Now did you insure that dwelling house?

10 A Yes.

Q And is this the insurance policy in effect?

A Yes.

Q And you insured the dwelling house for $600.00, and the contents for $400.00?

A Yes.

Q From the 3rd of July, 1939, until the 3rd of July, 1942? A: Yes.

Q Now the policy describes the house as a one and a half storey frame building and the appraiser

20 describes it as one-storey building; which is correct? A: There was just one room in the upstairs part of the house.

Q But there was an upper storey, was there, even if it contained but one room?

A Yes, just one room.

Q Did anybody inspect this property before that insurance was placed? Did the agent actually see that place or not?

A Yes, a man named Tanaka.

30 Q Did he actually inspect the house?

A He came and inspected the place.

Q And the contents? A: Yes.

MR. HUCKVALE: I tender that policy, sir.

(POLICY MARKED EXHIBIT NO. 3).

THE SUB-COMMISSIONER: Exhibit 1 shows this house as a two storey house.

MR. HUCKVALE: The policy describes it as a one and a half storey.

THE SUB-COMMISSIONER: Exhibit 1 says, "House converted
10 into two storeys in 1941".

MR. HUCKVALE: Yes, into two storeys. That is what it should read.

THE SUB-COMMISSIONER: Yes, into two storeys.

MR. HUCKVALE: Q: When did you build this upper part of the house, this upper storey?

A From the time I bought the house.

Q Yes, but what year did you put the extra room upstairs? A: About ten years after I bought the house.

20 Q Well, you said in your form, Exhibit 1, that in 1941 you converted your house into two storeys, is that true or not?

MR. RICE: He has just sworn that it is true.

A I thought you were referring to the chicken house.

MR. HUCKVALE: Q: Would you mind reading him that paragraph there (indicating) and asking him whether it is true or not?

A Yes, sir, he has read it.

THE SUB-COMMISSIONER: What does he mean by a two-storey
30 house, if there is only one room upstairs?

MR. HUCKVALE: The policy describes it as a one and a half storey house.

THE SUB-COMMISSIONER: Yes.

A The person who wrote this for me apparently misunderstood me. I was referring to the chicken house.

MR. HUCKVALE: Q: And it should read the chicken house was converted? A: Yes.

Q Which chicken house? A: This

10 $450.00 mentioned here, I am not claiming for that. I just gave the amount.

Q Which house, or which chicken house was converted in 1941 into a two storey building?

A The one referred to as 120 x 18.

Q So the form should read that the chicken house was converted in 1941, is that right?

A Yes.

MR. HUCKVALE: Could that amendment be made, sir?

THE SUB-COMMISSIONER: That is really the incubator

20 house, is it?

MR. HUCKVALE: No, sir, it is the second building described on the form as a chicken house and apparently 120 feet by 18.

THE SUB-COMMISSIONER: The one described as having shiplap?

MR. HUCKVALE: That is correct, sir.

Q Now you are also claiming on a number of chattels, is that correct?

A Yes.

30 Q Now would you look at that form and look at it

very carefully? A: Yes.

Q Has that been read over to you?

A Yes, it was read over to me by my son.

Q And is that your signature on it?

A Yes.

Q And are those particulars true, to the best of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I will tender that, sir.

10 (STATEMENT MARKED EXHIBIT NO. 4).

MR. HUCKVALE: I take it my learned friend wants to file his analysis on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Q: Would you answer Mr. Rice, please.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value. I am submitting that what goods were declared by the claimant could not be sold as they were worthless, and, if the Custodian is responsible for

20 them in any manner, I am claiming that the price claimed for the same is exorbitant.

I wish to tender, your Honour, the summary relative to the claim.

(SUMMARY MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE:

Q How many two-storey chicken houses did you have on your farm? How many two-storey chicken houses? Surely you can answer that. Was there one or five?

30 Can't you answer the question?

A The one mentioned as 120 x 18, 80 feet of that was two-storied and the smaller one was also two-storied.

Q The house, though, was not two-storeys?

A It just had one room in the upstairs part of the house.

Q An attic room? A: It was used as a bedroom for the children and had been finished inside.

10 Q It was what you would call an attic room, is that right? A: It was a bedroom, not an attic room.

Q Not an attic room? A: No.

Q What was the shape of the ceiling over that bedroom?

A It was finished in flooring wood.

Q Well was the ceiling A-shaped or was it horizontal?

A It was not shaped like a roof, but it slanted down slightly on the sides.

Q Was the size of the ceiling the same size as the

20 floor? A: Could I present this (indicating)?

THE SUB-COMMISSIONER: It looks as if he put a ceiling in the attic room; that is what it looks like.

MR. RICE: A ceiling in an attic room?

THE SUB-COMMISSIONER: Yes.

A The ceiling onto the roof, but he said you may call it an attic, perhaps.

MR. RICE: Q: Now did you sell any of your farm equipment before you left your farm?

30 A No.

Q Did you not sell three cultivators and a plow?

A No, I did not.

Q Did you give away three cultivators and a plow?

A I sold one plow and one cultivatr before leaving.

Q Why did you tell me that you did not sell a plow and a cultivator?

A I have not claimed for two on the claim sheet.

Q Did you sell any other property before leaving?

A No, I did not.

10 Q That is all, thanks.

THE SUB-COMMISSIONER: Have you anything else you want to ask, Mr. Huckvale?

MR. HUCKVALE: There is just one point on the personal chattels form that I think I should clear up, sir.

RE-DIRECT EXAMINATION BY MR. HUCKVALE:

Q You describe two incubators as "electric and 3 lamp". Can you tell me what that means?

A The electric incubator is a Master incubator made

20 by Master & Company, and the 3 lamp ones described on there were made by Charters.

Q What I am getting at is this; were there two incubators or were there four?

MR. RICE: You have listed four.

MR. HUCKVALE: No, there is two below that.

MR. RICE: Well you have got two there and two below that.

MR. HUCKVALE: No.

MR. RICE: Four is all that he has declared.

30 MR. HUCKVALE: I think there are six .

A There must be a slight misunderstanding. I had one electric and three lamp incubators.

MR. HUCKVALE: Q: For a total of four altogether?

A Making a total of four altogether.

Q All right, then.

MR. RICE: That is all that he declared.

THE SUB-COMMISSIONER: Well, I was wondering, Mr. Huckvale, if there is not an error in Exhibit 1 in the buildings. First of all there is the residence, and then he speaks of the chicken house, 120 x 18, shiplap.

10

MR. HUCKVALE: Yes, sir.

THE SUB-COMMISSIONER: And then he has a chicken house, the next one, that is the third, 40 x 18, two storeys, frame.

MR. HUCKVALE: That is correct.

THE SUB-COMMISSIONER: Judging from what the witness said, that is one and the same building.

MR. HUCKVALE: No, I don't think so, sir.

20

THE SUB-COMMISSIONER: You see, he said this, that the one chicken house was made two storeys to the extent of --

MR. HUCKVALE: -- eighty feet.

THE SUB-COMMISSIONER: Eighty feet?

MR. HUCKVALE: That is right.

THE SUB-COMMISSIONER: Now is that the same or is it not the same building? That is all I was wondering about.

MR. HUCKVALE: All right, I will find out.

30

Q That second building described in Exhibit 1 as

being a chicken house, 120 x 18 feet, was that the one that was converted into two storeys in 1941? A: Yes, this is the one referred to.

Q Now the next chicken house being the third building on that form, was it a two storey building originally? A: Yes.

Q Yes. I see.

THE SUB-COMMISSIONER: So that there are three chicken houses, are there? A: No, there was just two chicken houses.

Q And one incubator house which would be two storeys high?

MR. HUCKVALE: That is correct, sir.

THE SUB-COMMISSIONER: All right.

MR. HUCKVALE:. Q: The incubator house, is that a thing separate and apart from either of the chicken houses? A: It had no connection with the chicken house.

Q It had no connection with either of the chicken houses?

A No, not with either of the chicken houses.

Q Not with either one of them?

A No.

Q Yes. Is that what you wanted, sir?

THE SUB-COMMISSIONER: Yes, thanks.

MR. HUCKVALE: That is all, thank you, Mr. Utsunomiya.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

"S.R.Howard"; Official Reporter.

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

R. N. Gamanson

SUB-COMMISSIONER.

Case No. 590

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 NOV 20 1947

File No 4839

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

(1) NAME UTSUNOMIYA (Print) Surname GENGI Given Name (RCMP) Reg. No. 13700

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

(3) Present Address ~~c/o Bert~~ Box 145, Coaldale, Alberta

(4) REAL ESTATE

(a) Street Address (if any) 162 - 11th Avenue, Haney City or Municipality, B. C. Province

(b) Legal description (lot number, block number, section number, etc.) Municipality of Maple Ridge, Lot 2 of part of the N. E. ¼ of Sec. 20, Twp. 12, Map 3189, Dis. of New Westminster, C. of E. 50756.

(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 - - - - - - - - - - - - - - - - - $ 2200.00
(ii) Buildings - see supplement - - - - - $ 2500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 4700.00
(v) Amount at which Custodian sold property and credited your account - - $ 1725.58
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2974.42

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation left loose in house

(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 custody of Custodian

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

1.	kitchen stove	Estimated Value $ 60.00
2.	bed, table, kitchen utensils	Estimated Value $ 50.00
3.	4 incubator, 3 brooder stove	Estimated Value $ 200.00
4.	cultivator, saw, farm implements	Estimated Value $ 50.00
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 360.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 3334.42

(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)
of)
TO WIT:)

I, Gengi Utsonomiya of the District
of Coaldale 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 Village)
of Coaldale)
in the Province of Alberta)
this 17th. day of November)
A.D. 1947. R J Baldry) A Commissioner &c.

Genzi Utsonomiya

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.

My commission expires December 1947.

SUPPLEMENT

Gengi Utsunomiya

BUILDING

House	24 x 34
Chicken house	18 x 120
Chicken house	18 x 40
Barn	28 x 40
Brooder house - 4	12 x 14
Incubator	14 x 18
Garage	12 x 18
Root house	6 x 6
Bath house	
Pump house	
Wood shed	
Packing house - 2	

TOTAL ESTIMATED VALUE OF BUILDINGS $2500.00

UTSUNOMIYA Genji

(Claimant's Name)

REAL ESTATE
(Farm Land)

13700

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	10	1918	Annie Beeton	$500.00	All uncleared	None	$2,200.00
Cultivated not planted 2½ acres							
Cultivated and not in crop							
List Crops: Strawberries .51 acre							
Raspberries .56 "							
Rhubarb .16 "							
Asparagus 2 "							
Fruit trees (120)							
Total							

EXHIBIT No. 590-1
DATE Aug 19/48
FILED BY W. R. Hutchvale

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

Description	When Made	Cost
Clearing land (6 acres)	1918-1930	500 days work @ $3.00 per day - $1500.00
		30 Boxes powder @ $5.00 per box 150.00
		15 Powder caps @ $2.00 per cap - 30.00
		20 Fuse @ $1.00 per fuse 20.00
		Total cost of clearing 6 acres of land $1700.00

Claims were not filed for the following crops:
2 acres asparagus $400.00, strawberries 1½ acres, $300.00
raspberries 1 ac.,$200.00, apple trees (120) $240.00
Total $1140.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Residence	34' x 24'	Drop siding	1921	$600.00	$175.00	$150.00	$325.00	$600.00
*Chicken House	120' x 18'	Shiplap	1930	550.00	225.00	150.00	225.00	700.00
Chicken House	40' x 18'	(2 storeys)frame	1939	250.00	80.00	60.00	40.00	350.00
Barn	40' x 28'	Frame	1938	300.00	75.00	60.00	85.00	350.00
Brooder House	14' x 12'	"	1935	50.00	15.00	9.00	24.00	50.00
Brooder House	14' x 12'	"	1935	50.00	15.00	9.00	24.00	50.00
Brooder House	14' x 12'	"	1935	50.00	15.00	9.00	24.00	50.00
Brooder House	14' x 12	"	1935	50.00	15.00	9.00	24.00	50.00
Incubator House	18' x 14'	(2 storeys)frame	1938	120.00	50.00	30.00	50.00	150.00
Garage	18' x 12'	Frame	1935	50.00	15.00	9.00	24.00	50.00
Root House	6' x 6'	"	1936	25.00	5.00	6.00	11.00	25.00
Pump House	6' x 6'	"	1936	25.00	15.00	6.00	11.00	25.00
Bath House	10' x 6'	"	1936	25.00	5.00	6.00	11.00	25.00
Wood Shed	16' x 20'	"	1930	3.00	-	30.00	18.00	15.00
Packing House	10' x 8'	"	1937	3.00	-	6.00	4.00	5.00
Packing House	10' x 8'	"	1937	3.00	-	6.00	4.00	5.00
								$2500.00

Comments re Appraiser's report not covered by above information:
House and 2 chicken houses)
Incubator house) electrified
Goodwell with plenty of spring water
Land properly drained with ditches, approx. 2000 ft.

*"chicken" House converted in to 2 storeys in 1941 at total cost of approximately $450.00, which was overlooked when the claim was filed. Therefore the total estimated value at the time of sale, $1,050.00.
I havefarmed this land ever since 1918, when I did my first cleaning. The place was clear and free of weeds when I left. The appraiser states I had a crop of hay and weeds amounting to 5.64 acres. This was certainly not true when I left. I had in 2 acres of asparagus, which had probably gone to seed when appraisal was made. I made my living from small fruits, asparagus and poultry (over)

G. Utsunomiya
Signature

BC-194-P

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

4839

Farm Appraisal Report

File No. JL-206

Land Description Lot 2 of NE¼ of Sec.20, Tp.12, Plan 3189.

Containing 10 Acres

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

Nearest Rail Point Haney, B.C. Distance 1¼ miles

Market Town New Westminster (also local facilities) Distance 24 "

Church (give denomination) Haney - all denominations Distance 1¼ "

Nearest School Haney, B.C. Distance 1¼ "

State how property was identified: Map location and corner posts.

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

Property has direct access to 11th Avenue.

Is this district a good one? Yes, fairly good; co-operative marketing.

Employment opportunity Very limited.

Predominating Nationality and religion: Mixed - Japanese owners predominating.

Describe Fencing and its condition: Fenced on North and East Value $

Water supply: Domestic from shallow well. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	15 x 20)	Frame	1 st.	Shgl.	20	Wood	poor	350.00
Add'n.	12 x 20)							
Garage	12 x 14	"	1 "	Shke.	10	"	Fair	20.00
BARN	15 x 20) 15 x 20) 15 x 20)	"	1 "	"	20	"	Poor	60.00
~~BARN~~	x							
Hen House	18 x 40	"	2 "	Shgl.	10	"	Fair	250.00
" " ~~GRANARY~~	18 x 80	"	2 "	"	10	"	"	350.00
" "	20 x 30	"	1 "	Shke.	10	"	"	200.00
Brooder "	12 x 15	"	1 "	"	10	"	Poor	15.00
" "	12 x 15	"	1 "	"	10	"	"	15.00
" "	12 x 15	"	1 "	"	10	"	"	15.00

Total present day value $ 1275.00

Total Value Buildings add to farm $ 1085.00

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

$

Describe the basement and chimneys: No basement - brick chimney on bracket.

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

Are buildings painted? None. Condition of paint -

Distance from nearst bush Approximately 300 yards.

EXHIBIT No. 59-2
DATE Aug 19/48
FILED BY

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
6.87	Level 6.87	Clay loam 12"to 16"	Clay	Mixed, but of poor quality.	90.00	618.30

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	TOTAL
3.13	Level 3.13	Clay loam 12"to 16"	Clay	Clearing, stumping & breaking.	175.00 to 200.00	15.00	46.95

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 $ 665.25

Total added by buildings to value of farm $ 1085.00

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

Total value of farm $ 1750.25

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

Property vacant - land appears to be in a good state of fertility, consequently weed growth is very rank.

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

Small fruit and poultry.

Noxious weeds:

Couch grass, some thistle, chickweed, shephards purse, sorrel.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipal Assessment.

Assessed-Improvements-$940.00 - Taxes, 1942 - $39.53.
Land -$900.00

Date: June 3rd, 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 2nd day of June 19 42.

Inspector's Signature "D. DODDING"

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

JL-206 - G. UTSUNOMIYA

Farm Appraisal Report

Remarks: This has been and can again be made into a fairly good small farm; no work has been done on it this year and as a result weeds generally have over-run the crops.

It would appear that in recent years poultry has been the main line of activity with field crops as a side-line.

The poultry houses will accommodate from 800 to 1000 birds and the houses are in fairly good condition and quite clean. These buildings can be put into operation without much expense.

The dwelling is about the poorest building on the place being a poor type of structure.

(FOR ORCHARD LANDS ONLY)

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

Nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

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

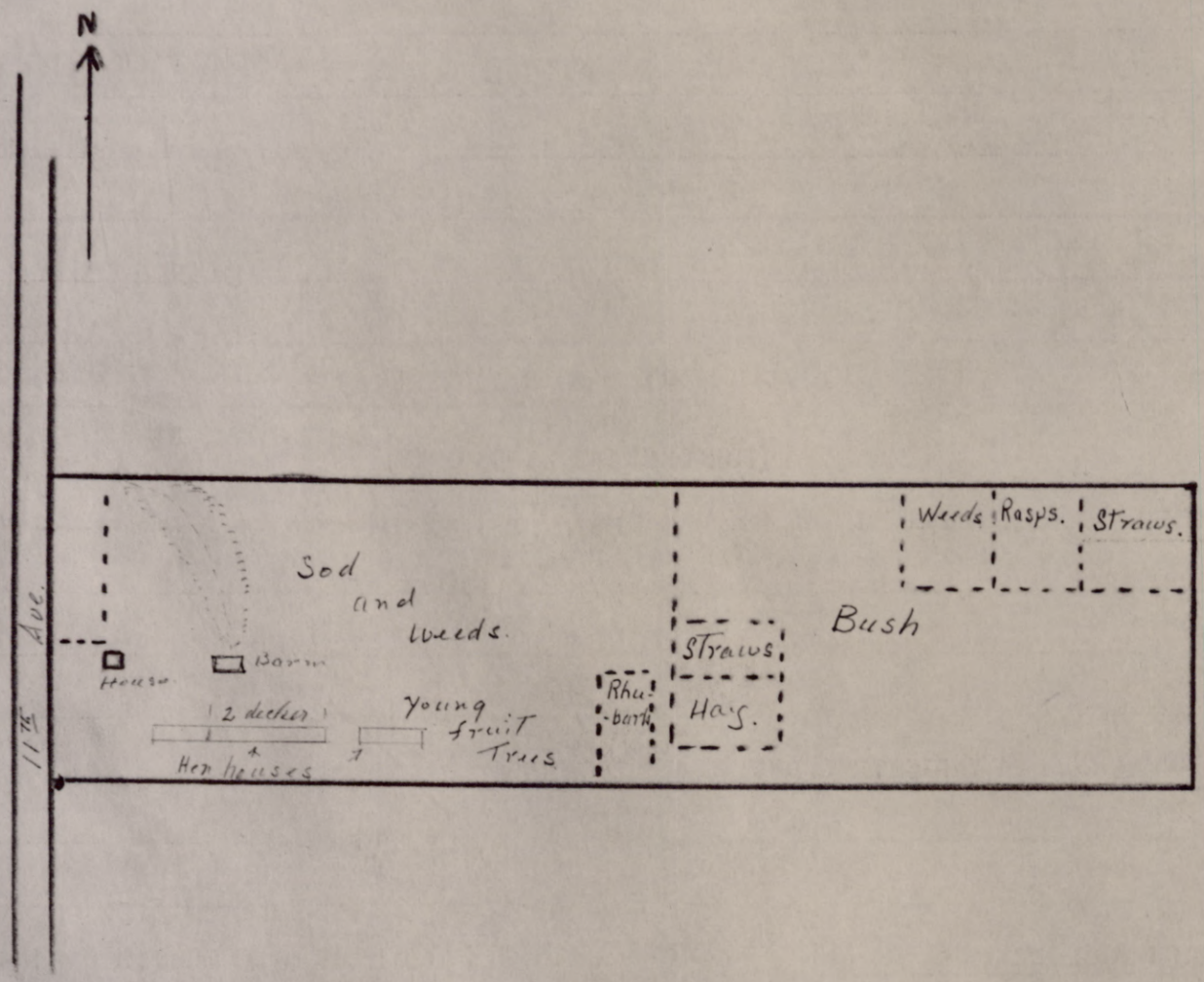
			Present Value
Strawberries - poor	-	.51 acs.	$
Raspberries - "	-	.56 "	
Rhubarb - "	-	.16 "	$
Hay and weeds- "	-	5.64 "	
		6.87 "	$
Bush land	-	3.13	
		10.00 "	$
Also there are 78 young apple trees approximately 5 years old and 16 old mixed fruit trees.			$
			$
			$
			$
			$
		Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Lot. 2. of NE ½ / Sec. 20, Tp 12. Plan 3189
Gengi. Utsumiya.

Scal- 200' to 1"



Following careful review of this appraisal report, it is my opinion that the present value is $ 1600.00

Date 6th June 19 42.

"I.T. BARNET"
District Superintendent.

GUARANTEED BY

UNION ASSURANCE SOCIETY LTD.

OF LONDON, ENGLAND

FIRE POLICY

199810

SUM INSURED

$ 1,000.00

THE NORTH WEST FIRE INSURANCE COMPANY

VANCOUVER BRANCH

CHECK No. 590-3

DATE Aug 19/48

FILLED BY W R Hackoale

Agency VANCOUVER, B.C. Rate 2% Premium $ 20.00

In consideration of the stipulations herein named

and of TWENTY ..... 00/100 Dollars Premium,

THE NORTH WEST FIRE INSURANCE COMPANY, hereinafter called the Insurer.

Does Insure GENJI UTSUNOMIYA hereinafter called the Insured,

for the term of THIRTY-SIX MONTHS from the THIRD day of JULY 1939

at noon, to the THIRD day of JULY 1942 at noon,

against all direct loss or damage by fire, except as hereinafter provided, to an amount not exceeding

ONE THOUSAND ..... 00/100 Dollars

to the following described property while located as described herein and not elsewhere, to wit:

FARM PROPERTY

On the following property owned by the Insured and occupied by Insured (Insured or Tenant) for farm purposes only, situate on the East side of 11th.Avenue,between Dewney Trunk Rd.& No.27 Rd.,in the Mun.of MAPLE RIDGE,B.C.,on Subdvn.2, N/E.¼ of Sec.20, Twp.12.

Loss, if any, on buildings only payable to -- (ISOLATED)

subject nevertheless, to all the terms and conditions of this policy.

DESCRIPTION OF PROPERTY INSURED	Dimensions of Buildings	Height	Built of	Roofed with	Amount insured by this Policy	
Item No.						
1. On the Dwelling House and its additions communicating and in contact therewith. No. 1 on diagram and	x	1½ sty.	frame	shingles	600	00
2. On Household Contents as per clause hereunder.		...	...	...	400	00
3. On the building occupied as barn No.....on diagram and	x				Nil.	
4. On Farm Produce only while contained therein.					Nil.	
5. On the building occupied as barn No.....on diagram and	x				Nil.	
6. On Farm Produce only while contained therein.					Nil.	
7. On the building occupied as a granary No..... on diagram and	x				Nil.	
8. On Farm Produce only while contained therein.					Nil.	
9. On the building occupied as a.....No..... on diagram and	x				Nil.	
10. On Farm Produce only while contained therein.					Nil.	
11. On the building occupied as a.....No..... on diagram.	x				Nil.	
12. On					Nil.	
On the following property, while contained in any of the above-described buildings, or on the premises.						
13. On vehicles, farm implements (excluding threshing machines and motor vehicles), tools utensils, harness and robes. (Not more than one mower and one reaper or binder covered under this item, and those covered are the newest and best on the farm.					Nil.	
14. On livestock, not more than two-thirds of the cash value recoverable on any one animal, unless specifically insured.					Nil.	
Such vehicles, horses, livestock and farm produce as are insured under this policy are also covered against loss or damage by fire while en route to or from markets or stables.						
The livestock is insured against lightning anywhere.						
On household furniture, supplies and personal effects (including paintings, sculpture, curiosities, works of art, articles of vertu, all at not exceeding cost), printed books, plate, plated ware, jewellery, scientific and musical instruments, clocks, watches, trinkets and mirrors, the property of the Insured or of any member of the Insured's family, only while contained in dwelling No. 1.						
No insurance shall apply to the item or items opposite which no specific amount is inserted.						
If the insurance under this policy covers more than one of the above items, the liability under each item shall be limited to the specific amounts set opposite each item.					$1000	00

Lightning and Electrical Current Clause:—See Statutory Conditions.

Threshing Machine:—No threshing operations by steam power are permitted within 25 feet of any of the buildings, unless special permit is granted.

Incubators and Brooders:—In consideration of additional premium of $ -, permission is granted to use an incubator or brooder heated by - in building marked No. - on diagram for a period of - from - to -

Attached to and forming part of Policy No. 199810 of The North West Fire Insurance Co.

Dated 3rd. July, 1939

TANAKA INSURANCE AGENCY
田中保險代理社

Per T Tanaka Agent.

B.C. STANDARD FORM

No. 7 (Sept., 1937)
5M-11-38

STATUTORY CONDITIONS

MISREPRESENTATION **1.** If any person applying for insurance falsely describes the property to the prejudice of the insurer, or misrepresents or fraudulently omits to communicate any circumstance which is material to be made known to the insurer in order to enable it to judge of the risk to be undertaken, the contract shall be void as to the property in respect of which the misrepresentation or omission is made.

FORM OF CONTRACT **2.** After application for insurance, if the same is in writing, it shall be deemed that any policy sent to the insured is intended to be in accordance with the terms of the application, unless the insurer points out in writing the particulars wherein it differs from the application, in which case the insured may, within two weeks from the receipt of the notification, reject the policy.

PROPERTY NOT INSURED **3.** Unless otherwise specifically stated in the policy, money, books of account, securities for money, evidences of debt or title, and automobiles, tractors and other motor vehicles, are not insured.

RISKS NOT COVERED **4.** Unless otherwise specifically stated in the policy, the insurer is not liable for the losses following, that is to say:

(*a*) for loss of or damage to property owned by any person other than the insured, unless the interest of the insured therein is stated in the policy;
(*b*) for loss or damage caused by invasion, insurrection, riot, civil commotion, military or usurped power;
(*c*) for loss due to the want, within the knowledge of the insured, of good and substantial chimneys; or caused by ashes or embers being deposited, with the knowledge and consent of the insured, in wooden vessels; or by stoves or stove-pipes being, to the knowledge of the insured, in an unsafe condition or improperly secured; or
(*d*) for loss of or damage to goods while undergoing any process in or by which the application of fire heat is necessary.

RISKS NOT COVERED EXCEPT BY SPECIAL PERMISSION **5.** Unless permission is given by the policy or endorsed thereon, the insurer shall not be liable for loss or damage occurring:

Repairs (*a*) to buildings or their contents during alteration or repair of the buildings and in consequence thereof; fifteen days being allowed in each year for incidental alterations or repairs without such permission;

Inflammable Substances (*b*) while illuminating gas or vapour is generated by the insured, or to his knowledge, in the building insured or which contains the property insured, or while there is stored or kept therein by the insured, or to his knowledge, by any person under his control, petroleum or any liquid product thereof, coal oil, camphene, gasoline, burning fluid, benzine, naphtha, or any of their constituent parts (refined oil for lighting, heating or cooking purposes only, not exceeding five gallons in quantity, gasoline, if contained in a tightly closed metallic can free from leaks and not exceeding one quart in quantity, or lubricating oil not being crude petroleum nor oil of less specific gravity than is required by law for illuminating purposes, not exceeding five gallons in quantity, excepted), or more than twenty-five pounds weight of gunpowder, dynamite or similar explosives;

Change of Interest (*c*) after the interest of the insured in the subject-matter of the insurance is assigned, but this condition is not to apply to an authorized assignment under *The Bankruptcy Act* or to change of title by succession, by operation of law, or by death;

Vacancy (*d*) when the building insured or containing the property insured is, to the knowledge of the insured, vacant or unoccupied for more than thirty consecutive days, or being a manufacturing establishment, ceases to be operated and continues out of operation for more than thirty consecutive days.

EXPLOSION AND LIGHTNING **6.** The insurer will make good loss or damage caused by lightning or by the explosion of coal or natural gas in a building not forming part of gas works, whether fire ensues therefrom or not; and loss or damage by fire caused by any other explosion; but, if electrical appliances or devices are insured, any loss or damage to them caused by lightning or other electrical currents is excluded and the insurer shall be liable only for such loss or damage to them as may occur from fire originating outside the article itself.

MATERIAL CHANGE **7.** Any change material to the risk and within the control and knowledge of the insured shall avoid the policy as to the part affected thereby, unless the change is promptly notified in writing to the insurer or its local agent; and the insurer when so notified may return the unearned portion, if any, of the premium paid and cancel the policy, or may notify the insured in writing that, if he desires the policy to continue in force, he must within fifteen days of the receipt of the notice pay to the insurer an additional premium, and in default of such payment the policy shall no longer be in force and the insurer shall return the unearned portion, if any, of the premium paid.

OTHER INSURANCE **8.** (*a*) If the insured has at the date of this policy any other insurance on property covered thereby which is not disclosed to the insurer, or hereafter effects any other insurance thereon without the written assent of the insurer, he shall not be entitled to recover more than sixty per cent. of the loss in respect of such property; but if for any fraudulent purpose the insured does not disclose such other insurance, this policy shall be void.

(*b*) The insurer shall be deemed to have assented to such other insurance unless it dissents by notice in writing within two weeks after notice thereof.

(*c*) In the event of there being any other insurance on property herein described at the time of the happening of a loss in respect thereof, the insurer shall be liable only for payment of a rateable proportion of the loss or a rateable proportion of such amounts as the insured shall be entitled to recover under clause (*a*) of this condition.

MORTGAGEES AND OTHER PAYEES **9.** Where the loss, if any, under a policy has, with the consent of the insurer, been made payable to some person other than the insured, the policy shall not be cancelled or altered by the insurer to the prejudice of such person without reasonable notice to him.

TERMINATION OF INSURANCE **10.** (1) The insurance may be terminated:

(*a*) subject to the provisions of condition 9, by the insurer giving to the insured at any time fifteen days' notice of cancellation by registered mail, or five days' notice of cancellation personally delivered, and, if the insurance is on the cash plan, refunding the excess of premium actually paid by the insured beyond the *pro rata* premium for the expired time;
(*b*) if on the cash plan, by the insured giving written notice of termination to the insurer, in which case the insurer shall, upon surrender of this policy, refund the excess of premium actually paid by the insured beyond the customary short rate for the expired time.

(2) Repayment of the excess premium may be made by money, post office order or postal note or by cheque payable at par and certified by a chartered bank doing business in the Province. If the notice is given by registered letter, such repayment shall accompany the notice, and in such case the fifteen days mentioned in clause (*a*) of this condition shall commence to run from the day following the receipt of the registered letter at the post office to which it is addressed.

SALVAGE **11.** After any loss or damage to insured property, it shall be the duty of the insured, when and as soon as practicable, to secure the insured property from further damage, and to separate as far as reasonably may be the damaged from the undamaged property, and to notify the insurer of the separation.

INSURANCE ON GOODS MOVED **12.** If any of the insured property is necessarily removed to prevent damage or further damage thereto, that part of the insurance under this policy which exceeds the amount of the insurer's liability for any loss already incurred shall for seven days only, or for the unexpired term if less than seven days, cover the property removed and any property remaining in the original location in the proportions which the value of the property in the respective locations bears to the value of the property in them all; and the insurer will contribute *pro rata* towards any loss or expense connected with such act of salvage, according to the respective interests of the parties.

ENTRY, CONTROL, ABANDONMENT **13.** After any loss or damage to insured property, the insurer shall have an immediate right of access and entry by accredited agents sufficient to enable them to survey and examine the property, and to make an estimate of the loss or damage, and, after the insured has secured the property, a further right of access and entry sufficient to enable them to make an appraisement or particular estimate of the loss or damage, but the insurer shall not be entitled to the control or possession of the insured property, or the remains or salvage thereof, unless it accepts a part thereof at its agreed value or its value as ascertained according to condition 17 or undertakes replacement under condition 19, and without the consent of the insurer there can be no abandonment to it of insured property.

WHO TO MAKE PROOF OF LOSS **14.** Proof of loss must be made by the insured, although the loss is payable to a third person, except that, in case of the absence of the insured or his inability to make the same, proof may be made by his agent, such absence or inability being satisfactorily accounted for, or in the like case or if the insured refuse to do so, by a person to whom any part of the insurance money is payable.

REQUIREMENTS AFTER LOSS **15.** Any person entitled to claim under this policy shall:

(*a*) forthwith after loss give notice in writing to the insurer;
(*b*) deliver, as soon thereafter as practicable, a particular account of the loss;
(*c*) furnish therewith a statutory declaration declaring:
  (i) that the account is just and true;
  (ii) when and how the loss occurred, and if caused by fire, how the fire originated, so far as the declarant knows or believes;
  (iii) that the loss did not occur through any wilful act or neglect or the procurement, means or connivance of the insured;
  (iv) the amount of other insurances and names of other insurers;
  (v) all liens and encumbrances on the property insured;
  (vi) the place where the property insured, if movable, was deposited at the time of the fire;
(*d*) if required and if practicable, produce books of account, warehouse receipts and stock lists, and furnish invoices and other vouchers verified by statutory declaration, and furnish a copy of the written portion of any other policy. The evidence furnished under this clause shall not be considered proofs of loss within the meaning of conditions 18 and 19.

FRAUD **16.** Any fraud or wilfully false statement in a statutory declaration, in relation to any of the above particulars, shall vitiate the claim of the person making the declaration.

ARBITRATION **17.** If any difference arises as to the value of the property insured, the property saved, or the amount of the loss, such value and amount and the proportion thereof, if any, to be paid by the insurer shall, whether the right to recover on the policy is disputed or not, and independently of all other questions, be submitted to the arbitration of some person to be chosen by both parties, or if they cannot agree on one person, then to two persons, one to be chosen by the insured and the other by the insurer, and a third to be appointed by the persons so chosen, or on their failing to agree, then by a Judge of the County or District Court of the County or District in which the loss has happened; and such reference shall be subject to the provisions of *The Arbitration Act;* and the award shall, if the insurer is in other respects liable, be conclusive as to the amount of the loss and the proportion to be paid by the insurer; where the full amount of the claim is awarded the costs shall follow the event; and in other cases all questions of costs shall be in the discretion of the arbitrators.

WHEN LOSS PAYABLE **18.** The loss shall be payable within sixty days after completion of the proofs of loss, unless the contract provides for a shorter period.

REPLACEMENT **19.** The insurer, instead of making payment, may repair, rebuild or replace the property damaged or lost, giving written notice of its intention so to do within fifteen days after receipt of the proofs of loss. In such event the insurer shall commence to so repair, rebuild or replace the property within thirty days after receipt of the proofs of loss and shall thereafter proceed with all due diligence to the completion thereof.

ACTION **20.** Every action or proceeding against the insurer for the recovery of any claim under or by virtue of this policy shall be absolutely barred unless commenced within one year next after the loss or damage occurs.

AGENCY **21.** Any officer or agent of the insurer who assumes on behalf of the insurer to enter into a written agreement relating to any matter connected with the insurance shall be deemed *prima facie* to be the agent of the insurer for the purpose.

WAIVER OF CONDITION **22.** No condition of this policy shall be deemed to have been waived by the insurer, either in whole or in part, unless the waiver is clearly expressed in writing signed by an agent of the insurer.

NOTICE **23.** Any written notice to the insurer may be delivered at or sent by registered post to the chief agency or head office of the insurer in the Province or delivered or so sent to any authorized agent of the insurer therein. Written notice may be given to the insured by letter personally delivered to him or by registered letter addressed to him at his last post office address notified to the insurer, or, where no address is notified and the address is not known, addressed to him at the post office of the agency, if any, from which the application was received.

SUBROGATION **24.** The insurer may require from the insured an assignment of all right of recovery against any other party for loss or damage to the extent that payment therefor is made by the insurer.

ASSIGNMENT FORM AND CONSENT THERETO

For Value Received _____ hereby transfer, assign and set over unto _____

of _____ the* _____ of the property, all _____ right, title and interest in this Policy, and all advantage to be derived therefrom, subject to all the terms and conditions therein mentioned and referred to.

*Purchaser or Mortgagee *as the case may be*

Witness _____ hand and seal at _____ this _____ day of _____ 19

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

_____

_____ (S)

The North West Fire Insurance Company, hereby consents to the above assignment, subject to all the terms and conditions contained in or endorsed on the said Policy, it being understood that if the Assignment be made in favor of a Mortgagee, or for a collateral security, the Insurance thereunder shall continue in the name of the Assured, whose loss, if any, shall be payable to the Assignee as* _____ interest may appear.

*His, her or their

Dated at _____

this _____ day of _____, 19

_____

Agent

recover more than sixty per cent. of the loss in respect of such property; but if for any fraudulent purpose the insured does not disclose such other insurance, this policy shall be void.

(*b*) The insurer shall be deemed to have assented to such other insurance unless it dissents by notice in writing within two weeks after notice thereof.

(*c*) In the event of there being any other insurance on property herein described at the time of the happening of a loss in respect thereof, the insurer shall be liable only for payment of a rateable proportion of the loss or a rateable proportion of such amounts as the insured shall be entitled to recover under clause (*a*) of this condition.

MORTGAGEES AND OTHER PAYEES

9. Where the loss, if any, under a policy has, with the consent of the insurer, been made payable to some person other than the insured, the policy shall not be cancelled or altered by the insurer to the prejudice of such person without reasonable notice to him.

TERMINATION OF INSURANCE

10. (1) The insurance may be terminated:

(*a*) subject to the provisions of condition 9, by the insurer giving to the insured at any time fifteen days' notice of cancellation by registered mail, or five days' notice of cancellation personally delivered, and, if the insurance is on the cash plan, refunding the excess of premium actually paid by the insured beyond the *pro rata* premium for the expired time;

(*b*) if on the cash plan, by the insured giving written notice of termination to the insurer, in which case the insurer shall, upon surrender of this policy, refund the excess of premium actually paid by the insured beyond the customary short rate for the expired time.

(2) Repayment of the excess premium may be made by money, post office order or postal note or by cheque payable at par and certified by a chartered bank doing business in the Province. If the notice is given by registered letter, such repayment shall accompany the notice, and in such case the fifteen days mentioned in clause (*a*) of this condition shall commence to run from the day following the receipt of the registered letter at the post office to which it is addressed.

may repair, rebuild or replace the property damaged or lost, giving written notice of its intention so to do within fifteen days after receipt of the proofs of loss. In such event the insurer shall commence to so repair, rebuild or replace the property within thirty days after receipt of the proofs of loss and shall thereafter proceed with all due diligence to the completion thereof.

ACTION

20. Every action or proceeding against the insurer for the recovery of any claim under or by virtue of this policy shall be absolutely barred unless commenced within one year next after the loss or damage occurs.

AGENCY

21. Any officer or agent of the insurer who assumes on behalf of the insurer to enter into a written agreement relating to any matter connected with the insurance shall be deemed *prima facie* to be the agent of the insurer for the purpose.

WAIVER OF CONDITION

22. No condition of this policy shall be deemed to have been waived by the insurer, either in whole or in part, unless the waiver is clearly expressed in writing signed by an agent of the insurer.

NOTICE

23. Any written notice to the insurer may be delivered at or sent by registered post to the chief agency or head office of the insurer in the Province or delivered or so sent to any authorized agent of the insurer therein. Written notice may be given to the insured by letter personally delivered to him or by registered letter addressed to him at his last post office address notified to the insurer, or, where no address is notified and the address is not known, addressed to him at the post office of the agency, if any, from which the application was received.

SUBROGATION

24. The insurer may require from the insured an assignment of all right of recovery against any other party for loss or damage to the extent that payment therefor is made by the insurer.

ASSIGNMENT FORM AND CONSENT THERETO

For Value Received _____ hereby transfer, assign and set over unto _____

*Purchaser or Mortgagee *as the case may be*

of _____ the* _____ of the property, all _____ right, title and interest in this Policy, and all advantage to be derived therefrom, subject to all the terms and conditions therein mentioned and referred to.

Witness _____ hand and seal at _____ this _____ day of _____ 19

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

_____ _____ $

The North West Fire Insurance Company, hereby consents to the above assignment, subject to all the terms and conditions contained in or endorsed on the said Policy, it being understood that if the Assignment be made in favor of a Mortgagee, or for a collateral security, the Insurance thereunder shall continue in the name of the Assured, whose loss, if any, shall be payable to the Assignee as* _____ interest may appear.

*His, her or their

Dated at _____

this _____ day of _____, 19

_____

Agent

For Value Received _____ hereby transfer, assign and set over unto _____

*Purchaser or Mortgagee *as the case may be*

of _____ the* _____ of the property, all _____ right, title and interest in this Policy, and all advantage to be derived therefrom, subject to all the terms and conditions therein mentioned and referred to.

Witness _____ hand and seal at _____ this _____ day of _____ 19

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

_____ _____ $

The North West Fire Insurance Company, hereby consents to the above assignment, subject to all the terms and conditions contained in or endorsed on the said Policy, it being understood that if the Assignment be made in favor of a Mortgagee, or for a collateral security, the Insurance thereunder shall continue in the name of the Assured, whose loss, if any, shall be payable to the Assignee as* _____ interest may appear.

*His, her or their

Dated at _____

this _____ day of _____, 19

_____

Agent

For Value Received _____ hereby transfer, assign and set over unto _____

*Purchaser or Mortgagee *as the case may be*

of _____ the* _____ of the property, all _____ right, title and interest in this Policy, and all advantage to be derived therefrom, subject to all the terms and conditions therein mentioned and referred to.

Witness _____ hand and seal at _____ this _____ day of _____ 19

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

_____ _____ $

The North West Fire Insurance Company, hereby consents to the above assignment, subject to all the terms and conditions contained in or endorsed on the said Policy, it being understood that if the Assignment be made in favor of a Mortgagee, or for a collateral security, the Insurance thereunder shall continue in the name of the Assured, whose loss, if any, shall be payable to the Assignee as* _____ interest may appear.

*His, her or their

Dated at _____

this _____ day of _____, 19

_____

Agent

CANCELLATION RECEIPT

$ _____ _____ 19

Received *from* THE NORTH WEST FIRE INSURANCE COMPANY,

the sum of _____ *Dollars, in consideration of which*

this Policy is hereby cancelled and surrendered.

WITNESS _____ *ASSURED.*

WITNESS _____ *Mortgagee.*

How Cancelled _____

FIRE POLICY

199810

THE NORTH WEST FIRE INSURANCE COMPANY

GUARANTEED BY

Union Assurance Society Limited
of London, England

ASSURED MR.GENJI UTSUNOMIYA,

PROPERTY DWELLING & FURNITURE.

AMOUNT $1,000.00 *PREMIUM* $20.00

EXPIRATION 3rd. JULY, 1942.

Branch Office for the Provinces of
BRITISH COLUMBIA AND ALBERTA
VANCOUVER, B.C.
JOHN ANDERSON, MANAGER

TANAKA INSURANCE AGENCY
田中保險代理社
GENERAL INSURANCE
PHONE HIGHLAND 2571
415 POWELL STREET VANCOUVER, B.C.

FOR YOUR OWN SECURITY, PLEASE READ YOUR POLICY, AS ON ITS CONDITIONS ONLY THE COMPANY IS LIABLE; AND IF IT BE NOT MADE OUT IN ACCORDANCE WITH YOUR APPLICATION IMMEDIATELY RETURN IT FOR ALTERATION.

FORM OF REMOVAL

_____

The property hereby insured having been removed to the _____ *story building, built of* _____

and roofed with. _____ *, occupied as* _____

situate and being No. _____ *Street,* _____

shall in future be held insured therein, and not elsewhere.

Plan reference, Sheet _____ *Block* _____ *No.* _____ *Rate* _____

ADDITIONAL PREMIUM, $

REBATE, - - - $

registered at _____ *Agency,*

this _____ *day of* _____ 19

Endorsement No _____ _____ *Agent*

UTSUNOMIYA Genji
(Claimant's Name)

PERSONAL CHATTELS

13700
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
Cook Stove	1941	New	$75.00	Like new	$60.00
3 Beds	1937	"	75.00	Fair	30.00
Sofa	1934	"	35.00	"	10.00
Table	1937	"	10.00	"	5.00
10 Chairs	1937	"	10.00	"	5.00
2 Incubators(Electric & 3 Lamp)	1937	"	200.00	"	100.00
2 Incubators	1942	Used	50.00	I never used them	50.00
Brooder Stove	1937	New	30.00	Fair	20.00
2 Brooder Stoves	1936	"	50.00	"	30.00
Cultivator (Horse)	1936	"	25.00	"	10.00
Harrow	1934	"	10.00	"	5.00
2 Cross-cut saws (7½')	1939	"	21.00	"	15.00
2 Axes (medium size) double axe	1939	"	5.00	"	2.00
Cross cut saw 6f')	1937	"	5.00	"	2.00
Cross cut saw (6')	1938	"	6.00	"	3.00
Sprayer (Liquid)	1937	"	7.50	"	3.00
Dust Sprayer	1939	"	5.00	"	2.00
Pee-pee	1937	"	5.00	""	3.00
Powder Auger	1937	"	4.50	"	3.00
Chain (heavy(	1937	"	5.00	"	2.00
					360.00

Description of Storage of Goods:

Incubators, brooderstove and other tools and farm implements were stored in the large chicken house and locked up. The key was handed over to the Custodian, household furniture was locked up in the house (residence) with key turned over to the Custodian.

General Statement as to Chattels not Described above:

EXHIBIT No. 590-4
DATE Aug. 19/48
FILLED BY G. R. Hackwal

Additional Comments, if any: Custodian apparently leased my land without my knowledge or permission.

G. Utsunomiya
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 4839 EXHIBIT No.

NAME Gengi UTSONOMIYA

REG. No. 13700

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Apr. 20/42	TAKEN BY I.C. Bardwell			AUCTION	TENDER &c		
EVACUATION Apr. 30/42	DATE May 15/42						
4 incubators		1. Kitchen stove	$60 00				
2 brooder stoves		2. Bed					
household furniture		Table					
Kitchen utensils		Kitchen utensils	50 00				
Farm implements		3. 4 incubators					
		3 brooder stove	200 00				
		4. Cultivator					
		Saw					
		Farm implements	50 00				
			$360 00				

EXHIBIT No. _____ CASE No. _____

VENUE Lethbridge

S	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
							$60 00	Chattels not of sufficient value to warrant expense of moving to auction. Tenant and present owner refused to purchase on grounds that they were of no commercial value. Chattels still on the property.
							50 00	
							200 00	
							50 00	

EXHIBIT No. 590-5
DATE Aug. 19/48
FILLED BY
Ella Rice

EXHIBIT No. 590 - 6

DATE Aug.19/48

FILED BY G.E.A.Rice

File No. 4839

SUMMARY RELATIVE TO CLAIM OF
Gengi UTSONOMIYA - Regn. No. 13700

11th May, 1948.

REAL PROPERTY: Lot 2 of Part of NE¼ of Sec. 20, Twp. 12, Map 3189, Municipality of Maple Ridge, Dist. of New Westminster.

	Assessed Value	S.S. Bd. Appraisal	V.L.A. Purchase	Claimant's Valuation	
Land	$900.00	$665.25		$2200.00	10 acres
Improvements	940.00	1085.00		2500.00	
	$1840.00	$1750.25	$1718.00	$4700.00	
		Less sale price		1725.58	($1718.00)
		Amount of claim		$2974.42	($2982.00)

Claimant values the land at $220.00 per acre.

RE CHATTELS

Claim $360.00

At date of evacuation owner had fire insurance with North West Fire Co., Policy No. 199810 for $600.00 on dwelling and $400.00 on contents, expiring 3rd July, 1942. Custodian renewed insurance, with Policy 205944, for $600.00 on buildings and $75.00 on contents, for 3 years, expiring 25th August, 1945. On the 5th August, 1944, insurance on contents($75.00) was cancelled and insurance on buildings transferred to Director, Veterans Land Act. A rebate of unexpired premium was made to claimant for $10.58.

No chattels were sold, as they did not warrant removal to auction. The first tenant, Mrs. P.F. Sanborg, and also the present occupant refused to purchase chattels, as they were of no commercial value. Chattels still on property at 31st October, 1947.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct.15/48 M Wanstall