Name of Claimant HISANAGA, Munetoshi Case 829

Custodian File 4846

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	
					147.		294.70				294.70

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	

TOTAL RECOMMENDATION	294.70

CASE NO: 829.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,
April 13th, 1948.

IN THE MATTER OF THE CLAIM OF
MUNETOSHI HISANAGA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 829.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10 Winnipeg, Manitoba,

April 13th, 1948.

IN THE MATTER OF THE CLAIM OF

MUNETOSHI HISANAGA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	appearing for the Claimant.

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

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MR. CHERNIACK: My lord, I would like to proceed with case No. 9 on this morning's list, Munetoshi Hisanaga. I ask leave to amend this claim, my lord, by showing a value of $500.00 instead of $750.00. The gross sale was $147.00 and the loss was $353.00. There are no chattels claimed for, my lord.

MUNETOSHI HISANAGA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

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DIRECT EXAMINATION BY MR. CHERNIACK:

Q I show you a written statement. Was that prepared in accordance with your instructions?

A Yes.

Q Is that your signature? A: Yes.

Q You swear the contents to be true to the best of your knowledge and belief? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend I will file the S.S.B. appraisal as Exhibit 2.

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(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: My lord, I draw your Lordship's attention to the two exhibits filed. The main difference is that the appraiser shows ten acres uncleared and no acres cleared. The statement filed as Exhibit 1 shows that one acre was cleared and had a crop of strawberries on it, but neglected. Exhibit 1 goes on to say that the property was purchased in 1939 from a Mrs. Annie Benton for $350.00 at which time one acre had been cultivated. There

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were no improvements put on the land. The comment reads "one acre had produced a strawberry crop for several years prior to purchase. On account of illness I was unable to cultivate properly for 1942 crop. This land is good for vegetables and strawberries. I consider the valuation of $150.00 is much under a fair market value. The vendor was a widow living in Burnaby, B.C. and was anxious to dispose of this property for cash. I am satisfied that the price paid, $350.00, was a very good buy and was substantially under the market value. In my opinion the land at the time of sale by Custodian was worth at least $500.00."

The appraiser, my lord, values the land at $15.00 per acre, and a cost of reclamation, $150.00 to $200.00. The evidence of the claimant is that one acre had been cleared. May I ask my learned friend to file, or to state the assessment on this property?

MR. HUNTER: For 1943, my lord, the land was assessed at $650.00 and the improvements at $100.00 I don't know what the improvements were unless they happened to be the clearing.

THE COMMISSIONER: The land was $650.00.

MR. HUNTER: Yes, my lord.

MR. CHERNIACK: And improvements, $100.00?

MR. HUNTER: Yes. The taxes were $22.39.

THE COMMISSIONER: What did the land sell at?

MR. HUNTER: It sold at $147.00, my lord.

THE COMMISSIONER: I presume this is a straight question

of valuation, is it not?

MR. HUNTER: I think so.

THE COMMISSIONER: That is all, thank you, Mr. Hisanaga.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

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Case 829 NOV 28 1947

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

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

ACKNOWLEDGED

4846

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

(1) NAME Hisanaga (Print) Surname Munetoshi Given Name (RCMP) Reg. No. 01422

(2) Pre-Evacuation Address 15th Avenue, Haney, B.C.

(3) Present Address 611 Balmoral Street, Winnipeg, Manitoba.

(4) REAL ESTATE

(a) Street Address (if any) 15th Avenue, Haney, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 6 of the North East quarter of Section 20, Township 12, Map 5467, District of New Westminster, C. of E. 52387.

9

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Residence~~ Type of business Farm
(iii) ~~Business~~
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole Owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ ~~750.00~~ 500
(ii) Buildings - - - - - - - - - - - - - - - - $ -
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $ - amended.
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ ~~750.00~~ 500
(v) Amount at which Custodian sold property and credited your account - - $ ~~128.00~~ 147
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~622.00~~ 353

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(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") _____

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. N I L Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

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) - $ 622.00 $353

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

WINNIPEG

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of Manitoba)
TO WIT:)

I, Munetoshi Hisanaga of the City
of Winnipeg in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Winnipeg)
in the Province of Manitoba)
this 7th day of November)
A.D. 1947.)

Munetoshi Hisanaga

A BARRISTER AT LAW ENTITLED TO PRACTISE IN THE PROVINCE OF MANITOBA.

A Commissioner &c.

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

_____

_____

_____

_____

Munetoshi HISANAGA
(Claimant's Name)

REAL ESTATE
(Farm Land)

01422
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 ~~nil~~							
Cultivated not planted	9	1939	Mrs. Annie Benton	$350.00			
Cultivated and not in crop List Crops							
1 acre Strawberries but neglected	1/~~10~~				1 acre cultivated	none	500.00
Total	10 acres						

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

Description	When Made	Cost
None		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
None								

EXHIBIT No. 829-1
DATE 13 apl 1948
FILED BY R.M. Chenneach.

Comments re Appraiser's report not covered by above information: One acre had produced a strawberry crop for several years prior to purchase - on account of illness, I was unable to cultivate properly for 1942 crop. This land is good for vegetables and strawberries. I consider the valuation at $150.00 is much under a fair market value.

COMMENTS: - The Vendor was a widow living in Burnaby, B.C. and was anxious to dispose of this property for cash. I am satisfied that the price paid $350.00 was a very good buy and was substantially under the market value. In my opinion the land at the time of sale by Custodian was worth at least $500.00

Munetoshi Hisanaga
Signature

BC/32-P

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

Farm Appraisal Report

File No. JL 192

Land Description Lot 6, S.D. of Ely. ptn. of NE of Sec. 20, Tp.12, Map 5467

Containing 10 Acres

Settler's Name HISANAGA, Munetoshi Post Office Address Haney, B. C.

Nearest Rail Point Haney, B.C. Distance 1½ miles

Market Town New Westminster, B. C. Distance 24 miles

Church (give denomination) All denominations, Haney, B.C. Distance 1½ miles

Nearest School Haney, B.C. Distance 1½ miles

State how property was identified: Corner posts and map location.

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

Direct access to 14th Ave. Gravel road, good condition.

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

Employment opportunity 2 sawmills, brickyard and peat plant.

Predominating Nationality and religion: Mixed, Japanese predominating.

Describe Fencing and its condition: No fences. Value $

Water supply: Nil. Value $

BUILDINGS ON FARM

4846

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x	NIL						
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $

Total Value Buildings add to farm $

Describe repairs needed to make buildings serviceable and give approximate cost of same.

Not applicable. $

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

EXHIBIT No. 829-2
DATE 13 apl 1948
FILED BY D. M. Cherniack

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL

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
10	level	sdy. gravelly loam, 8"-14"	sand & gravel	clearing, stumping, leveling, drainage	150 to 200	15.00	150.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 150.00

Total added by buildings to value of farm $ -

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

Total value of farm $ 150.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Straight bush lot.

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

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

Noxious weeds:

~~State type of family recommended for this property.~~

~~How soon can a settler be reasonably expected to begin paying full annual instalments.~~

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: 1942 Taxes $22.39
District of Maple Ridge.

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, 1942

Inspector's Signature "H.L. SINCLAIR"

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

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

Farm Appraisal Report

Remarks: This 10 acre property is a straight bush lot. Soil is generally light sandy, gravelly nature with sand and gravel subsoil.

The value placed on land takes into consideration the firewood value.

Electric power line runs past property on 16th Avenue.

(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
Nil.	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

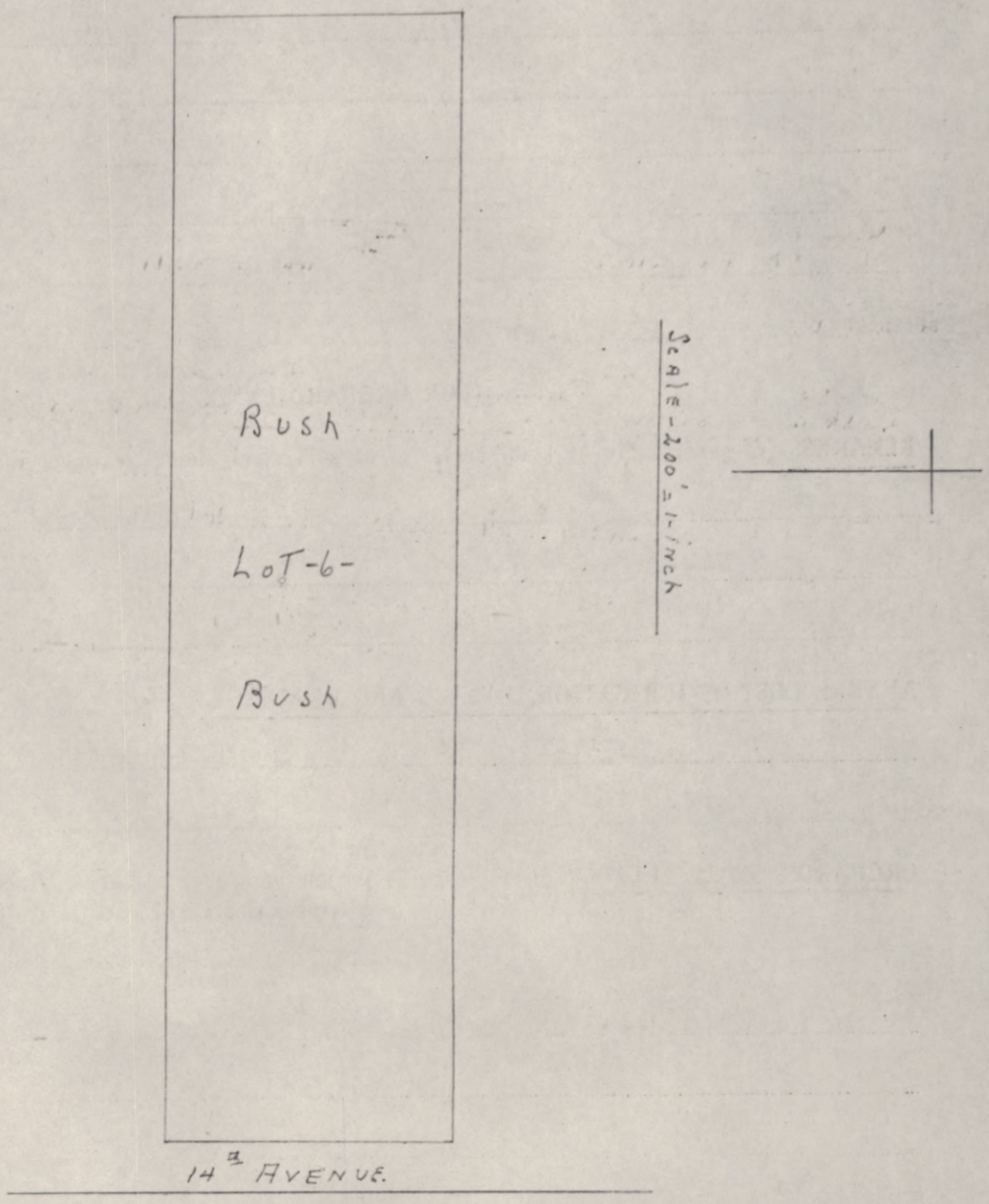
Amount fruit trees add to value of farm $

Diagram of Property

LOT-6-S.D. of Easterly Portion of N.E. of Sect. 20-Tp. 12-MAP 5467

10. Acs.

MUNETOSHI-HISANAGA



Following careful review of this appraisal report, it is my opinion that the present value is $ 150.00

Date 4th June, 1942.

"I.T. BARNET"

District Superintendent.