Name of Claimant OHNO, Kenzo Case 724

Custodian File 5443

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					956.00		589.95				46.31 589.95

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	
254.16	78.05 ~~78.05~~	23.41	30.73%	177.74	54.62			78.03

TOTAL RECOMMENDATION	714.29

1540

CASE NO. 724.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,

September 28th, 1948.

IN THE MATTER OF THE CLAIM OF

KENZO OHNO.

PROCEEDINGS AT HEARING.

Original

CASE NO. 724.

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,

September 28th, 1948.

IN THE MATTER OF THE CLAIM OF

KENZO OHNO.

Proceedings at Hearing.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
W.S. RUSSELL, 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. 724, Kenzo Ohno.

KENZO OHNO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Ohno, I am showing you a summary of evidence in support of claim. Do you speak English?

A Oh, no, not very much.

Q You will notice it contains a number of facts and figures here. Were these facts and figures supplied by yourself? A: Yes.

Q Is this your signature at the end of this?

A Yes.

Q You believe the contents of this to be true and correct to the best of your knowledge, information and belief? A: Yes.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: Q: You show in your summary of evidence under question or clause 10 the rental value per year of this land as $400.00. How did you arrive at that figure? A: When I evacuated I leased the place to Mr. Johnston and he was to pay me $400.00 a year, and I am basing my claim on that amount, which I consider quite a reasonable amount.

Q How long was the lease for? A: One year.

Q One year.

THE SUB-COMMISSIONER: I wonder if that included the sale of the crop for the year in that, or was it really

a lease of the land and any chattels.

MR. RICE: Perhaps he has a lease, your Honour.

MR. RUSSELL: I have a lease here, sir. This is a standard form of lease. It is apparently for $400.00 for ten months, and it appears to be a straight lease of the land with an undertaking that the lessor or the lessee will look after the growing crops listed in the lease. I can put that lease in if you wish, your Honour.

10 THE SUB-COMMISSIONER: All right.

MR. RUSSELL: Q: This is your signature, Mr. Ohno, on this lease (indicating)? A: Yes.

Q And this is your lease to Mr. W. Johnston?

A Yes.

Q Made the 16th of April, 1942? A: Yes.

MR. RUSSELL: I will put that in as an exhibit.

(LEASE MARKED EXHIBIT NO. 2).

MR. RUSSELL: Q: Mr. Ohno, I believe you were claiming in your personal property claim for four beds, is that

20 right? Four double beds? A: I think there was more than four.

Q Well, you are claiming for four in your personal property claim? A: Yes.

Q Now, did you ever have any beds sent to you by the Custodian? A: No. Yes, one.

Q How many beds did you have altogether?

A Five.

Q You had five? A: Yes.

Q I see. I just point out, your Honour, that all

30 the goods claimed by this claimant have been either

declared or inventoried in the analysis of property.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels were sold for their fair market value.

I wish to tender as exhibits in this case, a farm appraisal report respecting the land.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3)

MR. RICE: An assessment notice for the year 1943 of
10 the Corporation of the District of Mission showing the land to be ten acres, and the assessed value is, land $500.00, improvements $400.00.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. RICE: A summary respecting the claim on real and personal property.

(SUMMARY MARKED EXHIBIT NO. 5).

MR. RICE: An analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 6).

20 CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form, dated the 21st of April, 1942 (indicating); does that document bear your signature? A: Yes.

MR. RICE: I tender his J.P. form to which he has acknowledge his signature.

(J:P. FORM MARKED EXHIBIT NO. 7).

MR. RICE: Q: You say you received one bed from the Custodian? A: Yes.

Q It was shipped to you? A: Yes.

30 Q Where did you leave your gas sprayer?

A I left it on the top of the root house.

Q Did you leave it at the Haas Hop Company?

A No, not the Haas Hop Company. When I evacuated I left it in my upstairs of the root house.

Q Left it inthe upstairs of a root house?

A Yes.

Q And where did you leave your carpenter tools?

A Oh, in the same place, most things stacked upstairs in the root house. Mostly up in the upstairs of the root house, but there were things left in the barn and elsewhere.

Q And you turned your place over to Mr. Johnston. Did he take possession of the buildings?

A Yes, I rented the buildings as well.

Q He had the use of the buildings and he had the use of your chattels? A: Well, I wasn't able to put all the furniture away so that he may have used them. There was no definite agreement.

Q You just leased the place for one year, did you?

A One year.

Q And at the time you were evacuated your crop was all ready to be taken off, the berry crop?

A No, they weren't ready to be picked because I was evacuated in April.

Q When do you pick your strawberries out there?

A Sometime in June.

Q Your strawberry crop is never ready until June?

A Some years different; some years about 21st of May, the first crop.

Q And you had fertilized all your berry crops and

had them cleaned out, and they were ready to bear fruit when you left? A: Yes.

Q And all that work had been done by you?

A Yes.

Q How much rent did you expect to get out of Johnston the next year? He had to do all the work you did.

A Well, if I would have rented it it would have been $1000.00 a year.

Q Well, the second year, if you had rented it to Johnston the second year, he would have had to do the fertilizing of the plants and get them ready for crop, and how much would you expect him to pay you for rent? A: I didn't want to rent it for less than $1000.00 a year.

Q Well, then, why didn't you swear that the fair rental was $1000.00 a year instead of $400.00? Is this statement wrong? You say the fair rental is $400.00 a year, and now you say $1000.00; which is right? A: Well, I arranged to rent it to him for $400.00 and I am claiming for the same amount of rental, but depending on the types of people wanting to rent the place, I could have got any amount up to about $1000.00 for it. If the Custodians wish to pay me that much I don't think I shall do without it. I was in a hurry and, therefore, I just let it go at $400.00.

Q Well, you don't know what the place was rented for in 1943, or was it rented in 1943?

A In '43 I think the Custodian was looking after the place; I wasn't there anyway.

Q What was it rented for, or do you know?

A I don't know. I have no communication about it and I don't know anything about it. The same lessee is living there at the present time.

Q8 You are claiming for two shingled beds; what does that mean? A: Oh, that should be single.

Q You claim four double beds. One cost you $33.00, another one $22.00, and another $20.00, is that right? A: Yes.

Q And that totals, according to my figures, $75.00, and yet you say the value is $80.00. How do you explain that? A: My daughter typed this out and possibly made a mistake. There is one missing out of that too.

MR. RUSSELL: The claim or the column there is "price paid"; possibly he doesn't know it.

MR. RICE: If he doesn't know it, why has he produced this as his sworn document.

MR. RUSSELL: There are three prices and there are four beds. It is quite possible he doesn't know the price of the fourth.

MR. RICE: Well, he has got the total in at $80.00.

MR. RUSSELL: The total value. You are mixing the two columns up.

MR.RICE: Q: You are claiming for ten hoes. How much did you pay for them? A: $1.10 apiece. Now I think $1.40. I got more than ten but only put in claim that many.

Q You used them a year anyway and all you wore

off those hoes was 10¢ apiece?

A Mostly those hoes bought when evacuated.

Q I mean, after you use a hoe a year it has only depreciated in value 10¢?

A It depends on the way they are used.

Q Well, that is the way that you used them, apparently, in your claim here.

A Actually they are quite new.

Q Do you mean to say a hoe after being used a year only depreciates 10¢ in value, a new hoe?

10

A I actually would like to see what I paid for them, but I just deducted about 10¢.

Q Well, I can understand that too. You paid $4.50 for three spades and you used them two years and all you say that they depreciated in value is 25¢; that is correct, is it?

A They were all bought the year previous and mostly new.

Q This statement that you have sworn to says that you purchased them in 1940, is that right?

20

A I don't remember accurately. I just thought they were bought around that time.

Q I think you are right. You filed a claim originally in November, 1947, about eight or nine months ago for $370.00 for farm implements, today the claim totals $282.55. Haven't you had a little hard work trying to build it up to $370.00? Isn't that why these values are a bit high?

A I deducted the values for the chinaware which were on the original.

30

Q I am talking about the farm implements. In the claim that you filed you valued your farm implements at $370.00, today your statement is short of that amount?

MR. RUSSELL: My learned friend is kind of hard to please. If it is over, he objects; if it is under, he objects; and if we hit it on the nose, he objects.

MR. RICE: I don't know. If you kept a spade under a glass case it would depreciate more than that.

10 MR. RUSSELL: Ten per cent is what it depreciates, taking it in the ordinary revenue.

MR. RICE: Ten per cent, but he hasn't depreciated it five per cent, 25¢ in two years.

A These values, I have deducted certain amounts of these articles after consulting my wife, I mean, after consulting my lawyer, who advised me to reduce my claim somewhat.

Q Oh, your lawyer advised you to reduce your claim from $370.00 to $282.55, is that right?

20 A I re-valued my previous figures.

Q Well, have you got the statement showing how the claim of $370.00 was made up?

A I think I have. Before I was evacuated the Custodian, I believe, made a list from that sheet of paper.

MR. RICE: I don't know whether you want that to go in or not, Mr. Russell. (Document to Mr. Russell)

MR. RUSSELL: You can put it in.

MR. RICE: I observe the hoes were dropped a dollar in value from that list, as it is $11.00, the cost

30 price; I don't know whether it would furnish much

information to the Commissioner or not.

MR. RUSSELL: It doesn't matter to me. You can put it in if you want to.

MR. RICE: I think it is only cluttering up the record.

I will submit a statement from William S. Ure, an auctioneer, as to four items that were abandoned as of no value. They consist of two heaters, one table, two beds, one organ and one hand sprayer.

MR. RUSSELL: When was that list made?

10 MR. RICE: It is dated January 19th, 1944.

MR. RUSSELL: Does it say when his inspection was made?

MR.RICE: No. Apparently it was made at the time of the auction sale and he had these things then.

(STATEMENT MARKED EXHIBIT NO. 8).

MR. RICE: All right. Now, these are the auction sheets what were sent to you (indicating)?

A Yes.

Q I don'tknow that I want them.

A There is three double bed, $17.75; can you buy that

20 here in the secondhand store?

Q What was that?

BY THE REPORTER: "There is three double bed, $17.75; can you buy that here inthe second hand store?"

MR. RICE: That is what they were sold for at auction there; that ought to be a true value. That is all people would pay for them regardless of what you thought of them.

RE DIRECT EXAMINATION BY MR. RUSSELL:

30 Q You showed Mr. Rice a list of your chattels. When

was that made up? A: This one?

Q Yes? A: When we evacuated we give it to the Custodian, that copy.

Q A copy of that? A: Yes.

MR. RUSSELL: All right. We had better put that in, your Honour.

(LIST MARKED EXHIBIT NO. 9).

THE SUB-COMMISSIONER: That is at the time of evacuation?

MR. RUSSELL: Yes.

10 A At the time everything we go to report it.

THE SUB-COMMISSIONER: Anything else?

MR. RUSSELL: I am just wondering if I could see Exhibit 8 for just a moment. That was that statement of William Ure.

(Exhibit 8 to Mr. Russell)

I simply point out, your Honour, that the statement of Mr. William Ure was made January 19th, 1944, in which he says that these items were valueless. Well, I am not surprised, after a considerable time

20 like that. That is all, thanks.

THE SUB-COMMISSIONER: Q: Referring to Exhibit 9, this list which you say is a copy of the one that you gave to the Custodian, did the list have on it the values set forth as in this exhibit?

A The same thing like that, but I think the Custodian never put the value.

Q I mean, the list that you gave the Custodian, did the list have the values on it too?

A This is the actual sheet I handed to the Custodian.

30 Q Actual copy of it, values and everything?

A Yes.

Q And the $400.00 rent, you were going to get through the co-operative, were you? Were you to get this $400.00 rent from the return of the fruits and berries and so forth from the co-operative where they were sold? A: No, he was to pay me in cash.

Q Well, I mean, did you get the cash? Did you get the money? A: He was to have
10 paid me that rent just when I left on the Friday, but he never turned up and, therefore, I never got the cash and I believe the money was handed over to the Co-op.

Q So that really what you were doing was selling your crop that you had ready for harvesting, or would be harvested shortly afterwards, weren't you?

A Yes.

Q Yes. That is all.

MR. RICE: There is an item I would like to get cleared
20 up. I mean, Exhibit 9, the Custodian has no record of it according to my file, your Honour.

RE CROSS EXAMINATION BY MR. RICE:

Q I refer to Exhibit 9, this inventory of farm implements and household goods. You say you gave a copy of that to the Custodian? A: No, not copy; this paper (indicating), I showed it to him.

Q Oh, you showed it to him? A; Yes.

Q You didn't give it to him? A; It was this
30 actual paper that I handed him.

Q You handed it to him?A: Yes.

Q How did you get it back? A: Just had copy made and he return me the copy after the form was made out.

Q That was at the time that you completed your J.P. form? A: Yes.

Q But at that time you didn't have the figures in here, did you? The value of these things, you didn't have that on this at that time, had you?

10 A Yes, the figures were there. The prices were all there when I handed the sheet to him, this sheet.

Q Who do you mean by "him"? Who was it that you actually handed it to? A: To the typist.

Q To the typist? A: Yes.

Q A girl? A: Yes, a girl.

Q On your J.P. form the values are not in there, are they? A: I didn't see this so that I don't know.

Q Well, you signed it and must have seen it. How did

20 you sign it if you didn't see it?

A Well, I just thought that they had typed it as I wanted it to be typed. I don't understand very much English.

Q You didn't check the chattels at all as listed in the form to compare them with the list that you furnished the typist with? A: No, we didn't do that. I thought we would be coming back so that I didn't bother to check.

MR. RUSSELL: Q: Mr. Ohno, in connection with this

30 land that you were leasing, now supposing there

had been no crop on that land when you leased it to Mr. Johnston, what would you say would be a fair rental? A: Would that be rent of the house?

Q For the whole property, just the same as you rented it to Mr. Johnston before, supposing there was no crop?

THE SUB-COMMISSIONER: Including chattels.

A Suppose there was no crop? Do you mean the house alone?

10

MR. RUSSELL: Q: The house and the land?

A I am afraid I don't know that.

Q Well, you rented this land for $400.00, and then you told His Honour Judge Edmanson that that $400.00 was for the sale of the crop, and then you have told us if you had an opportunity to rent it, as you wanted it, you could have got $1000.00. Now, I want to know how much of that $1000.00 would be for the crop on the land as it was when you rented it to Mr. Johnston, and how much it would be for the rent of the land without any crop?

20

A The land without any crops would be of no value.

THE SUB-COMMISSIONER: Pardon?

A The land without any crops on it wouldn't be of much value, and I don't think I would have had anyone to rent the place if the crops hadn't been on it. If it were in town you could easily rent the land and the buildings, but where I lived some distance away from town, therefore, it is quite different.

30

MR. RUSSELL: Q: Well, supposing you had been able to get your $1000.00 for the land, what would you have got your $1000.00 for, the land alone, or the land with the crop on it?

A With the crop on it. The main thing is for the crop.

Q Well, you say you sold your crop for $400.00, is that right? A: Yes.

Q Your land is good for farming, is that right? It is good farming land? A: Yes, I think so.

10 I been on there for years before.

Q How much would a person pay you for the rent of your land and for the right of using your house?

THE SUB-COMMISSIONER: When you say farming you mean growing crops on the land?

MR. RUSSELL: Yes.

THE INTERPRETER: Could I have that again, please?

BY THE REPORTER: QHow much would a person pay you for the rent of your land and for the right of using your house?"

20 THE SUB-COMMISSIONER: Can't he answer that question without all that conversation? You see, all you have got to do is to answer the questions asked. I haven't any doubt that $400.00 represents the value of the crop and possibly something to cover the fact that it has already been planted and the berry bushes.

MR. RUSSELL: What I am trying to establish is what the rental would be. The rental is worth something. I am trying to establish, is it $600.00, the

30 difference between $400.00 and $1000.00.

THE SUB-COMMISSIONER: No, it wouldn't be that.

MR. RUSSELL: It must be some figure.

THE SUB-COMMISSIONER: It seems to me that he has rented the place for $400.00, and that is the value of the place as it stood, planted with fruit, and coming on for the harvest season, and taking into account whatever work he had done, and the fact that it had been planted with trees. But you wouldn't get $1000.00 rent for a place like that for ten months when the total value of the whole place, according to your own statement, is $4817.70, including costs of improvements and everything going back to 1920.

MR. RUSSELL: Yes, but the evidence you have taken from the witness is to this effect, that the land is worth nothing, and he sold the crop off the place for $400.00.

THE SUB-COMMISSIONER: Of course, any reasonable person would not say that; but the object of the lease was to sell the crop, there is not any question about that. And that $400.00 unquestionably took into consideration the work that had been done that Spring, or whatever time it took to get these bushes in shape for the season, and the presence of the bushes, having regard to their life.

MR. RUSSELL: Yes.

THE SUB-COMMISSIONER: Because those things depreciate.

MR. RUSSELL: Well, I just wanted to be clear on it that he wasn't turning over simply the crop for $400.00, and saying that the land is worth nothing; that was it.

THE SUB-COMMISSIONER: I think that can be taken for granted.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the transcript accurate.
"S.R.HOWARD" Official Reporter S.R.Howard

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

SUB-COMMISSIONER.

ACKNOWLEDGED

5442 Case No. 724.

NOV 27 1947

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

---

1. Name of Claimant in full: Kenzo Ohno

   Registration No. 13138

2. Claimant's address at the time of his evacuation from the protected area: R.R. No. 2, Mission City B.C.

3. Claimant's present address: Box 28, Picture Butte, Alta.

4. Claim relating to real property:

   (a) Street address of real property:

   (b) Legal description of property:

East of Lot 5, North East Quarter of Sec. 28, Township 17, No. 19492

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Fruit Farm

(d) Title or interest held by Claimant in the real property:

Title is in the care of the Custodian.

(e) Fair market value of real property at date of sale:

(I) Land— $ 2800.00

(II) Buildings— $ 1700.00

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ 4500.00

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

Left on farm and in the home on R.R. No.2, Mission City, B.C.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Left as is on my farm, in the house, in the garage and hothouse.

(c) In whose care was property left by the Claimant at date of evacuation?

W. Johnston, Mission City, B.C.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Farm Implements	$ 370.00
Household goods	300.00
	$ 670.00

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

$670.00

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will ..... be required.

DATED this 12th day of ~~October~~ Nov., A.D. 1947.

K. Fukami
Witness to Signature of Claimant.

K. Ohno.
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Kenzo Ohno
(Full Name of Claimant)

of Picture Butte, Alta. — Beet worker
(Present Address) — *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

Received payment for real property	$ 956.00
Received payment for implements and	10.00
household goods	74.05

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Picture Butte
in the Province of Alberta,
this 13th day of November
A.D. 1947.

K. Ohno

Ronald D. Lutes
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

Mr. & Mrs. H. T. Barnett
R.R. #1 Mission City, B.C.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 86

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Kenzo OHNO

2. Registration Number: 13138

EXHIBIT No. 72H-1
DATE Sept 28/48
FILLED BY W. S. Russell

3. Present Address: Picture Butte, Alta.

4. Address Prior To Evacuation: Mission City, B. C.

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

East of Lot five (5), North East Quarter of Section Twenty-eight (28), Township Seventeen (17), No 19492

(a) Nearest Post Office adjacent to land. Mission City

(b) Number of acres: 10

(c) When purchased: November 5, 1918

(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

¾ acre cleared

9¼ acre standing timber

No Buildings

(e) Purchase Price ..... $ 400.00 to Hisooko ..... $ 575.00
$ 175.00 to Ishu

6. IMPROVEMENTS:

(a)	Clearing 8 acres at $ 200.00 per acre		$ 1600.00	
(b)	Fencing		$	
(c)	Tillage title		$ 100.00	
(d)	Drainage		$	
(e)	Weed Eradication		$	
(f)	Planting 2 ac. strawberries	$175.00	$	
	1½ac. raspberries	127.50		
(g)	¼ac. blackberries	21.25	$	
	¼ac. Eg. "	21.25		
(h)	1½ac. rhubarb	127.50	$ 600.00	
	1½ac. hops	127.50		
	Total		$ 2300.00	$ 2300.00
	Carried Forward		$	$ 2875.00

Brought forward $ 2875.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
dwelling	12 x 20	1935			300.00
dwelling	22 x 30	1920			800.00
root house	16 x 32	1932			200.00
root house	20 x 36	1938			200.00
barn	18 x 24	1939			100.00
packing shed	10 x 14	1938			50.00
pump house	8 x 10	1940			50.00
Fixtures					
1 water pump	(electric)				84.35
1 water tank					43.35
350' 1½" pipe					60.00
350' ½" pipe					30.00
750' electric	wire				25.00
					$ 1942.70

Total Cost of Buildings & Fixtures 1942.70

Total Cost of Land and All Improvements ..... $ 4817.70

Fair Market Value ..... $ 4500.00

Sold by Custodian for ..... $ 956.00

Loss Claimed on Parcel 1 ..... $ 3544.00

8. Assessment for 1942:

Land ..... $ 500.00

Improvements .... $ 400.00

Total ..... $ 900.00

9. Appraisal or Valuation (by Custodian):

Lands	$ 449.50
Improvements	$ 525.00
Total	$ 974.50

10. Rental Value per Year: $ 400.00

11. Fire Insurance on Buildings:

(List amount on each building):

on dwelling $ 500.00 Royal Insurance Company Ltd.

$

$

$

12. Documents in Support:

(a) Photographs:

(b) Deeds I Hisaoka to Kanzo ~~Ono~~ Ohno dated February 16, 1920

(c) Agreements to Purchase Hisaoka to Kanzo ~~Ono~~ Ohno dated November 5, 1918

(d) Leases Kenzo Ohno to W. Johnston April 16, 1942

(e) Insurance Policies # 636588 with Royal Insurance Company Ltd.

(f) Correspondence Tax Assessment Notice for 1941 from District of Mission

(g) Statement from Office of Custodian detailing sale price of property dated March 26, 1945

(h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	$	3544.00
Parcel 2	$	
Parcel 3	$	
Parcel 4	$	
TOTAL:	$	3544.00

PERSONAL PROPERTY:

Item	Year Purchased	Price Paid $	Value $	Remarks
FARM IMPLEMENTS				
10 hoes	1941	1.10 each	10.00	
3 spades	1940	1.50 "	4.25	
2 cultivators	1939	18.00	33.00	
1 scythe	1940	3.85	3.85	
3 sledge hammers		1.50	3.00	
3 wedges		3.50	2.00	
1 peeve		3.50	3.50	
2 mattocks		3.00	2.00	
3 sickle		2.00	1.00	
1 hay fork		1.50	1.50	
1 spud fork		1.75	1.50	
3 double axes		2.75 each	6.00	
2 cross cut saw		20.00	10.00	
2 buck saw		2.00 each	4.00	
2 hand dust sprayers		25.00	25.00	
1 pruning scissors		3.25 each	3.25	
1 snow shovel		1.50 each	1.50	
6 hop baskets	1941	22.50	22.50	
1 hop pole	1941	.75	.75	
1 wheel barrow		7.00	5.00	
2 nail hammers		1.75 each	2.50	
1 plow		10.00	5.00	
1 car jack		3.75	3.75	
1 water pump (elec.)	1941	84.35	84.35	
1 water tank	1941	43.35	43.35	
			$ 282.55	
Household Goods				
2 kitchen stoves	1939-40	47. & 25.	55.00	
2 parlor stoves		18. & 5.	20.00	
3 tables (H. M.)			25.00	
1 Dresser		15.00	15.00	
1 davenport	1942	35.00	35.00	
8 chairs		12.00	12.00	
1 organ		20.00	20.00	
4 double beds		33,22,20	80.00	
2 shingle beds		10. & 15.	15.00	
250 sq. ft. carpeting	1942	30.00	23.00	
			$ 300.00	
		TOTAL	$ 582.55	

(Add additional page if necessary)
(If claim for vessel describe on separate sheet numbered 6A)

PAYMENTS RECEIVED FROM CUSTODIAN ON PERSONAL PROPERTY

Item:	Year:	Month:	Amount.

Total: $ 74.05

Total Claim for Personal Property ..... $ 582.55

Deduct Payments from Custodian ..... $ 74.05

Net Loss on Personal Property ..... $ 508.50

I Certify the above to be True and Correct.

..... K. Ohno .....

Witness — Signature of Claimant.

FARM LEASE

THIS INDENTURE made in duplicate the 16th day of April A.D., 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:- KINZO OHNO of Mission City

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

Of the First Part

EXHIBIT No. 724-2
DATE Sept. 28/48
FILED BY W. S. Russell

- and -

W. JOHNSON of Vancouver
in the Province of British Columbia
Farmer
(hereinafter called the Lessee)

Of the Second Part

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

Block Five (5) West of the Dewdney Trunk Road in the North East quarter of Section Twenty-eight (28) Township Seventeen (17) containing ten (10) acres more or less.

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

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

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

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Four hundred ($400.00) Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

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

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

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

Two (2) acres of strawberries

One (1) acre of raspberries

One half (½) acre of blackberries

One (1) acre of hops

One half (½) acre of rhubarb

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

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

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

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

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 194 2 , he shall be able to again rent the said lands for the year 194 3 , but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 194 3 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

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

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

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

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

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

Signed, Sealed and Delivered by

Kinzo Ohno and W. Johnson
in the presence of

K Ohno

M M Fletcher

William Johnston

AFFIDAVIT OF EXECUTION

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

1. That I was personally present and did see KINZO OHNO and W. JOHNSON the parties thereto, duly sign and execute the within instrument, for the purposes therein named.

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

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

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

Sworn before me at Mission City in
the Province of British Columbia
this sixteenth day of April
A. D. 194 2.

A Commissioner for taking affidavits
within British Columbia.

M M Fletcher

DATED 16th day of April A.D. 194~~2~~-

KINZO OHNO

TO

W. JOHNSON

FARM LEASE

Lessor

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

BC-686-P
BC-2702-B

BC/686-P
BC/2702-B

PAGE 1

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

Farm Appraisal Report

File No. JL-45

Land Description Lot 5 of NE¼ of Sec.28, Tp.17.

Containing 9.98 Acres

Owner's Name ONO, K. Post Office Address R.R., Mission.

Nearest Rail Point Mission Distance 3 miles

Market Town Mission Distance 3 "

Church (give denomination) All denominations Distance 3 "

Nearest School Cedar Valley Distance 1½ "

State how property was identified: By survey posts, map & roads.

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

On Cave Road near Dewdney Trunk intersection, Gravel good

Is this district a good one? Fair, only partly developed.

EXHIBIT No. 724-3
DATE Sept 27/48
FILED BY G Bakere

Employment opportunity Seasonal

Predominating Nationality and religion: Number of Jap holdings in vicinity.

Describe Fencing and its condition: Unfenced Value $

Water supply: Water pumped into house by electricity from well. Value $

343

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	14 x 22	Frame	12'	Shgl.& Shakes	20 y.	sills	poor	200.00
Lean-to	10 x 22		9'			on ground		
Verandah	6 x 22							
BARN	x							
Shack	10 x 22	Frame	8'	Shgl.	20 "	"	"	100.00
BARN	10 x 18		7'					
Rhubarb hse.	20 x 36	"	6'	Shks.	10 "	concrete	fair	150.00
GRANARY	x							
Rhubarb hse.	18 x 32	"	12'	"	old	cedar posts	poor	-
	x							
Wood shed	18 x 20	"	8'	"	old	on posts	fair	50.00
	x							
Packing shed	12 16	"	7'	"	2 yr.	cedar posts	good	25.00

Total present day value $ 525.00

Total Value Buildings add to farm $ 525.00

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

$

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

No. rooms downstairs? 3 Upstairs? 2 How finished Boarded downstairs-upstairs unfinished.

Are buildings painted? No Condition of paint -

Distance from nearst bush 50 yards

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

PAGE 2

BC/686-P
BC/2702-B

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8	Level, Rolling & steep	Light clay & sandy loam-8-10"	clay & gravel	Straws, Rasps, Black-berries, hops, rhubarb, vegetables, mostly good.	50.00	400.00

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	
1.98	Level & sloping	lt.clay & sandy loam 8"	clay & gravel	Clearing of bush	150.00	25.00	49.50

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

441
515
956

Total value of Land $ 449.50

Total added by buildings to value of farm $ 525.00

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

Total value of farm $ 974.50

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

In fairly good state of cultivation. Now rented to Wm. Johnston for $400. plus fertilizer $91.00. Rental to be paid through Pacific Co-operative.

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

Small fruits, poultry, etc.

Noxious weeds:

Not serious.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Municipality - Taxes $19.24.

Date:
Place:

I certify that the above report is based on a personal examination of the whole farm made on the 14th day of May 1942.

Inspector's Signature "R.W. BROWN"

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

BC/686-P
BC/2702-B

PAGE 3

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

Farm Appraisal Report

JL-45-ONO, K.

Remarks: Property is located on the Cave Road near the intersection of the Dewdney Trunk Road about 3 miles from Mission in a district that is only partly developed. The soil varies from bench land to bottom land that is tile drained and is a light clay and sandy loam with a sub-soil of clay and gravel. The crops look well. The bush land is not too heavy clearing.

Buildings are not in good condition but are serviceable. Property practically unfenced. Domestic water is pumped into the house by electricity from a well and there is electric light-the house.

Small fruit canes and plants have not been valued.

(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
Crops consist of about 2 acs.	strawberries	$
1½ "	raspberries	$
½ "	blackberries	$
1½ "	hops	$
¼ "	rhubarb	$
also potatoes, garden & other varieties.		$
There are some fruit trees on the property of little or no commercial value.		$
		$
		$
	Total	$

Amount fruit trees add to value of farm $

BC/686-P
BC/2702-B

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is $ 1000.

Date 20th May 1942.

"I.T. BARNET"
District Superintendent.

File 13537

CORPORATION OF THE DISTRICT OF MISSION
British Columbia
ASSESSMENT FOR THE YEAR 1943

724 - 4

EXHIBIT No.
DATE Sept. 28/48
FILED BY G.E.A.Rice

Mr. K. Ono.

Assessed Owner	Nature of Title Deed Holder "D.H."	No.	Quarter	Section	Township	Dist Lot.	Block
Ono K.	D.H.	11/2	WE	28	17		5

Acreage	Assessed Value per acre or Lot	ASsessed Value Improv'd Land	Assessed Value Improvements	Total assessed value of land & Improvements
10	50	500	400	

APPEAL TO COURT OF REVISION, MUNICIPAL ACT, Sec. (234). (1) If any person is of the Opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongly inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongly entered upon or omitted from the roll, or that any land or improvements has or have been valued too high or too low an amount, or that any land has been improperly classified he may, personally or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his grounds of complaint, and the court shall either confirm the assessment or direct the alteration thereof.

(2) The Municipal Council, may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

DO NOT REMIT ON THIS STATEMENT

TAKE NOTICE that you are assessed as above specified for the year 1943 under the Statute.

If you deem yourself overcharged, or otherwise improperly assessed, you or you agent may notify me at the Municipal Hall, Mission City, B.C., by signing notice attached, of such overcharge or improper assessment, at least ten days previous to the first meeting of the Court of Revision, which will be held in the Council Chamber Mission City, B.C., commencing at 10 a.m., February 8, 1943, when your complaint will be tried in conformity with the Statutes.

TAKE NOTICE that I intend to appeal against the above assessment for the following reason, viz:

(Signed)_____

WILLIAM J. MANSON, Assessor
Mission City, B.C.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: November 18, 1948.

E. LaBasse

EXHIBIT No. Sept 28/48
DATE
FILED BY G.E.A.Rice

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Kenzo OHNO

File #5443

Amount	On	Jap Valuation	Ass. Value	VLA Appr.	Realized	Remarks
(1) $2,800.00	Farmland (9.98 acres), Mission, B. C.	$2,800.00	$500.00	$449.50)	$956.00	(1) VLA Appraiser described this land as being well situated and under fairly good state of cultivation.
(2) $1,700.00	Buildings on above land	$1,700.00	$400.00	$525.00)		(2) The buildings on above land are described as not in good condition but serviceable.
$4,500.00	Claimant's total (gross)					
$ 956.00	Acknowledged Custodian Credit					
$3,544.00	Amount of Real Property Claim					
(3) $ 670.00	Farm and Household goods	$ 670.00	---	---		(3) This item ($370.00 Farm Implements and $300.00 Household Goods) is not listed in detail. Attached Personal Property Analysis shown articles abandoned, as well as those auctioned, for a total of $106.05. A box of carpenter's tools and a sprayer listed in inventory are shown as missing.
$ 74.05	Acknowledged Custodian Credit					
$ 595.95	Amount of Personal Property Claim					
$4,139.95	Total amount of Claim					"R.G.B."

Vancouver, B.C., June 22/48.

RGB/P.

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

Date: November 18, 1948.

E. Lussier

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5443. EXHIBIT No.

NAME Kenzo OHNO. REG. No. 13138.

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 21/4/42.	TAKEN BY I. C. Bardwell			AUCTION	TENDER &c		
EVACUATION 24/4/42.	DATE May 7th, 1942.						
2 Kitchen Stoves	2 Kitchen Stoves	Farm Implements	$370.00				
2 Heaters	2 Heaters	Household goods	$300.00				
3 Tables	3 Tables						
2 Closets	1 Dresser	Total:	$670.00				
1 Dresser	1 Singer sew. machine	Ack. Custodian Credit	$ 74.05				
1 Sewing Machine	8 Chairs						
8 Chairs	5 Double Beds	Amt. of Pers. Prop. Claim	$595.95				
5 Double Beds	2 Single Beds						
2 Single Beds	1 Congoleum Rug						
1 Carpet	1 Organ						
Farm Implements	1 Chesterfield						
Spring Cultivator	1 Box Carpenter Tools						
Carpenter's Tools	1 Sprayer (gas)						
Gas Sprayer	1 Hand Sprayer	Summary of Auction Sales:					
Hand Sprayers	1 Wheelbarrow						
Wheel Barrow	Electric Pump	Beds, Cots, etc.		$ 25.25			
Elec. Water Pump	1 Water Tank	1 Couch		17.00			
1 Water Tank	Quantity Electric Wire	1 Scale (240 lbs.)		6.00			
750' Electric Wire		1 Large Dictionary		8.25			
1937 Chevrolet Truck		2 Kitchen Ranges		10.50			
		1 Box Heater		9.00			
		Kitchenware		5.25			
		Furniture		17.50			
		Tools		7.30			
		Gross proceeds Auction Sales:		$106.05			
		Less charges:		32.00			
		Net proceeds Auction Sales:		$ 74.05			
		Items abandoned as of No Value (Jan. 19/44):					
		2 Heaters					
		1 Table					
		2 Beds					
		1 Organ					
		1 Hand Sprayer					

Vancouver, B. C., June 21/48.

RGB/P.

No 5443.

No. 13138.

EXHIBIT No.

CASE No.

VENUE Lethbridge.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD		REMARKS
N	TENDER &c								
25.25									
17.00									
6.00									
8.25									
10.50									
9.00									
5.25									
17.50									
7.30									
06.05									
32.00									
74.05									

EXHIBIT No. 724-6
DATE Sept 28/48
FILED BY G. R. A. Rice

3/5443

3/5443

FORM "JP"

FILE No.

Mission B.C.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

724 - 7

EXHIBIT No.

DATE Sept. 28/48

FILED BY G.E.A. Rice

NAME: OHNO Kenzo

HOME ADDRESS: R.R. No. 2, Mission City, B.C.

REGISTRATION NUMBER 13138 SEX: Male AGE: 47

OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kimiyo

ADDRESS OF WIFE OR HUSBAND: R.R. #2. Mission City, B. C.

NAMES OF ANY LIVING CHILDREN: Fusao (M) Masaharu (M) Shigemi (M) Yoshiko (F) Yachiyo (F) Matsumi (M) Hideo (M) Mitsuyo (F) Tamiko (F) Kaname (F) Kazuaki (M) Teruo (M) Rumiko (F) Tsuyoshi (M

ADDRESS OF CHILDREN: R.R. #2. Mission City, B.C.

AGE OF CHILDREN: 21, 22, 19, 15, 13, 10, 7, 34, 13, 11, 9, 7, 5.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: N.E. Section 28, Township 17, Subdivision 5, W. of D.T. Rd., 10 acres.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling house 7 rooms, dwelling house, 2 rooms. 2 Root Houses, 1 Barn.

3. INSURANCE (Give particulars; state where policies are) Royal Insurance Co. $500.00 Policy in declarants possession.

4. TAXES (Amount and where payable) Taxes $59.94. Paid up to date.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) $500.00 Mortgage on the Farm, from Mr. J. Cray, Mission.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present Leased to W. Johnson. for 10 months.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ~~Whereabouts unknown~~ With Mr. J. Cray

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN Strawberries, Raspberries, Blackberries, Rhubarb.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, section 2.

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

2 Kitchen Stoves , 2 Heaters, 3 Tables, 2 Closets, 1 Dresser, 1 Sewing Machine, 8 Chairs, 5 Double Beds, 2 Single, Beds, 1 Carpet. Farm implements. Spring Cultivator, Carpenters Tools, Gas Sprayer, Hand Sprayers, Wheel Barrow, Electric Water Pump, 1 Water Tank 750. Ft. Electric Wire. All to be left in the house R.R. #2. Mission B. C. 37 Chev. Light Delivery Truck, In the custody of the police Hastings Park, Vancouver, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

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EXHIBIT No.

DATE Sept. 28/48

FILED BY G.E.A.Rice

Jan. 19, 1944.

Reg. No. 13138

Kenzo OHNO

ITEMS OF NO VALUE

2 heaters
1 table
2 beds
1 organ
1 hand sprayer

I have today examined the above mentioned articles and I am convinced that they are valueless and sould be abandoned.

"William S. Ure"

MISSING ARTICLES

1 Box carpenters tools
1 sprayer (gas) reported to be at Haas Hop Co.
quantity electric wire

SHIPPED TO STORAGE AT JAPANESE TEMPLE
Mission, B.C.

2 Boxes personal effects.

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

Date: November 18, 1948.

E. Le Cass

EXHIBIT No.
DATE Sept. 28/48
FILED BY W.S. Russell

Farm Implements

10 Hoes	$ 11.00		1 Plow	$ 5.00
3 Spades	4.25		1 Car Jack	3.75
2 Spring Cultivators	33.00			
1 Scythe	3.85		Household Goods	
3 Sledge Hammars	~~3.75~~ 3.00			
3 Wedge	~~4.00~~ 2.00		2 Kitchen Stove	55.00
1 Peevee	3.50		2 Parlor Stove	22.00
2 Mattock	2.00		Chinawares	95.00
3 Sickle	1.00		3 Tables	30.00
1 Hay Fork	1.50		2 Closets	20.00
1 Spud Fork	1.50		1 Dresser	15.00
3 Double Axe	6.00		1 Singer Machine	105.00
2 ~~1~~ Cross Cut saw	10.00		1 Davenport	35.00
2 Bock Saw	4.00		8 Chairs	12.00
1 Gas Sprayer	45.00		1 Organ	20.00
2 Hand sprayer	25.00		5 Double Bed	100.00
1 Prunning scissors	3.25		2 Single Bed	15.00
1 Snow Shovel	1.50		250 sq. ft. Carpet	25.00
6 Hop Baskets	22.50			
1 Hop Pole	.75			
1 Wheel Barrow	5.00	12'x20'		300.00
2 Nail Hammer	2.50	22'x30'	2 Living House	800.00
1 Electric Water Pump	84.35	16'x32'	2 Root House	400.00
1 Water Tank	45.35	20'x36'	1 Barn	100.00
350' 1½" Pipes	60.	18'x24'		1700
300' ½" Pipes	30.			
750 Ft. Electric Wire	25.			

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

Date: November 18, 1948.

E. LeBosse

mw