Name of Claimant ~~836~~ KAITA, Takaji Case 836

Custodian File 8664

| 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 | | |
| | | | | | 279. | | | | | | | 621.00 |
| | | | | | 1178 | | ~~1178.00~~ 765.48 | | | | | 490.00 765.48 |

| 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 | |
| 475.00 | 118.75 | | | | | | | 118.75 |

| 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 | |
| 256.47 | 112.50 | 33.75 | 43.94 | 344.00 | 151.15 | | | 184.90 |

| | |
|---|---|
| TOTAL RECOMMENDATION | 2180.13 |

1540

CASE NO: 836.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,

April 14th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKAJI KAITA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 836.

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.H. BIRD, COMMISSIONER)

10 Winnipeg, Manitoba,
April 14th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKAJI KAITA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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|---|---|
| A. WATSON, Esq., | Secretary. |
| G.N.R. UPTON, Esq., | Official Interpreter. |
| T.P. HORROBIN, Esq., | Official Reporter. |

30

MR. CHERNIACK: My lord, I would like to turn now to case No. 14, Takaji Kaita. There is an amendment here, my lord. I would like to lump the value of the two parcels, my lord, at $12,000.00.

THE COMMISSIONER: 1 and 2 at $12,000.00 even?

MR. CHERNIACK: Yes. The sale price was $1457.00, I believe; is that correct, Mr. Hunter?

MR. HUNTER: Yes.

MR. CHERNIACK: Yes. Sale price, $1457.00, and the loss is $10,543.00. My lord, I have a further amendment, but I will call the witness and file the exhibits so that your Lordship may make the proper notes with the exhibits before you. I think it would be easier.

THE COMMISSIONER: Very good.

TAKAJI KAITA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Kaita, I show you two typewritten statements. Were they prepared in accordance with your instructions? A: Yes.

Q Are those your signatures? A: Yes.

Q Are the contents of these statements the truth to the best of your knowledge, information and belief? A: Yes.

MR. CHERNIACK: I will file the exhibit on real estate first as Exhibit 1.

THE COMMISSIONER: That covers both parcels, does it?

MR. CHERNIACK: Yes, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: And on behalf of my learned friend I would file the farm appraisal reports as Exhibit 2.

(APPRAISAL MARKED EXHIBTT NO. 2).

MR. CHERNIACK: I would file the personal chattel statement identified by the claimant as Exhibit 3, and on behalf of my learned friend I would file his analysis, consisting of two pages, as Exhibit 4.

(STATEMENT MARKED EXHIBIT NO. 3).

10 (ANALYSIS MARKED EXHIBIT NO. 4).

MR. CHERNIACK: Your Lordship will note on the original claim that there are four sheets attached to it.

THE COMMISSIONER: Yes.

MR. CHERNIACK: If I could point out some changes to those sheets that will clarify the amendment and the evidence which will be given. The first sheet entitled "Parcel 1", my lord, shows the number of trees in the orchard and the prices each and the total. I have been informed by the
20 claimant that those prices are really his valuation, and I have therefore changed on the "price each" column -- I have changed that to read "cost price each average", and I have shown all the apples at $1.50 each, and the cerries at $1.75.

THE COMMISSIONER: Now, Just one moment. "Black Tartarian cherry".

MR. CHERNIACK: Yes, that will go under the $1.75.

THE COMMISSIONER: Instead of $4.00.

30 MR. CHERNIACK: Yes. $4.00 was his estimate of the

value of the tree at the date of evacuation. The others are all apples at $1.50 each, and when multiplied by the number of trees, the total for the apples is $1897.50.

THE COMMISSIONER: Yes.

MR. CHERNIACK: And for the cherries, it is $31.50, making a total of $1929.00 for parcel 1, or the orchard on parcel 1. The next page, my lord, refers to parcel 2. There again there have been similar changes made. Apple trees, which is the first portion of the list, reading down to Japanese flowering cherry, the apples are again shown at $1.50 each, making a total for apple trees, $2,755.50. The cherry trees then come next, my lord, down to the walnut trees. That is, the next seven items are all cherries at $1.75 each, making a total of $197.75. The three items of walnut trees are at $4.00 each, totalling $36.00. The next two are hazelnut trees at $2.00, totalling $180.00; the three plum at $1.00, totalling $85.00, and the balance are apples at $1.50.

MR. HUNTER: What are the next three?

MR. CHERNIACK: The next four, starting from "Victoria" total $207.00 -- $1.50 each. The total for that page, therefore, is $3461.25.

THE COMMISSIONER: What about the grapevine patch?

MR. CHERNIACK: I have taken those out as crops, my lord. I have taken those out. They are listed elsewhere as crops.

THE COMMISSIONER: You have taken them out altogether.

MR. CHERNIACK: Now your Lordship will note the total of parcels 1 and 2 shown on these two sheets comes to $5,390.25, which is shown in total on Exhibit 1 under "improvements, planted mixed fruit trees and nut trees as itemized on sheets attached to claim form," $5,390.25. Now, if I could get the amendment in on the personal chattels. The Chevrolet truck, my lord, the valuation is the same. This will be on the back of the printed claim form, my lord. The value of the truck is the same . The gross amount received, however, is $475.00, therefore the loss on the truck is $75.00. The furniture, my lord, the household furniture, tools, etc., in accordance with the analysis filed, the value has been reduced to $540.00.

THE COMMISSIONER: $540.00?

MR. CHERNIACK: Yes, my lord. There is an indication here from my learned friend that there might be a $10.00 error, which there is. It should be $550.00, my lord. Thank you, Mr. Hunter. And the credit is $112.50 showing a loss of $437.50.

The next item, my lord, is that of the nursery which stands at the same amount. With the exception, my lord, of a typographical error on Exhibit 3, personal chattels, it should read for the value of the nursery, $2374.00, and my copy appearsto read $2274.00.

THE COMMISSIONER: That must be on the back of the claim form, is it?

MR. CHERNIACK: Yes, it is on the back of the claim form, but in addition it is on the personal chattels sheet filed as Exhibit 3. The original claim form is correct. The personal chattel sheet already filed as Exhibit 3 has a typographical error. My lord, I refer to Exhibits 1 and 2, the statement of the real estate.

THE COMMISSIONER: All right.

MR. CHERNIACK: The claimant sets out that he purchased parcel 1 consisting of almost 17 acres in 1936 from one J.L. Morton for $1020.00.

THE COMMISSIONER: Let me interrupt you just a moment, Mr.Cherniack. For the purpose of the record, as I understand it when you discussed the contents of the document that has already been filed, it is not your wish that that should become part of the record. In other words, that the Reporter need not take it.

MR. CHERNIACK: No, there is no need to, my lord, when I am reading from these exhibits.

THE COMMISSIONER: Yes, I had understood you to say that but I did not want there to be any question about it, that is why I brought it up.

MR. CHERNIACK: Thank you, my lord. Possibly if I make some suggestions as to some conclusions that I myself arrive at, I will mention it so the Reporter can take it.

THE COMMISSIONER: Yes, you can look after yourself on that.

MR. CHERNIACK: Yes, I will, my lord. (Reading).

THE COMMISSIONER: Before you leave Exhibit 1, Mr. Cherniack, have you any material to support the statement that the claimant grossed $3,000.00 from his fruit in 1941, and the same amount for berries?

MR. CHERNIACK: My lord, we haven't that here. We are hoping we will be able to produce these records at the adjourned hearing by obtaining it from the people with whom he dealt. Whether we can or not, I don't know. This might be as good a time as any to make this statement, that I know nothing of orchards and the claimant, I believe, knows a great deal about them, but he admittedly states he is inexperienced in fixing values for orchards and fruits, and that is why I am quite clear, my lord, that the argument as to valuations will have to be had at the time we produce experts in Vancouver.

THE COMMISSIONER: Of course if the statement in Exhibit 1 as to the gross revenue in 1941 from his two types of crops can be substantiated, it is the most cogent proof of value.

MR. CHERNIACK: I certainly realize that and we will make every effort to try to substantiate that in B.C.

THE COMMISSIONER: Very good.

MR. CHERNIACK: The appraiser sets out (reading).

THE COMMISSIONER: There is a great disparity between the claimant's statement of $6000.00 revenue in 1941 and the appraiser's statement.

MR. CHERNIACK: Yes, my lord. As to the ten acres, he says (reading). The claimant's statement I assume you have already read?

THE COMMISSIONER: I have, yes.

MR. CHERNIACK: Q: Now, Mr. Kaita, when did you come to Canada? A: I think 1907.

Q And since 1907, how long have you been a horticulturist? A: In 1908 I started as a market farmer, and about 1910 I commenced operations in fruit.

Q Thank you very much. And what are you doing now?

A I am a farmer.

10 Q Are you in any way growing fruit?

A I am now experimenting in new types of fruit.

Q Now the appraiser who has viewed your buildings with the orchard believes that the orchard is too closely intercropped, that is the trees are too close together? A: He said I first grew strawberries and in between I placed apples at intervals of 10 or 12 feet, and as they grew bigger I pruned them and kept them in order.

Q Im your experience is that method of growing in

20 any way damaging to the fruit crop?

A No, it would not affect the crop.

Q How long was the land im that condition? How long was the land in the condition in which you left it prior to leaving it? Is that clear? I want to know for what space of time prior to evacuation his land was inter-cropped to the same extent as it was when he left?

A I gradually increased the trees during the years, and it would be difficult to say now actually how

30 long it was before evacuation.

Q At the date of evacuation what was the condition of the orchard? A: It was in good condition.

Q How recently had he worked on it?

A I worked until about two or three weeks before my evacuation when there were certain things to be done.

Q Did you at any time discuss with the representative of the Custodian the layout of the orchard and the manner in which it was to have been kept up?

A When I was evacuated I saw a representative of the Custodian who was on the train and he asked me whether I had any details of the farm or orchard, and I said I had a list in the trunk and that I would send it to him as soon as I arrived in Manitoba. I asked the Custodian whether he was going to take care of the farm.

Q What was the answer?

THE COMMISSIONER: That evidence is not of very much value, unless he can identify the individual to whom he was talking.

MR. CHERNIACK: Well we will see what we can do about that.

A The Custodian's representative said that they would take care of the property.

Q Did you subsequently send in the list which you had? A: About 2 or 3 days after I arrived in Manitoba. I think 2 or 3 days.

Q Now this man to whom you spoke and whom you referred to as the Custodian's representative, what

was his capacity on the train? What was he doing on the train? A: I don't know what he was doing on the train. He was on the train from Pitt Meadows to New Westminster, and when the train stopped at Port Mann he apparently got off, or I didn't see him after that.

Q Did he appear to be in an official capacity, or just a passanger on the train?

A He was not a train official.

10 THE COMMISSIONER: If he does not know the man's name, I do not think it will be of any help.

MR. CHERNIACK: It may be the Custodian could provide the name of the man who was in charge of their moving.

MR. HUNTER: My lord, the moving was done under the B.C. Security Commission, as your Lordship knows. We might possibly have had someone there to get information, but the moving of them would not be under us.

THE COMMISSIONER: Possibly you can bring it to the

20 attention later of the Custodian's office. I do not think we can bring it home this way. I have been reading these farm appraisal reports. Certainly the appraiser could not condemn the two properties more wholeheartedly.

MR. CHERNIACK: That is true. There is greater variance in this case than in any other.

THE COMMISSIONER: I do not think I have read an appraisal report up to date that was so condemnatory of a property.

30 MR. CHERNIACK: The only question will be when we come

to cross-examine this appraiser, we can find out what he knows about orchards, I suppose.

I won't pursue this much further, my lord, because all we have here is the evidence of the claimant himself.

THE COMMISSIONER: I do not think you can do so with any particular benefit, but I do not want to stop you.

MR. CHERNIACK: No. I agree with your Lordship. I will just ask a few brief questions.

10

THE COMMISSIONER: Very well.

MR. CHERNIACK: Q: Did you at some time before leaving request a neighbour to look after the orchard?

A Yes, it was merely to take away the weeds. I asked him to take away the weeds.

MR. CHERNIACK: Now coming to the personal property claim, my lord, the claim is divided into three portions. The first is the chattels, which were in care of the lessees and the list is reported to the Custodian in full. I believe a copy of the list was given to the Custodian at the time of evacuation, is that correct?

20

MR. HUNTER: No. "Will notify Custodian." Undecided. Might sell furniture".

MR. CHERNIACK: Could my learned friend tell us when the Custodian was notified because you do have a lease there of the first group? Here it is, May, 1942. Well, in any event, it isn't important, my lord, because an inventory was taken on June 5th, 1942.

30

MR. HUNTER: On May 19th, 1942, as your Lordship will see from the analysis.

THE COMMISSIONER: That is when it was furnished to the lessee?

MR. HUNTER: Yes.

THE COMMISSIONER: Apparently the Custodian made an inventory on June 5th, 1942. That is only a matter of a few weeks after the tenant.

MR. CHERNIACK: The second list, my lord, is for all chattels stored upstairs in new building and reported to Custodian.

Q The goods, witness, which were stored in the upstairs of the new building, did you report the list of them to the Custodian? A: Yes.

Q Do you recollect in what manner?

THE COMMISSIONER: And when?

MR. CHERNIACK: Q: Do you recollect in what manner it was reported? A: I sent a letter.

THE COMMISSIONER: Will you ascertain the date? Either get the letter or some information as to when it was sent.

MR. CHERNIACK: I might ask my learned friend now whether he has the letter showing it. Does that show this list? I might file as an Exhibit, my lord, the letter referred to, May 19th, 1942, referred to in the analysis form. It sets out the items on the first list, Exhibit 4.

(LETTER MARKED EXHIBIT NO. 5).

THE COMMISSIONER: Does that letter relate to all the chattels which are now the subject of claim?

MR. CHERNIACK: No, only the first list. The list entitled, "Chattels, list 1" was left in the custody of Mr. Hong Wing.

THE COMMISSIONER: That does not include then any of the chattels that are in the subsequent two heads in the claim? Is that correct?

MR. CHERNIACK: That is correct.

Q Witness, I show you a letter taken from the Custodian's file and dated November 8th, 1942, Is this the letter in which you state that you reported the goods which were stored on the second floor of the new house?

A Yes.

MR. CHERNIACK: I will file this as an exhibit, my lord.

(LETTER MARKED EXHIBIT NO. 6).

Q Witness, this letter states, "Tools upstairs, this wasn't rented to Hong Hoy, coz this was are hired mans belonging, so we kept it separately".

A Yes, that is the case. They were my tools--they were my tools.

Q He was going to say something else, I think.

A Those were all my tools with the exception of one or two which belonged to my brother-in-law.

MR. CHERNIACK: Could my learned friend inform me whether there was an inventory taken in response to that letter of that portion of the property?

MR. HUNTER: The only inventory I have a record of is June 5th by Bardwell. It is shown on column 2 of the analysis.

MR. CHERNIACK: What is the date of that letter?

THE COMMISSIONER: November 8th, 1942, and received by the Custodian on the 18th.

MR. CHERNIACK: There was no inventory taken by the Custodian to your knowledge after the receipt of that letter?

MR. HUNTER: I don't know that.

MR. CHERNIACK: My lord, these items are not very important especially compared to the total claim,, but I introduce it for what it is worth and I will let it stand.

THE COMMISSIONER: I cannot understand the contradiction between the witness' testimony now and his statement in the second paragraph of this letter in which he says the tools belonged to the hired man.

MR. CHERNIACK: Q: Witness, this statement about the tools belonging to the hired man, does that refer to your brother-in-law or to another man?

A It refers to my brother-in-law. The hired man is my brother-in-law.

THE COMMISSIONER: Well, Mr. Interpreter, would you be good enough to translate the paragraph that I will mark in this letter and ask him what the explanation of it is in view of his testimony now?

MR. HUNTER: What exhibit is that, my lord?

THE COMMISSIONER: That is Exhibit 6.

A That is a mistake. I did not write the letter myself. It was written by my son, age 17 at that time.

THE COMMISSIONER: The language which I have asked the

Interpreter to translate to the witness reads, "Tool upstairs, this wasn't rented to Hong Hoy coz this was are hired mans belonging, so we kept it separately." Now, we have the witness' explanation.

MR. CHERNIACK: You will note, my lord, that the third list of chattels, "Chattels left loose on farm" has been abandoned.. This was never reported to the Custodian.

10 THE COMMISSIONER: Just one moment. I want to make sure that I know to what you are referring.

MR. HUNTER: Page 2 of the analysis, my lord.

THE COMMISSIONER: Well, those are all of the chattels that fall under the head, "Left loose on farm".

MR. CHERNIACK: That is correct, my lord. There is an indication here that a baby bed had been located at one time on the appraisal, but other than that there is no indication.

THE COMMISSIONER: Are all these articles in respect of

20 which you are abandoning the claim included in the claim form?

MR. CHERNIACK: The original claim?

THE COMMISSIONER: Yes.

MR. CHERNIACK: Yes, they are shown separately there, I believe.

THE COMMISSIONER: Oh, I see it, "Goods left on the farm".

MR. CHERNIACK: Yes.

THE COMMISSIONER: The claim is abandoned in respect of both?

30 MR. CHERNIACK: Yes, my lord.

THE COMMISSIONER: All right, that is clear enough.

MR. CHERNIACK: Q: Now the ornamental trees, witness, do I correctly understand that these trees were grown for re-sale as trees? I mean by that it is not a pleasure product, it is for the re-sale of the trees themselves.

THE COMMISSIONER: That is shown quite clearly in the claim. He was growing nursery stock and it is quite obvious they must be for re-sale.

10 MR. CHERNIACK: That is fine, thank you, my lord.

Q What was the condition of this nursery stock when you were evacuated? A: It was in good condition.

MR. CHERNIACK: My lord, may I ask my friend to file a letter dated December 8th, 1942.

MR. HUNTER: What is it about?

MR. CHERNIACK: It is about the nursery stock. There was an estimate of $800.00 to $900.00 on it.

MR. HUNTER: Yes.

20 MR. CHERNIACK: That is all right, thank you. Have you the offer to purchase, May 31st, 1943?

MR. HUNTER: No.

MR. CHERNIACK: My lord, my learned friend intends to file a bundle of correspondence, amongst which is a letter that I have just requested, and I would like to point out to your Lordship that the letter is dated December 8th, 1942, and refers to one of the field men; that is one of the Custodian's field men, estimating the wholesale price on these

30 nursery trees at $700.00 to $800.00. The bundle

also contains, my lord, an offer by a Mr. John Robertson to purchase the parcel of almost 17 acres which was valued by the appraiser at $283.94. The offer to purchase on that parcel is for $900.00. I believe that is correct, for cash.

MR. HUNTER: That is right, yes.

MR. CHERNIACK: Thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property sold was sold for its fair market value. It is submitted that claims for personal property not sold by the Custodian are excessive. It is submitted that the nursery stock claimed for is not a chattel but real proerty and accordingly, if claimed at all, should be in the form of a real property claim.

THE COMMISSIONER: Well, we are not being technical about a thing of that kind. I think you are probably right; it is real property, but it was grown as nursery stock and designed to be taken up and sold as frees. I can quite appreciate the claimant's doubt as to how he should classify it.

MR. HUNTER: I am not trying to avoid the claim.

THE COMMISSIONER: I appreciate that.

MR. CHERNIACK: I might point out we have taken the Custodian's lead in that. There is some indication, I believe, in the bundle of letters that this was treated as personal chattels.

THE COMMISSIONER: Now, Mr. Cherniack, I will hear one counsel at a time. Your friend has the floor at the

Moment.

MR. CHERNIACK: I am sorry, my lord.

MR. HUNTER: The real property, my lord, parcel 1, which is the part stated by the appraiser to be only roughly cleared, the land was assessed at $800.00 and the improvements at $800.00, a total of $1600.00.

Parcel No. 2, the land was appraised at $1200.00. I am sorry, I think it is the reverse, my lord. Parcel 1, which I have mentioned, and to which they refer to here as the assessment -- this is the part which I believe my friend has put in as parcel 2. It is shown in Exhibit 1 as parcel 2, and the land is $800.00, and the improvements at $800. a total of $1600.00; and parcel 1 on the real estate summary, Exhibit 1, is assessed at $1200.00 for the land and $100.00 for improvements, $1300.00, making a total assessment for the two parcels of $2900.00. The taxes on the improved portion were $25.02, the taxes on the unimproved portion, $19.80, making a total tax of $44.82. The improved portion, that is the ten acre bit, my lord, was sold for $1178.00.

THE COMMISSIONER: Which parcel is that? Is that No. 2?

MR. HUNTER: That is parcel 2, my lord. Parcel 1 was sold for $279.00. I have a large amount of correspondence here to put in, my lord, that passed between the claimant and the Custodian, which I intend to identify now, and the balance willbe put in for information to be identified later.

THE COMMISSIONER: Is that satisfactory to you, Mr.

Cherniack?

MR. CHERNIACK: Yes, my lord.

THE COMMISSIONER: Very well.

MR. CHERNIACK: I should see it before I agree.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is this letter from you, Mr. Kaita?

A Yes.

MR. HUNTER: In view of the fact that these may be identified later by different people, I think possibly they should go in as separate exhibits, my lord.

THE COMMISSIONER: Yes, I think they will have to.

MR. HUNTER: This is a letter dated July 2nd, 1942, my lord, from the claimant to the Custodian, saying, "I am very sorry that I have delayed in sending my list of nursery stock. That is because we have being busy getting settled.

"The list of our nursery stocks are as follows:" He then gives a long list of various nursery stocks showing a total of several thousand different varieties of plants, my lord. Then he adds, "Mr. A. Wiens of Pitt Meadows on Baynes Road are taking care of these nursery stocks only and one acres of one year old raspberry to be hoed. We have arranged with him that we will pay him, at the end of each month, the average wages per hour that average person are getting out there.

"These are the following things we were told to let you know by the Custodian at Powell.

Thank you. Yours very truly."

(LETTER MARKED EXHIBIT NO. 7).

MR. HUNTER: The next letter is a letter from the Custodian to Mr. Kaita.

Q Mr. Kaita, did you receive the original of that letter?

MR. HUNTER: My learned friend is willing to admit that, my lord, so we won't need to identify it.

MR. CHERNIACK: Yes.

10 MR. HUNTER: This is the letter dated December 8th, 1942, my lord, from the Custodian to the claimant.

THE COMMISSIONER: Just for the record, Mr. Cherniack, you are admitting this letter?

MR. CHERNIACK: Yes, my lord.

MR. HUNTER: "Dear Sir: When you were evacuated from the protected area, our field man contacted you and you informed him of your arrangements regarding the main farm being leased to Hoy Hong and L.L. Yipp, but that your nursery stock was not

20 included in this arrangement and that Mr. A. Wiens would be taking care of this.

"Mr. Wiens has written to this office stating that he is in poor health and will, therefore, be unable to continue to take care of these small fruit trees as arranged with you.

"Our field men, on inspecting your nursery stock, find that it is at the present time deteriorating badly because of rust and other small tree ailments. We are advised that the young stock

30 should be dug and sold immediately as by spring

they will be practically of no value for resale. We are also advised that at wholesale prices now these young trees are worth between $700.00 and $800.00 and the cost of digging same would amount to approximately $100.00.

"Please give this your immediate attention and we are sure that with your knowledge of nursery stock, you will appreciate the facts as stated and we will expect an endorsement of our recommendation as soon aspossible."

10

(LETTER MARKED EXHIBIT NO. 8).

MR. CHERNIACK: I admit the next letter, my lord.

MR. HUNTER: This is the letter of December 27th, 1942, from the claimant to the Custodian which my learned friend admits, as the letter of his client.

"I thank you very much for your most sincere letter, dated on December 8th.

"Yes, we are willing to sell our small nursery plants.

"We think the price is very cheap, but I suppose we can't help it in time like this and that we can't go back and do what we like nor could we have this until we go back because it will be all spoiled. So, I sincerely wish you to give us your best, please,

20

"We would like to have $700.00 net price, if you could possibly do it. They're to pay for the digging the plants. There is two short rows of plants we are not wanting to sell yet. On the far west of our field there is a packing shed beside

30

this there is a narrow ditch and on the south of this packing shed and on the east of the ditch and between the two rows of Italian plum, there is two short rows of plants that we are not wanting to sell until another year. I willshow it on the map."

The rest, my lord, has to do about the rental and as far as this particular point is concerned, it isn't relevant, but it may have some relevancy as to land.

(LETTER MARKED EXHIBIT NO. 9).

MR. HUNTER: The next, my lord, is a letter to Mr. E.E. Clarke, of the Provincial Department of Agriculture. This is put in for information at this time and will have to be identified later.

THE COMMISSIONER: This is from the claimant?

MR. HUNTER: No, it is from the Custodian, my lord, dated January 12th, 1943.

"Re: Takaiji Kaito.

"The above Japanese owns a farm at Baynes Road, Pitt Meadows, B.C., upon which is a considerable stock of nursery plants. We have been instructed to sell this stock and would appreciate your advising us if it is necessary for your Department to make an inspection of same before authorizing sale.

"We would only be too pleased to have one of our field men go over this property with you if necessary, upon receiving your reply."

(LETTER MARKED EXHIBIT NO. 10).

MR. HUNTER: Next, a letter in reply to that letter, my

lord, and this will have to be identified later.

MR. CHERNIACK: You mean identified by the writer?

MR. HUNTER: Identified by the writer, or by someone who knows the writer andhis signature.

This is a letter dated January 15th, 1943,"re: Takaji Karto," it says, but it means Kaita.

This is to the Custodian from the Department of Agriculture. "In reply to your letter I may say that I visited this nursery stock last spring and advised the grower that before moving the stock from the place an inspection would be necessary.

"In accordance with Provincial regulations nursery stock is inspected at time of digging, prior to shipping for the control of economic insect pests and diseases.

"It is rather early to dig and move nursery stocks at the present time but arrangements could be made to avoid delay when this work could be done.

"I would be pleased to discuss this matter with you or one of your staff in the near future. I do not expect to be in Vancouver until towards the end of this month, but arrangements might be made to look the property over January 19th or 22nd."

(LETTER MARKED EXHIBIT NO. 11).

MR. HUNTER: This is another reply to Mr. Clarke from the Custodian, dated January 27th, 1943, my lord, and will have to be identified.

"We thank you for your letter of January 15th and realize that this kind of weather is not the best for inspecting farms and nursery stocks.

"We are endeavouring to locate a purchaser for this stock and will contact you in plenty of time for an inspection before the removal of same. We thank you for your co-operation."

(LETTER MARKED EXHIBIT NO. 12).

MR. HUNTER: This is a copy of a telegram, my lord, from the Custodian to the claimant which my learned friend admits. It is dated the 24th of February, 1943, andsays "We require names of varieties of
10 pears, apples, peaches, cherries, filberts, etc. in places one, two, three, and five Stop Your serial numbers give no information as to variety Stop Advise fully by return airmail."

(TELEGRAM MARKED EXHIBIT NO. 13).

MR. CHERNIACK: My lord, I wish to object to the production and filing of the next document.

MR. HUNTER: This is a letter.

THE COMMISSIONER: I am sorry, I did not hear Mr. Cherniack's objection.

20 MR. CHERNIACK: This letter is written by Mr. Eddie of the nursery company, and my objection to the filing of this only extends unless my learned friend undertakes to produce Mr. Eddie to identify the letter. Other than that I feel there are certain statements made there which I wouldn't like to present unless we had an opportunity to question him.

MR. HUNTER: It is certainly our intention to call Mr. Eddie. He has come up in several of these
30 cases .

THE COMMISSIONER: Yes. I recall having heard of him before, but I am reluctant to require your friend to give such an undertaking --

MR. CHERNIACK: I appreciate that.

THE COMMISSIONER: -- because he may not be sure it will be humanly possible to get Eddie there. Are you content with the statement that counsel makes that he will use every effort to bring Mr. Eddie there and it is his firm intention to have him there?

10 MR. CHERNIACK: Yes, but it is my contention he could produce the letter at that time.

THE COMMISSIONER: I take it it is pretty damaging.

MR. CHERNIACK: No. In that case I would like it filed.

THE COMMISSIONER: All right.

MR. HUNTER: This is a letter dated the 19th of March, 1943, my lord, from H.M. Eddie & Sons, Limited, to the Custodian, "Attention Mr. Anderson". "The writer has been to the Kaita farm accompanied by Mr. McTagart Cowan of Woodwards and Mr.

20 Clark from the Department of Agriculture. We went over the whole place very carefully and as far as we are concerned there is not a thing on the place of any use to us. There were a few good trees but it was very apparent that correct naming of the trees has been a matter of little consequence to the Jap and therefore we have no confidence that anything was true to name. By far the greatest proportion of the trees were just pure junk and unsaleable. We are not sure if Mr. Cowan will

30 contact you personally or not but he did not

seem to have any interest in the stock whatsoever.

"The writer is personally sorry to have to make a report of this kind but under the circumstances could not do otherwise.

"Enclosed please find documents given to the writer at the time of his visit to you. Thank you for your courtesy in this matter."

THE COMMISSIONER: I would not be too fearful, Mr. Cherniack. If Mr. Eddie is not available, one or other of the gentlemen mentioned will be.

MR. CHERNIACK: There are certain conclusions that I wish to object to, my lord.

MR. HUNTER: It is my proposal to call Mr. Clark, and, if possible, this chap from Woodwards.

THE COMMISSIONER: I think you will find that Mr. Cowan is now at the University Agricultural Department.

(LETTER MARKED EXHIBIT NO. 14).

MR. HUNTER: This is a letter which earlier my learned friend wished to have produced, so I presume he has no objection to it though I wasn't proposing to call Mr. John Robertson, the writer of it.

MR. CHERNIACK: It will be sufficient for my purposes, my lord, if my friend admits they received an offer of $900.00 for this one parcel.

MR. HUNTER: Yes, if my friend wishes any such admission. I think the letter should go in because I don't think the letter is in any way favourable to my learned friend's case.

THE COMMISSIONER: Are you content to have the letter filed for any benefit you can get from it?

MR. CHERNIACK: Yes, my lord.

MR. HUNTER: This is dated the 31st of May, 1943, from Ford Road, Pitt Meadows, from John Robertson to the Custodian.

MR. CHERNIACK: My lord, could this be read into the record, because we have no copy?

MR. HUNTER: All these are going into the record -- at least, I hope they are.

THE COMMISSIONER: Normally, Mr. Hunter, the letters
10 that are read and marked as exhibits are not incorporated in the transcript.

MR. HUNTER: Well, I have asked the Reporter that he do so, because it saves us copying them.

THE COMMISSIONER: In this instance it is all right. I did not appreciate you expressed a request they be included.

MR. HUNTER: Well, Mr. McMaster made the same request to the Reporter and I have made the same request because it saves us copying them, and it is right in the transcript then.

20 "Dear Sir:

"I wish to submit a tender for Mr. Kato's property which lies next to mine. There is no road at present into this property. There is approximately six acres in fruit trees but they are of no value as the drainage is poor. The rest of the land is stumps and brush. It should be drained drained and turned into farm land as the trees are dying out. This is the description of said property. Lot "B" resubdivision of Lot 2,
30 Section 10. B5N, R2W, Map #5717 - 16.79 acres.

"I wish to make an offer of $900.00 cash for this.

"If there is any change in the selling of this land, would you kindly advise me." Your truly, John Robertson."

(LETTER MARKED EXHIBIT NO. 15).

MR. HUNTER: This is a letter from the claimant, my lord, to the Custodian which my learned friend admits, dated September 11th, 1945.

"Dear Sir:

10 "My file No. is 8664, Takaji Kaita, registration No. 14250.

"Will you please let us know the following things about the properties and the belonging we have left at Pitt Meadows, B.C.

"I have the understanding that you have rented our land for the year of 1943 for the sum of $800.00. I would like to know if you have added the amount to our credit at your office.

"About our nursery stock which you have asked us to sell a few years ago for $700.00 or $800.00; I have made a

20 reply and asked you to sell it for us even though we figured it was very cheap. Since then I have never heard a thing what has happened, so will you please let us know whether you have sold it at that price?

"Will you please let us know what has happened to the furnitures and the farm implements we have left with you before we left the Coast.

"I also would like to know the amount of

30 money we have at your office.

"Thank you."

(LETTER MARKED EXHIBIT NO. 16).

MR. HUNTER: Here is the reply to that letter. This is a reply to that letter, my lord, from the Custodian to the claimant, dated October 3rd, 1945. I presume the claimant received it, do you know?

MR. CHERNIACK: Yes.

MR. HUNTER: "We wish to acknowledge your letter of September 11hh, and regarding 1943 rental, although consideration was $250.00, it accrued to the Director Veterans Land Act who purchased your property as at January 1st, 1943.

"The Custodian attempted to dispose of your nursery stock in view of the fact that your caretaker was unable to continue because of ill health. A number of nursery men and also the purchasing agents of the larger Vancouver Department stores were contacted by this office and after visiting the property, accompanied by the Provincial Government agriculturist, stated that they had no interest in purchasing in view of the crowded and poor condition of the stock. All other efforts to sell this stock have been unsuccessful and I understand it is now of no commercial value.

"In accordance with the policy decided upon by the Canadian Government, your chattels and farm implements will be sold in the very near future and at that time you will be supplied with full details of sale and the funds will be made available to you.

"Your credit balance at this office is

$1716.14. Yours truly."

(LETTER MARKED EXHIBIT NO. 17).

THE COMMISSIONER: It is getting close to one o'clock, Mr. Hunter. Are you going to be a little time still?

MR. HUNTER: No, I think in about one minute I will be through.

THE COMMISSIONER: Go ahead and finish up then.

MR. HUNTER: The motor vehicle was appraised, my lord, by McDermott Motors Limited at $425.00 and it was sold to the Forest Lawn Development Limited on August 20th, 1942, for $475.00. I would file the appraisal, my lord.

(APPRAISAL MARKED EXHIBIT NO. 18).

MR. HUNTER: There were a number of tenders after advertising but it was sold to the highest one, my lord. They varied anywhere from $195.00 up. I have one for $195.00, one for $376.95, one for $300.00, and one which was accepted for $475.00.

My learned friend has asked that I file the R.C.M.P. vehicle receipt form which shows the mileage at 25,999 miles. I suggest 26,000 as a round figure. I think that is all, my lord.

THE COMMISSIONER: Any re-examination?

MR. CHERNIACK: No, my lord.

THE COMMISSIONER: Very good. That is all, thank you, Mr. Kaita. We will adjourn now to resume at 2:30.

(R.C.M.P. REPORT MARKED EXHIBIT NO. 19).

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

T. Kaita
(Claimant's Name)

**REAL ESTATE**
(Farm Land)

14250
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 $8\frac{3}{4}$ acres<br>~~Cultivated not planted~~<br>Cultivated and ~~not~~ in crop<br>~~List Crops~~ 8 acres in<br>1. Orchard (a few stumps left in)<br>2. 10 acres cleared & in orchard<br>including also grapes - 1 acre<br>gooseberries - $1\frac{1}{2}$ acres<br>raspberries - $2\frac{1}{4}$ acres<br>Total in orchard & berries 18 acres | $26\frac{3}{4}$ acres | 1. $16\frac{3}{4}$ ac. 1936<br>2. 10 ac. 1924 | - J.L. Morton -<br>- Mrs. Dale - | $1020<br>1500 | 1. uncleared -<br>2. 4 ac. cleared - | none<br>none | $12,000<br>Land, buildings and improvements |

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

| Description | When Made | Cost |
|---|---|---|
| cleared a total of 13 to 14 acres - over period of years-hired labor @ approx. $200 per acre-total cost about - | | $2850.00 |
| constructed considerable ditching (cedar covers)- various times-partly hired and own labor - | | |
| Planted mixed fruit and nut trees as itemized on sheets attached to claim form - total approx. cost - | | 5390.25 |

**BUILDINGS**

| Type | Size | Finish | Date Built | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated ~~Value~~ cost |
|---|---|---|---|---|---|---|---|---|
| (on Parcel 1) | | | | | | | | |
| caretakers cabin | 16 x 18 | frame (shiplap) roofing paper | 1938 | hired labour and bought materials - cost approx. - | | | | $200.00 |
| (on Parcel 2) | | | | | | | | |
| house - & leanto - | 24 x 30<br>12 & 22 | ) frame on cedar blocks, 5 rooms - ) V joint & shiplap ) no basement, shingle ) fir floors | 1930 | hired labour and bought materials - cost approx. - | | | | 1250.00 |
| Second House | 18 x 30 | frame-cement sill foundation, shingle roof, 7 rooms(2 in attic) shiplap (partly papered)full cellar, flooring unfinished | 1941 | hired labour and bought materials - cost approx. - | | | | 1150.00 |
| Garage shed | 18 x 20 - | frame on posts | 1938 | " " " " " " " - | | | | 150.00 |
| packing house ) Wood shed ) boy's shack ) | | rough lumber ) shingle roof ) | built around 1930 | - own labour and bought materials - cost approx. - | | | | 200.00 |

EXHIBIT No. 836-1
DATE 14 apl 1948
FILED BY S. M. Chemiach

Comments re Appraiser's report not covered by above information: The large house was 12 years old (not 25): appraisal does not mention or value last 3 items above. I admit that the land was low lying but the ditching I constructed drained so that it was ~~xxxxxxx~~ not wet. I dispute that the orchard had no commercial value, I sold my fruit commercially, selling to Dominion Cannery Co. & others. My gross sales of fruit from the orchard in 1941 were about $3000 and the same amount for berries. I consider the valuation of this land at $1483.94 to be much below a fair market value.

COMMENT: The orchard was in quite good shape when I left except that because of short notice to leave I had no time to do spring spraying, cleaning and pruning. The property is quite well located for market purposes. I believe that fair market value when sold should have been at least $12,000.00. However, I am entirely inexperienced in fixing values for an orchard & fruit establishment such as mine and shall have to rely on the Commissioner, with such assistance as Counsel will be able to give ~~me~~, to determine a fair price for my property.

T. Kaita
Signature

Case 836 NOV 28 1947

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

NOV 28 1947

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

ACKNOWLEDGED

8664

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

(1) NAME KAITA (Print) Surname Takaji Given Name (RCMP) Reg. No. 14250

(2) Pre-Evacuation Address Baine Rd., Pitt Meadows, B.C.

(3) Present Address R.R. #1, 26, Middlechurch, Manitoba.

(4) REAL ESTATE

(a) Street Address (if any) Baine Rd., Pitt Meadows, City or Municipality, B.C. Province

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

14

Parcel 1: (Form Certificate 114738E) Lot "B" of Lot 2 of Section 10, Block 5 N. Range 1 E. Map 5717 District of New Westminster.

Parcel 2: ~~(Form Certificate 58971E) North West Quarter of the North East Quarter of~~ Section 11 Block 5 North, Range 1 East District of New Westminster.

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

(i) Farm
(ii) Residence Type of business
(iii) Business
(iv) Any other type of property (describe)

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

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $

(ii) Buildings - - - - - - - - - - - - - - - - $ amuts

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

| | Parcel ~~1~~ | Parcel ~~2~~ 1 & 2 |
|---|---|---|
| (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - Lists attached 1 and 2 - - - - - - - - | $ ~~7232.50~~ | 12000.~~25~~ 1457 |
| (v) Amount at which Custodian sold property and credited your account - - | $ ~~158.25~~ | ~~1107.37~~ |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - | $ ~~7074.25~~ | ~~10942.86~~ |
| Total loss on both parcels | | ~~$18,017.11~~ $10543 |

(5) PERSONAL PROPERTY

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

(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 Furniture left as was. Tools and miscellaneous items in ~~nailed~~ closed upstairs room. Truck at Hastings Park.

(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") Registered with custodian

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

| | | |
|---|---|---|
| 1. | Chevrolet truck -value-$550.oo. Received ~~$448.02~~ 475 | Estimated Value $ ~~101.98~~ 75. |
| 2. | Household furniture, garden tools, carpenter tools and miscellaneous items as per list attached - | Estimated Value $ |
| 3. | | Estimated Value $ ~~993.50~~ 550 |
| 4. | Nursery (special ornamental trees included) per list attached - No 4 | Estimated Value $ 112 50 |
| 5. | 2374 | Estimated Value $ ~~2374.00~~ 43750 |
| 6. | 75 | Estimated Value $ |
| 7. | 43750 | Estimated Value $ 75 |
| 8. | | Estimated Value $ 43750 |
| 9. | | Estimated Value $ 250 |
| 10. | | Estimated Value $ |

TOTAL CLAIM FOR PROPERTY LOSS $ 3469.48

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) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - $ 21,486.59

(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, TAKAJI KAITA of the Municipality
of Middlechurch 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 13th day of November A.D. 1947.

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

T. Kaita

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.

list 1

Parcel 1

Land

| | | |
|---|---|---|
| 16.789 Acres purchased in 1936 for | $1020.00 | |
| Clearing 7 acres cost | 1650.00 | $2670.00 |

Buildings

| | |
|---|---|
| House | 200.00 |

Orchard

| Type of Trees | No. of Trees | ~~Price each~~ Av. cost price each | Total | |
|---|---|---|---|---|
| Yellow Transparent | | | | |
| 3 year old | 265 | 1.50 | 397.50 | |
| 7 year old | 87 | 1.50 | 565.50 | |
| 8 year old | 527 | 1.50 | 4215.00 | |
| Yellow and Red Delicious | | | | |
| 9 year old | 386 | 1.50 | 3474.00 | 1897.50 |
| Black Tartarian Cherry | | | | |
| 3 and 7 year old | 18 | ~~4.00~~ 1.75 | 72.00 | 31.50 |
| | | | 8725.00 | 1929 - |

Claim for loss is 50% considering -

1. that orchard must have been neglected after evacuation
2. there may be errors in computation
3. It is difficult to sell a farm of this nature easily

50% is ~~4362.50~~

Total ~~$ 7232.50~~ 1929.

list 2

Parcel 2

Land

| | | |
|---|---|---|
| 10 acres bought in 1942 for | $ 1500 | |
| Clearing 6 acres cost | 1200 | $ 2700.00 |

Buildings

| | | |
|---|---|---|
| Old House | 1250 | |
| New House | 1150 | |
| Garage | 150 | |
| Packing House | 50 | |
| Wood shed | 70 | |
| Boys' Shack | 100 | 2770.00 |

Orchard

| Type of Trees | No. of Trees | Price each | Total | |
|---|---|---|---|---|
| Apple Trees - | | | | |
| 1 year old | 8 | .40 | 3.20 | |
| 2 year old | 45 | .75 | 33.75 | |
| 3 year old | 428 | 1.50 | 642.00 | |
| 4 year old | 428 | 3.00 | 1284.00 | |
| 5 year old | 496 | 5.00 | 2480.00 | |
| 6 year old | 306 | 6.00 | 1836.00 | |
| 7 year old | 51 | 7.00 | 357.00 | |
| 8 year old | 58 | 8.00 | 544.00 | |
| 10 year old | 19 | 10.00 | 190.00 | 2755.50 |
| Japanese flowering cherry | 15 | 1.00 | | |
| " " " | 12 | 1.50 | ~~65.00~~ | |
| Bing Cherry | 20 | 3.00 | ~~60.00~~ | |
| Bing Cherry | 2 | 15.00 | ~~30.00~~ | 197.75 |
| Blk. Tartarian Cherry | 15 | 2.00 | ~~30.00~~ | |
| Royal Anne Cherry | 23 | 3.00 | ~~69.00~~ | |
| Blk. Tartarian Cherry | 26 | 15.00 | ~~390.00~~ | |
| Walnut Trees | 5 | 4.00 | 20.00 | |
| Walnut Trees | 3 | 15.00 | 45.00 | 36. |
| Walnut Trees | 1 | 20.00 | 20.00 | |
| Hazel Nut Trees | 20 | 2.00 | 42.00 | 180 - |
| Hazel Nut Trees | 70 | 10.00 | 700.00 | |
| Peach Plum | 18 | 1.00 | 18.00 | |
| Santa Rosa Plum | 60 | 6.00 | 360.00 | 85. |
| Santa Rosa Plum | 7 | 5.00 | 35.00 | |
| Victoria Apr | 12 | 6.00 | 72.00 | |
| Winesap Apple | 35 | 4.00 | 140.00 | 207. |
| Spy Apple | 38 | 2.50 | 87.50 | |
| Spy Apple | 73 | 1.00 | 73.00 | |
| Grape Vines | 195 | .25 | 49.00 | |
| Grape Vine Patch | 1 acre | | 800.00 | |
| Gooseberry Patch | 1½ acre | | 1820.00 | |
| Raspberry Patch | 2¼ acre | $400 per acre | 900.00 | |
| | | | 13160.45 | 3461.25. |

1.50
1.50
1.75
4-
2-
1-
1.50

Claim for loss is 50% considering -

1. that orchard must have been neglected after evacuation
2. there may be errors in computation
3. It is difficult to sell a farm of this nature easily

50% is ~~6580.23~~

Total $ 5390.25 = all Ex1 Improvements.

Total $ ~~13050.23~~ 3461.25.

Per (e) -

list 3

Chattels in Care of Hong and Yip and Reported to Custodian

| Items | Value |
|---|---|
| Large walnut dining table with 6 chairs to match | $22.00 |
| Large kitchen stove-range of 1941 model "Victory" with 4 covers and a side boiler | 110.00 |
| 1 medium size dining room heater (17" x 27") Good Cheer Stove | 65.00 |
| 2 scales to weigh - 1 is 240# and other 200# | 15.00 |
| 2 tin heaters, black, 1 lge., 1 sml. | 8.00 |
| 6 beds & springs in good conditions | 150.00 |
| 3 spray pumps two of which is a tank spray & 1 a hose spray | 15.00 |
| 15 kitchen chairs - brown color | 26.00 |
| 3 kitchen cupboard - 2 sml. varnished and 1 white painted | 20.00 |
| 1 gramaphone - black with legs | 15.00 |
| 2 couch - 1 is easily made into bed | 60.00 |
| 1 book shelf varnished | 15.00 |
| 3 tables - 2 varnished and sq., 1 round | 30.00 |
| 1 camp stove made from oil drum | 4.00 |
| 2 dresser, 1 varnished and 1 black | 30.00 |
| 1 wheel-hoe painted green & 2 hand cultivator | 13.00 |
| 1 step ladder to pick fruits | 1.00 |
| 1 hay hook | 2.00 |
| 1 ~~sixx~~ scythe - to cut grass | 2.00 |
| 1 long handle pruning shears | 2.00 |
| 9 garden hoes | 17.50 |
| 4 garden shovels | 6.00 |
| 2 garden rake | 3.00 |
| 2 garden shovels bended | 3.00 |
| 1 hand saw - 5 ft. long | 4.00 |
| 1 axe to cut wood | 1.00 |
| 1 cultivator to be used with horse | 20.00 |
| 4 coal oil lamps | 1.00 |
| 1 of 40 gal. oil drum | 2.00 |
| 2 harrow (used to level land) | 6.00 |

Chattels stored upstairs of new building and reported to Custodian

| | |
|---|---|
| 20 stove pipes | 3.00 |
| 1 bed spring and mattress | 5.00 |
| 200 ft. of good lumber for window frame | 5.00 |
| 1 tire rim and tubes | 30.00 |
| 1 box saw | 2.00 |
| 1 spray pump - duster | 7.00 |
| 1 bicycle | 10.00 |
| 3 boxes full of dishes and cups | 40.00 |
| 1 box of fruit jars | |
| 1 box seed separater, pots, pans and kettle | 15.00 |
| 1 wagon | 3.00 |
| 6 boxes of carpenter tools and other tools and milk tank | 30.00 |
| 4 boxes of all kinds of books | 3.00 |
| 1 of 10 gallon crock | 5.00 |
| some poison for spraying | 2.00 |
| 1 heavy chain, jack for truck | 5.00 |

Custodian unknown as to these goods.

Chattels left loose on farm

| | |
|---|---|
| 1 barbed wire - 1 roll | 5.00 |
| bricks and tile - 100 | 4.00 |
| wire for raspberry - 10 rolls | 20.00 |

cont'd --

list 4

cont'd:

| | value |
|---|---|
| pel-pee 2 | $3.00 |
| seeder - 2 | 30.00 |
| gas stove - 1 | 10.00 |
| baby bed - 1 | 10.00 |
| sink - 1 | 7.00 |
| digger for gardening - 5 | 5.00 |
| 3 oil drums | 6.00 |
| 2 cord of wood | 10.00 |
| Raspberry crates - 258 ) | |
| Strawberry crates - 19 ) | 50.00 |
| TOTAL | $993.50 |

abandoned

Per (e)

NURSERY (Special Ornamental Trees Included)

| Type of Trees | No. of Trees | Price each | Value |
|---|---|---|---|
| Japanese flowering cherry | | | |
| 1 year old | 229 | $1.00 | $229.00 |
| 3 year old | 42 | 5.00 | 210.00 |
| Japanese pear trees | | | |
| 1 year old | 1252 | 1.00 | 1252.00 |
| 2 year old | 105 | 1.50 | 159.00 |
| 3 year old | 5 | 2.00 | 10.00 |
| Japanese Plum Tree | 8 | 2.00 | 16.00 |
| Japanese flowering plum | | | 13.00 |
| 1 year old | 13 | 1.00 ) | 12.00 |
| 3 year old | 24 | 3.00 ) | |
| Apple - 1 year old | 985 | .40 | 394.00 |
| 2 year old | 95 | .75 | 71.25 |
| 3 year old | 157 | 1.50 | 235.00 |
| Pear trees 2 year old | 1807 | .75 | 1355.25 |
| Prune - 1 year old | 60 | 1.00 | 60.00 |
| Gold Plum - 1 year old | 25 | .60 | 15.00 |
| 3 to 4 year old | 21 | 1.50 | 31.50 |
| Hazel nut tree - 2 year old | 300 | .75 | 225.00 |
| Damson Plum Tree - 2 to 5 year | 32 | 2.00 | 64.00 |
| Daffodil bulbs | 13200 | .03 | 396.00 |
| | | | $4748.00 |

Claim for loss is 50% considerin g -

1. that orchard must have been neglected after evacuation
2. there may be errors in computation
3. it is difficult to sell a farm of this nature easily

50% is $2374.00

BC-416-P

BC/416-P (2) Page 1 S.S. Form No. 43 (Sheet 1)

7074.25

# Farm Appraisal Report

File No. JL 431

Land Description Lot "B" of Lot 2 of Sec.10, Blk. 5 N., Rge.1 E., Map 5717, N.W.D.

Containing 16.789 (more or less) Acres

Owner's Name KAITA, Takaji Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows on C.P.R. Distance 2½ miles

Market Town Pitt Meadows 2½ miles or New Westminster 16 miles Distance

Church (give denomination) Presbyterian & Anglican, Pitt Meadow Distance "

Nearest School Pitt Meadows Distance "

State how property was identified: Registered Plan, neighbours, and 2 corner posts located.

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

Very poor access by an unopened private road and in about 600' from the end of a narrow gravel side road.

Is this district a good one? No, somewhat isolated and shut in.

Employment opportunity Very limited.

Predominating Nationality and religion: British and European, Protestant.

Describe Fencing and its condition: N. & E. wire, only fair. Dyke ditch at south and unfenced at west. Value $

Water supply: None developed but obtainable at 10' or so but poor quality and water for domestic purposes has to be hauled from a community spring about a mile distant. Value $

8164

**BUILDINGS ON FARM**

| BUILDINGS | DIMENSIONS | MATERIAL | HEIGHT | ROOF | AGE | Foundation | REPAIR | VALUATION |
|---|---|---|---|---|---|---|---|---|
| HOUSE | x | | | | | | | |
| | x | No buildings of any value. | | | | | | |
| | x | | | | | | | |
| BARN | x | | | | | | | |
| | x | | | | | | | |
| BARN | x | | | | | | | |
| | x | | | | | | | |
| GRANARY | x | | | | | | | |
| | x | | | | | | | |
| | x | | | | | | | |
| | x | | | | | | | |
| | x | | | | | | | |

Total present day value $

Total Value Buildings add to farm $

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

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

EXHIBIT No. 836-2

DATE 14 apl 1948

FILED BY J. M. Chernesky

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.

| | LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB-SOIL | NATURE OF RECLAMATION NECESSARY | RECLAMATION COST PER ACRE | VALUE PER ACRE | TOTAL |
|---|---|---|---|---|---|---|---|
| 8.0 | pitted & hillocky | cl.lm. | clay | clear hidden roots & stumps | 20.00 | 30.00 | 240.00 |
| 8.789 | slightly undulating | " " 10"-12" | " | clear scrub bush & stumps | 150.00 | 5.00 | 43.94 |

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 $ 283.94

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 $ 283.94

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm in poor condition and tillage. 8 acres rough cleared from alder and cottonwood bush 7 or 8 years ago and planted to orchard among stumps and underground roots by Japanese owner who lived about a mile away.

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

Noxious weeds: Canadian thistle pretty bad in spots and the 8 acres rough cleared is in old sod and badly overgrown with nettles and annual weeds.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Pitt Meadows Municipality, 1942 land and school $25.73
NOTE: Dyke and drainage taxes in this case as listed on the roll are combined with part 10 acs. of NW¼ of the NE¼ Sec.11, also owned by Kaita, and total $58.68.

Date: July 4th, 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 3rd day of July, 1942

Inspector's Signature "J.D. PATTERSON"

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

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

# Farm Appraisal Report

Jd. 431

**Remarks:** Property somewhat isolated and not very accessible by a private (unopened) road and lies in about 600' from the end of a narrow gravel road. The Japanese owner and his family lived in a better developed place about a mile away. The 8 acre portion in orchard was planted by him on land which he rough cleared from alder and cottonwood bush 7 or 8 years ago and still has the underground roots left in as well as the odd fir stump. The ground is hillocky and pitted and is in old sod overgrown with nettles and other weeds. The fruit trees are in neglected condition, dying out owing to wet feet and high water table in winter and the orchard therefore is of no value. The remainder of the land is undeveloped scrub bush and stumps.

**(FOR ORCHARD LANDS ONLY)**

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

Lies directly north of the Fraser River dyke and a short distance south of Pitt Meadows peat bog. Fertile silty clay loam soil but water table close to the surface in winter and drainage outlet to dredge ditches difficult and likely to clog up.

**ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.**

As shown on Page 1 and are combined with a 10 acre parcel of part of the NW¼ of the NE¼ of Sec.11, owned by Kaita.

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

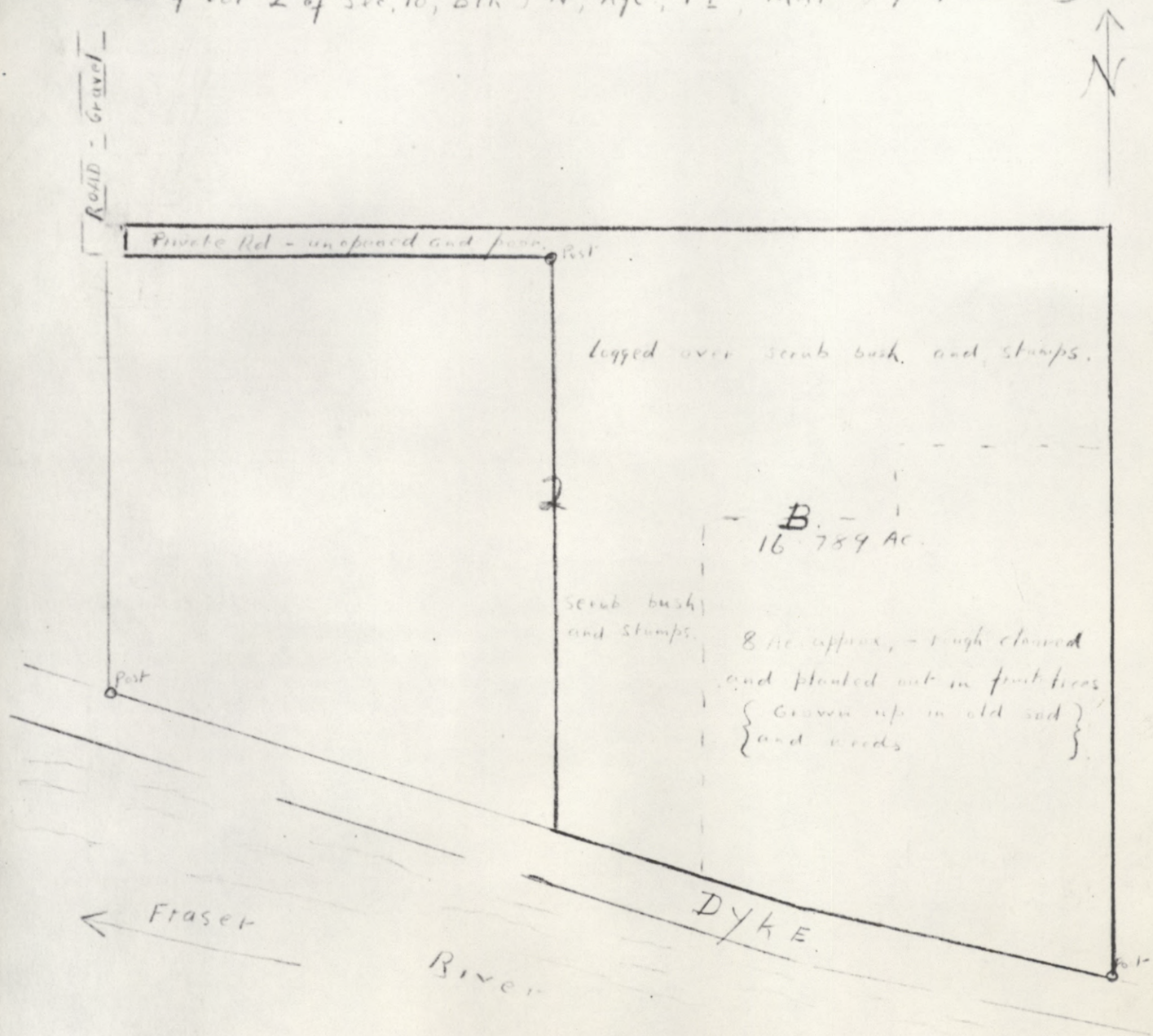
| | Present Value |
|---|---|
| Approx 8 acres poorly planted orchard on rough cleared alder or cottonwood land. Never plowed and roots and odd stumps left in. Trees neglected and in poor condition and of no value. | $ |
| | $ |
| | $ |
| | $ |
| | $ |
| | $ |
| | $ |
| | $ |
| | $ |
| **Total** | $ |

**Amount fruit trees add to value of farm** $

Scale 1 ch = 1 inch

**Diagram of Property** - In Red: T. KAITA

Lot "B" of Lot 2 of Sec. 10, Blk 5 N, Rge. 1 E, MAP 5717 N.W.D




Following careful review of this appraisal report, it is my opinion that the present value is $ 300.00

Date 6th July, 1942.

"I.T. BARNET"

District Superintendent.

# Farm Appraisal Report

File No. JL-431

Land Description N.W.¼ of N.E.¼ of Sec. 11, Blk. 5N, Rge. 1E, N.W.D.

Containing 10, more or less. Acres

Owner's Name Takaji KAITA Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows on C.P.R. Distance 1½ m.

Market Town Pitt Meadows, 1½ miles, or New Westminster, 15 miles Distance

Church (give denomination) Pitt Meadows, Presbyterian and Anglican Distance " "

Nearest School Pitt Meadows Distance " "

State how property was identified: Map location, line fences and neighbours.

Roads: State whether property has access to main road, the kind of road and its condition.
Access only to the N.E. corner by a 22' gravel road (Dale Road). Property lies at end of latter, 10 chains from a 66' gravel road (Baynes Road).

Is this district a good one? Only fair.

Employment opportunity Very limited

Predominating Nationality and religion: British nationality, Protestant religion.

Describe Fencing and its condition: Old wire fencing around boundaries, overgrown with small scrub. Poor and about done. Value $

Water supply: Old cribbed well about 14' deep at house but water in the neighbourhood unfit for domestic use and is hauled from a community spring on higher land about ½ mile distant. Value $

BUILDINGS ON FARM

| BUILDINGS | DIMENSIONS | MATERIAL | HEIGHT | ROOF | AGE | Foundation | REPAIR | VALUATION |
|---|---|---|---|---|---|---|---|---|
| #51 HOUSE | 24 x 30 | Lumber | 10 | Shgl. | 25 yr. | Post | Only fair | ) 350.00 |
| " Leanto | 16 x 24 | " | 8 | " | " " | " | " | ) |
| ~~BARN~~ Shack | 18 x 30 | " | 14 | " | 1 yr. | Cement sill | " | 200.00 |
| Shed | 18 x 20 | " | 8 | " | 4 " | post | " | 40.00 |
| BARN | x | | | | | | | |
| | x | | | | | | | |
| GRANARY | x | | | | | | | |
| | x | | | | | | | |
| | x | | | | | | | |
| | x | | | | | | | |
| | x | | | | | | | |

No electric light installed and nearest available on Ford Road, about ½ mile distant. House number 51.

Total present day value $ 590.00

Total Value Buildings add to farm $ 450.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Habitable and would suffice for a time, but money would be better spent on a new house rather than improving the old one. $

Describe the basement and chimneys: No basement. 2 brick chimneys on brackets.

No. rooms downstairs? 5 Upstairs? How finished V. joint and shiplap.

Are buildings painted? No. Condition of paint

Distance from nearst bush Unexposed.

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

Cultivated Land

| ACRES | LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB-SOIL | KIND AND QUALITY OF CROP | VALUE PER ACRE | TOTAL |
|---|---|---|---|---|---|---|
| 10 | Slightly undulating | Black and chocolate loam about 12" deep. | Clay | Raspberries and orchard; latter overplanted, overgrown and poor. | 75.00 | 750.00 |

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 |
|---|---|---|---|---|---|
| | | | | | |

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 $ 750.00

Total added by buildings to value of farm $ 450.00

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

Total value of farm $ 1200.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm overplanted with tree fruit, extensively intercropped. Overgrown, weedy and in poor tillage except raspberries, which fair. Understand has been occupied by Kaita family for about the last 25 years.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Truck farming - vegetables, etc. on lower land, rasps, and straws. on higher with family cow and some poultry.

Noxious weeds:
Thistles and couch grass in spots, spreading, and orchard rank with annuals.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Municipality of Pitt Meadows - 1942 land and school taxes, $21.00.
Note re dyking and drainage taxes as per roll furnished. These are included along with Lot "B" Blk. 2, Sec. 10, Blk. 5N (16.79 acs.) also owned by Kaita and total $58.68.

Date: July 8th, 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 3rd and 7th day of July 19 42.

Inspector's Signature "J. D. PATTERSON"

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

JL-431 - T. KAITA

# Farm Appraisal Report

Remarks: In the last 6 or 7 years the property has been largely planted to orchard; intercropped with small fruits and grapes, etc. besides nursery stock grown, and is a maze or jungle. The fruit trees evidently were propagated by the Japanese owner and are below average standard, besides lacking in ordinary husbandry and management.

Considerable time and thought has been given to this appraisal. The property has also been looked over by Mr. Godfrey, and yesterday evening Messrs. Brown and Sinclair drove out with me and inspected it. The concensus of opinion is that it is too low lying to be suitable for tree fruit production and which is proved by the fact that some of the older trees are already dead or dying, owing to "wet feet". The same applies to some of the older raspberries on lower land, although most of the bearing raspberries are in good condition and production and considered the best asset on the property. Messrs. Brown and Sinclair also are definitely of the opinion that the orchard has no commercial value and that the young nursery stock is away below standard requirements or salability.

The aforedescribed property and Lot "B" of Lot 2 of Sec. 10, also owned by T. Kaita is rented to Dec. 31st, 1942, to Hoy Hong and Lucy L. Yip, of 244 East Georgia St., Vancouver, for $1400.00, and it is evident they had hoped to make a reasonable profit from retailing the fruit through their Vancouver store. However, owing to very wet unfavourable weather the fruit crop generally is poor and one of the Chinese operators interviewed seemed doubtful if anything over and above expenses would be made.

(FOR ORCHARD LANDS ONLY)

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

Lies about ¼ m. north of Fraser River within Pitt Meadows dyking area. Slightly undulating land and water table too close to the surface to be suitable for orcharding. Fertile loam soil subject to dyke and drainage taxes.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

See page 1 - Including Lot "B", Blk. 2, Sec. 10 (16.79 acs.) also owned by Kaita, Dyking and Drainage taxes total $58.68.

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

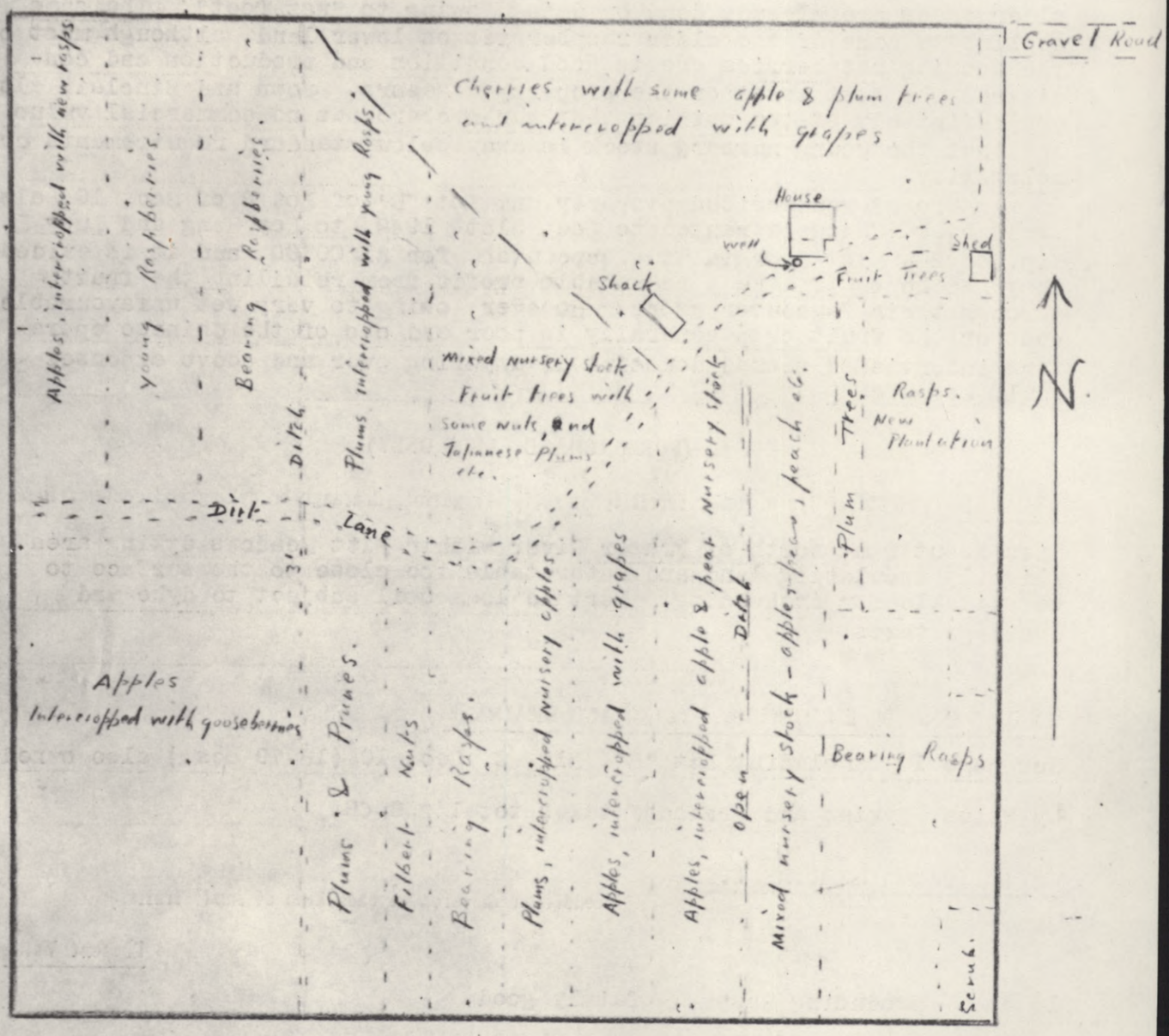
| | | Present Value |
|---|---|---|
| 1½ acs. | producing Rasps., fairly good. | $ |
| 1¼ " | part intercropped new planting, fairly good. | $ |
| 1½ " | intercropped gooseberries, only fair. | $ |
| 2 " | " grapes " " | $ |
| | | $ |
| | | $ |
| | | $ |
| | | $ |
| | | $ |
| | Total | $ |

Amount fruit trees add to value of farm $

Scale 100' = 1 inch

**Diagram of Property** - In Red:- T. KAITA property

N.W. ¼ of N.E. ¼ of Sec. 11, Blk. 5 N., Rge 1 E. N.W.D.




Following careful review of this appraisal report, it is my opinion that the present value is $ 1200.00

Date 10th July 19 42.

"I. T. BARNET"
District Superintendent.

#35

T. KAITA
(Claimant's Name)

**PERSONAL CHATTELS**

14250
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 |
|---|---|---|---|---|---|
| 1 large kitchen range | 1941 | new | 110.00 | A1 condition | $75.00 |
| 1 dining room heater | 1940 | " | 65.00 | good | 40.00 |
| 6 steel beds & springs | varying times from 3 to 18 years old | " | 150.00 | " | 60.00 |
| 2 couches (1 bed convertible) | 1938-1939 | used | 60.00 | " | 30.00 |
| 1 tire rim & tubes | about 1938 | new | 30.00 | unused | 20.00 |
| 1936 Chevrolet ¾ ton | 1938 | used | 900.00 approx. | good | 550.00 |
| nursery stock ) ornamental trees) | see list attached to claim form - | | | | 2374.00 |

EXHIBIT No. 826-3
DATE 14 apl 1948
FILED BY
R. M. Chermack

Description of Storage of Goods: The above goods and other goods claimed were left in the old farm house and in the new farm house on my fruit farm and were reported to the custodian. Truck was turned in to R.C.M.P. - the nursery stock was all on the property.

General Statement as to Chattels not Described above: The above described chattels and other chattels for which claim is made (and estimated values) are listed on Custodian's analysis of personal property form. The nursery stock is listed on sheet attached to claim form.

Additional Comments, if any: Depreciation has been allowed on all items claimed. The nursery stock was in excellent condition when I left the property and values shown are minimum sale price on top of which I have depreciated 50%

T. Kaita
Signature

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8664 EXHIBIT No.

NAME Takaji KAITA REG. No. 14250

| DATE | INVENTORY | DETAILS OF CLAIM | | SALES: AUCTION | SALES: TENDER &c | SOLD WITH REAL PROP. | DECL NOT FOUN |
|---|---|---|---|---|---|---|---|
| DECLARATION May 9/42<br>EVACUATION May 30/42 | TAKEN BY I.C.Bardwell (Custodian Representative)<br>DATE June 5, 1942 | | | | | | |
| JP Registration: | In house: | Chattels in care of Hong & Yip, and reported to Custodian: | | | | | |
| "Will notify Custodian. Undecided might sell furniture." | Dining table & 6 chairs | Lge.Walnut dining table & 6 chairs to match | 22.00 | 15.00 | | | |
| Following is a list, dated May 19/42, of goods left in care of Lessees, signed by all parties: | Bookshelf | Lge.kitchen stove-range 1941 Mod."Victory" | 110.00 | 27.50 | | | |
| | Sanitary couch | 1 med.size dining room heater,17"x27",Good Cheer Stove | 65.00 | | | | |
| Lge.walnut dining table with 6 chairs (set) | 3 heaters | 2 scales - 240# & 200# | 15.00 | | | | |
| Lge.kitchen range,1941 Mod."Victory"with 4 covers and side boiler. | 15 kitchen chairs | 2 tin heaters,black -1 large, 1 small | 8.00 | (1) .25 | | | |
| Med.size dining room heater(17"x27")Good Cheer Stove | Sofa | 6 beds & springs,gd.cond. | 150.00 | 6.00 | | | |
| 2 scales -240# & 200# | Gramaphone & records | 3 spray pumps, 2 tank spray and 1 hose spray | 15.00 | | | | |
| 2 tin heaters,llge. & 1 small | End table | 15 kitchen chairs (brown) | 26.00 | .50 | | | |
| 6 beds with springs | Small table | 3 kitchen cupboards, 2 sm.varnished,1 wh.painted | 20.00 | (2) 25.50 | | | |
| 3 spray pumps - 2 tank spray, 1 hose spray | 2 kitchen tables | 1 gramaphone,black,with legs | 15.00 | 1.00 | | | |
| 15 Br.kitchen chairs | Kitchen range | 2 couch, 1 easily made into bed | 60.00 | .25 | | | |
| 2 kitchen cupboards - 2 sm.varnished & 1 lge.white painted | Kitchen cabinet | 1 bookshelf varnished | 15.00 | .50 | | | |
| 1 gramaphone, 4 legs | Dresser | 3 tables - 2 sq., 1 rd. | 30.00 | (1) .75 | | | |
| 2 couch | 3 beds complete | 1 campstove (oil drum) | 4.00 | | | | 4 |
| Bookshelf,varnished | Sideboard | 2 dressers, 1 varn.,1 blk. | 30.00 | | | | 15 |
| 3 tables-2 sq.& 1 rd. | Part of Sprayer | 1 wheel-hoe painted green and 2 hand cultivator | 13.00 | FT | | | |
| 1 camp stove (oil drum) | Stored in shack, called a toolshed: | 1 stepladder | 1.00 | FT | | | |
| 2 dressers | Hand cultivator | 1 hay hook | 2.00 | FT | | | |
| Wheelhoe painted green | Quantity of garden tools | 1 scythe | 2.00 | FT | | | |
| Stepladder | Garage: | 1 long handle pruning shears | 2.00 | FT | | | |
| Hay hook | Harrow | 9 garden hoes | 17.50 | FT | | | |
| "Size" to cut lawn grass | Cultivator (horse drawn) | 4 garden shovels | 6.00 | FT | | | |
| Pruning shears,long handle | Stored in picker's house | 2 garden rake | 3.00 | FT | | | |
| Garden hoes (9) | 2 spray pumps | 2 garden shovels bended | 3.00 | FT | | | |
| 4 garden shovels | Beam Scale | 1 hand saw, 5' long | 4.00 | FT | | | |
| 2 garden rakes | Small platform scale | 1 axe to cut wood | 1.00 | FT | | | |
| 2 bended garden shovels | Baby's crib | 1 cultivator for horse | 20.00 | | 11.00 | | |
| 1 hand saw | 4 beds complete | 4 coil oil lamps | 1.00 | | | | |
| 1 axe to cut wood | Kitchen utensils | 1 of 40 gal.oil drum | 2.00 | | | | |
| 1 cultivator (horse) | Dishes | 2 harrow (used to level land) | 6.00 | | 4.00 | | |
| 4 coil oil lamps wth glass chimneys | Bicycle | Chattels stored upstairs of new building and reported to Custodian; | | | | | |
| 1 40-gal. oil drum | | 20 stove pipes | 3.00 | | | | |
| 2 harrow | | 1 bed spring & mattress | 5.00 | | | | |
| | | 200' good lumber for window frame | 5.00 | | | | |
| | | 1 tire rim and tubes | 30.00 | | | | |
| | | 1 box saw | 2.00 | | | | |
| | | 1 spray pump - duster | 7.00 | | | | |
| | | 1 bicycle | 10.00 | | | | |
| | | 3 boxes dishes & cups | 40.00 | | | | |
| | | 1 box fruit jars | | | | | |
| | | 1 box seed separator,pots, pans and kettle | 15.00 | | | | |
| | | 1 wagon | 3.00 | | | | |
| | | 6 boxes carpenter tools & other tools and milk tank | 30.00 | | | | |
| | | 4 boxes all kinds of books | 3.00 | | | | |
| | | 1 of 10 gallon crock | 5.00 | | | .50 | |
| | | Some poison for spraying | 2.00 | | | | |
| | | 1 heavy chain, jack for truck | 5.00 | | | | |

8664 EXHIBIT No. _____ CASE No. _____

. 14250 VENUE _____

| SALES | | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANYTIME | ABANDONED | NO ACCOUNT, THEFT &c | ~~UNSOLD~~ Reduce Claim by | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| | TENDER &c | | | | | | | | |
| .00 | | | | | | | | | |
| .50 | | | | | | | 35 00 | | |
| | | | | | | 65.00 | 25 00 | | |
| | | | | | | 15.00 | | | |
| .25 | | | | | | | | | |
| .00 | | | | | | | 90 00 | | |
| | | | | | | 15.00 | | | |
| .50 | | | | | | | 11 00 | | |
| .50 | | | | | | | | | |
| .00 | | | | | | | 7 50 | | |
| | | | | | | | 30 00 | | |
| .25 | | | | | | | 7 50 | | |
| .50 | | | | | | | 15 00 | | |
| .75 | | | | | | | | | |
| | | | 4.00 | | | | | | |
| | | | 15.00 | | | 15.00 | 10 00 | | |
| | | | | | | | 10 00 | | |
| .00 | | | | | | | | | |
| | | | 1.00 | | | | | | |
| | | | 2.00 | | | | | | |
| .00 | | | | | | | | | |
| | | 3.00 | | | | 5.00 | | | |
| | | 5.00 | | | | | | | |
| | | 30.00 | | | | | 10 00 | | |
| | | 2.00 | | | | | | | |
| | | 7.00 | | | | | | | |
| | | | | | | 10.00 | 5 00 | | |
| | | | | | | 40.00 | 15 00 | | |
| | | | | | | 15.00 | 5 00 | | |
| | | 3.00 | | | | | | | |
| | | 30.00 | | | | | 10 00 | | |
| | | 3.00 | | | | | | | |
| .50 | | | | | | | 2 50 | | |
| | | 2.00 | | | | | | | Possibly used by Lessees. |
| | | 5.00 | | | | | 5 00 | | Possibly sold with Truck. |
| | | | | | | | 293 50 | | |

EXHIBIT No. 836-4
DATE 14 April 1948
FILED BY J. W. G. Hunter

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8664 EXHIBIT No.

NAME Takaji KAITA

PAGE 2

REG. No. 14250

| DATE | INVENTORY | DETAILS OF CLAIM | | | SALES | | SOLD WITH REAL PROP. | DECL. NOT FOUND |
|---|---|---|---|---|---|---|---|---|
| DECLARATION | TAKEN BY | | | | AUCTION | TENDER &c | | |
| EVACUATION | DATE | | | | | | | |
| | | Chattels left loose on farm: | | | | | | |
| | | 1 barbed wire - 1 roll | 5.00 | | | | | |
| | | Bricks and tile - 100 | 4.00 | | | | | |
| | | Wire for raspberry, 10 rolls | 20.00 | | | | | |
| | | Pel-pee - 2 | 3.00 | | | | | |
| | | Seeder - 2 | 30.00 | FT | | | | |
| | | Gas stove - 1 | 10.00 | | | | | |
| | | Baby bed - 1 | | | | | | |
| | | Sink | 7.00 | | | | 7.00 | |
| | | Digger for gardening | 5.00 | | | | | |
| | | 3 oil drums | 6.00 | | | | | |
| | | 2 cord wood | 10.00 | | | | | |
| | | Raspberry crates -258) | | | | | | |
| | | Strawberry crates- 19) | 50.00 | | | | | |
| | | | 993.50 | | 92.75 | | 7.00 | 22.00 |
| * FT - Farm tools. | | Abandon list 3 | 150.00* | FT | 19.75 | | | |
| | | OTHER SALES: | 843 50 | | | | | |
| | | At auction Reduction | 293 50 | | 4.00 | (Brooder & Feed Troughs) | | |
| | | Sold direct Gross Claim | *550 00 | | | 35.00 (Horse) | | |
| | | deduct sales | 112 50 | | 116.50 | | | |
| | | net loss | 437 50 | | | | | |
| | | TRUCK | 550.00 | | | 475.00 | | |

54

250

EXHIBIT No.

CASE No.

VENUE Winnipeg, Man.

| ES TENDER &c | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANYTIME | ABANDONED | NO ACCOUNT, THEFT &c | UNSOLD | REMARKS |
|---|---|---|---|---|---|---|---|
| | | | | | | | Recapitulation |
| | | | | | | | Property evaluated by claimant at $258.00 sold for $112.50 |
| | | | | | | | " " " " " 22.00 declared not found |
| | | | | | | | " " " " " 90.00 no record at any time |
| | | | | | | | " " " " " 180.00 no account |
| | | | 5.00 | | | | |
| | | | 4.00 | | | | |
| | | | 20.00 | | | | |
| | | | 3.00 | | | | |
| | | | 10.00 | | | | |
| | | | | | 10.00 | | Fixture. |
| | 7.00 | | | | | | |
| | | | 5.00 | | | | |
| | | | 6.00 | | | | |
| | | | 10.00 | | | | |
| | | | 50.00 | | | | |
| | 7.00 | 22.00 | 203.00 | | 190.00 | | |
| (Brooder & Feed Troughs) 35.00 (Horse) | | | | | | | RECAP. OF CHATTEL CLAIM: $571.50 - sold for $116.50; 7.00 - sold with real property; 22.00 - declared, not found.; 203.00 - no record at any time; 190.00 - No account, theft, etc.; $993.50 |
| 475.00 | | | | | | | Appraised by McDermott Motors at $425.00. Net amount credited to Mr. Kaita's account after deducting administrative expenses of $26.98, was $448.02 (the amount stated by Kaita on his claim form). |

GENERAL REMARKS: On May 18, 1942 Mr. Kaita leased his farm property, including furniture, tools and equipment thereon, to Hoy Hong and L. Yip until Dec.31/42.

G. Robertson

May 19th - 1942.
Pitt Meadows B.C.

"Mr. Hay Hong,
Lucy L. Yip."

EXHIBIT No. 836-5
DATE 14 apl 1948
FILED BY
S.W. Chermack

"List of furnitures and tools to be looked after and repaired if broken."
No. If any part of house like window, door etc. broken it must be repaired.

1. ✓ Large walnut dinning table with 6 chairs to match. "set" value about ($22.00)
2. ✓ (1) Large kitchen range of 1941 model "Victory" with 4 covers and a side boiler value ($110.00) cream colour, enamal top.
3. ✓ (1) Medium size dinning room heater (17" x 23") Good Cheer stove.
4. (2) Scale to weigh things. 1 weighs 240 # other weighs 200 #
5. ✓ (2) heater-tin, 1 large and 1 small black colour.
6. (6) Beds with springs in good conditions
7. (3) Spray pumps 2 of which is a tank spray and one is a hose spray.
8. ✓ (15) Kitchen chairs brown colour.
9. (3) " cupboard 2 small varnished cupboards and one large white painted cupboard.
10. ✓ (1) Gramaphone - black with 4 legs
11. ✓ (2) couch one of which is ~~easily~~ easily made into a couch.

No.

12. ✓ (1) Book shelf varnished
13. ✓ (2) Tables 2 square and 1 round table.
14. (1) Camp stove made from oil drum.
15. ✓ (2) Dressers one varnished & 1 black varnish.
16. (1) Hulhoe painted ~~tar~~ green.
17. (1) Step ladder (to pick apples + fruits.
18. (1) Hay hook.
19. (1) "Size" to cut grass in the lawn etc.
20. (1) Pruning shears with long handles.
21. (9) Garden hoes to weed with.
22. (4) " shovels used to dig ditches etc.
23. (2) " rakes
24. (2) Bended shovels for garden use.
25. (1) Hand saw.
26. (1) Axe to cut wood.
27. ✓ (1) Cultivator to be used with a horse.
28. (4) Coal oil lamps with glass chimneys.
29. (1) 40 gal oil drum.
30. ✓ (2) Harrow (used for leveling the ground.

a house 18 ft by 30 ft with 3 floors (basement for storage and upstair and attic for pickers If you burn this house you must pay $250.00 You are welcomed to use all these things on this paper on one condition that you do not exchange anyone item on the list

L. Gone L. Yp P. Naile

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 19 1942

8664

Coffey
out to Jefferson
Oakville Manitoba
Nov. 8th 1942.

Dear Sir:—

I'm writing few lines to let you know that Mr. Hong Hay & Lucy L Yip who rented ~~Out~~ our farm are now leaving to Vancouver So when they bring the list of the furniture to you, I wonder if you see if they have left all the furniture & in good condition.

I've given you one of the copy before I left B.C. which has 3 persons signature on. But I'm enclosing another one of the same copy without the signature.

X Sool Upstairs, this wasn't rented to Hong Hay. Cz this was are hired mans belonging, so we kept it separately.

Mr. Hong Hay asked us if they could bring all the furniture home to the house in Vancouver until we go back, but we think it's better to have it in our own house in Pitt Meadows because the next person who wants to rent will be wanting to borrow it.

I wonder if you would see to it that no one will touch any furniture and the farm ~~&~~ implements until another person take in place

Yours Faithfully,
T. Kaita.

EXHIBIT No. 876-6
DATE 14 apl 1948
FILED BY
A. M. Cherniack

Mr. Hay Hong.
Lucy L. Yip."

May. 19th 1942
Pitt Meadow B.C.

"List of furniture and tools to be looked after and repaired if broken" ~~after~~. If any part of house windows, doors etc broken etc. must be repaired.

No.

1 Large walnut dining table with 6 chairs to match (set) about $22.00 value.

2. 1 Large Kitchen Range of 1941 model. "Victory" with 4 covers and a side boiler value of ($110.00) cream color & enamale paint.

3. 1 medium size dinning room heater. (21"X17") "Good Cheer" stove.

4. 2 Scale to weigh thing. 1 weighs 240 # other one weighs - 200 #

5 2 heater - tin, one large & 1 small size Black.

6 6 beds and springs in good conditions

7 3. spray pumps 2 of which is tank spray and one is a hose spray.

8. 15 Kitchen chairs - (brown) colour.

9. 3 Kitchen cupboard 2 small varnished cupboards and one light white painted cupboard.

10 1 Gramaphone - black with legs

11 2 couch one of which is easily made into a bed.

12 1 Book shelf - varnished.

No

13 3 Tables. 2 square and 1 round table
14 1 lamp stand made from oil drums
15 2 dressers one varnished & 1 Black varnish
16 1 wheel hoe painted green
17 1 step - ladder (to pick apples & fruits)
18 1 hay hook.
19 1 "sife" to cut lawn grass etc.
20 1 pruning shear with long handle.
21 4 garden hoes to weed with
22 4 garden ~~shovels~~ shovels to dig ditches etc.
23 2 garden rake
24 2 bended shovels for garden use
25 1 hand saw
26 1 axe to cut wood
27 1 cultivator to be used with a horse
28 4 Coal oil lamps with glass chimneys
29 1 40 gal oil drum.
30 2 Harrow (used for leveling the ground.

a house 18 ft. ~~long~~ width by 30 ft in length. with 3 floors basement for storage and upstair and attic for pickers. If you burn this house you must pay. $ 250.00

You are welcomed to use all these things on this paper on one condition that you do not exchange anyone item on the list.

Oakville, Man.
July 2nd 1942.

Dear Sir:-

I am very sorry that I have delayed in sending my list of nursery stock. That is because we have being busy getting settled.

The list of our nursery stocks are as following.

| Kind | Age | Total |
|---|---|---|
| Apples | 1 to 4 yrs. | 1551 |
| Pears | 1 to 4 yrs. | 2022 |
| Japanese Pears | 2 to 3 yrs. | 1142 |
| Japanese Flowering Cherries | 1 to 5 yrs. | 368 |
| Gold Plums | 1 to 5 yrs. | 82 |
| Santa Rosa Plums | 1 to 5 yrs. | 69 |
| Ornamental Plums | 1 to 5 yrs. | 259 |
| Plums mixed | 1 to 5 yrs. | 80 |
| Peaches | 1 to 3 yrs. | 400 |
| Cherries | 1 to 4 yrs. | 29 |
| Hazal Nuts | 1 to 4 yrs. | 1758 |
| Walnuts | 2 to 3 yrs. | 189 |
| Seedlings mix. | 1 to 3 yrs. | 2260 |

Mr. A. Wiens of Pitt Meadows on Baynes Rd. are taking care of these nursery stocks only and 1 acres of 1 yr old Raspberry to be hoed. We have arranged with him that we will pay him at end of each month, the average wages per hr that average person are getting out there.

These are the following things we were told to let you know by the Custodian at Powell.

Thank you,

Yours very truly,

"T. Kaita"

EXHIBIT No. 836 - 7
DATE 14 Apl. 1948
FILED BY "J. W. G. Hunter"

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

May 31, 1948.

M. Ubnstace

8664

December 8th, 1942.

Mr. Takaji KAITA,
Reg. No. 14250,
C/o Colin H. Burnell,
Oakville, Man.

Dear Sir:

Re: Nursery Stock

When you were evacuated from the protected area, our field man contacted you and you informed him of your arrangements regarding the main farm being leased to Hoy Hong and L. L. Yipp but that your nursery stock was not included in this arrangement and that Mr. A. Wiens would be taking care of this.

Mr. Wiens has written to this office stating that he is in poor health and will, therefore, be unable to continue to take care of these small fruit tress as arranged with you.

Our field men, on inspecting your nursery stock, find that it is at the present time deteriorating badly because of rust and other small tree ailments. We are advised that the young stock should be dug and sold immediately as by spring they will be practically of no value for resale. We are also advised that at wholesale prices now these young tress are worth between $700.00 and $800.00 and the cost of digging same would amount to approximately $100.00.

Please give this your immediate attention and we are sure that with your knowledge of nursery stock, you will appreciate the facts as stated and we will expect an endorsement of our recommendation as soom as possible.

Yours truly,

R. D. Richardson,
Farm Department

WEA/EM

836 - 8

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

June 1, 1948 N. McLanstace

EXHIBIT No.
DATE 14 Apl. 1948
FILED BY "J. W. G. Hunter"

EXHIBIT No836 - 9
DATE 14 Apl 1948
FILED BY
J.W.G. Hunter

c/o Mr. Col. Burnell,
Oakville, Man.,
Dec. 27/42.

Dear Sir:-

I thank you very much for your most sincere letter, dated on Dec. 8th.

Yes, we are willing to sell our small nursery plants.

We think the price is very cheap, but I suppose we can't help it in time like this and that we can't go back and do what we like nor could we have this until we go back because it will be all spoiled.

So, I sincerely wish you to give us your best, please.

We would like to have seven hundred dollars ($700.) net price, if you could possibly do it. They're to pay for the digging the plants -

There is 2 short rows of plants, we are not wanting to sell yet - On the far west of our field, there is a packing shed beside this there is a narrow ditch and on the south of this packing shed and on the east of the ditch and between the two rows of Italian plum, there is two short rows of plants that we are not wanting to sell until another year. I will show it on the map.

Now about renting our farm -

We have rented our farm for $1400. this year to Mr. Hoy Hong & Lucy Yip.

After we had it rented, Mr. Harry Lee wanted to rent it but we said we'll give him the first chance next year crop.

So for next year's crop I have written to Harry Lee that I'm willing to rentit for $1200, But I had a reply from him saying that he is just willing to pay only $600. because he said he'll need about $2000. to get it all clean again.

So I wrote to him again that I think it's cheap but I'm willing to rent it to him for $600. So I told him to go to Mr. Hal Menzie of Haney to write out the Lease form.

I wrote to Mr. Hall Menzie too, and I had a reply from him saying that he's unable to write out the lease form for us, and he said he sent the letter we wrote to him to the Custodian's office. So I believe you have his letter now. Will you please write the Lease Form out if Mr. Harry Lee comes to you, for $600. cash and also will you please put the money in the account Bank of Montreal of Haney.

About couple month ago I have asked you about my Fire Insurance for our house. And then you have change the Fire Insurance Company for us to another company and we have send the extra money needed.

But we never got the policy from the Company yet. I wonder if the Custodian is keeping it for us or not.

I believe I give you the list of the furniture in our house, I wonder if you would go and see if its all there yet because the different person is going to rent it.

We were in a great hurry when we were leaving B.C., so I put a quite a number of thing up in the New building in the attic, and its suppose to be board on, I wonder if its nailed on just as we have left it before we came. There is quite a number of our hired man's belonging in there too.

I'm very sorry to bother you a many a time. Thank you very much for the kindness.

Yours very truly,

"T.Kaita"

Reg.No.14250

Address

Mr. Harry Lee
126-A Pender St.E.,
Vancouver, B.C.

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

June 1, 1948 M. McLanahan

8664

January 12th, 1943.

Mr. E. E. Clarke,
Provincial Dept. of Agriculture,
Abbotsford, B. C.

Dear Sir:

Re: Takaji KAITO

The above Japanese owns a farm at Baynes Road, Pitt Meadows, B. C., upon which is a considerable stock of nursery plants. We have been instructed to sell this stock and would appreciate your advising us if it is necessary for your Department to make an inspection of same before authorizing sale.

We would only be too pleased to have one of our field men go over this property with you, if necessary, upon receiving your reply.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM
c c to Mr. W. S. Ure

836 - 10
EXHIBIT No.
14 Apl 1948
DATE
FILED BY
J.W.G. Hunter

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

May 31, 1948

DEPARTMENT OF AGRICULTURE
Province of British Columbia

Abbotsford, B. C.
January 15, 1943.

EXHIBIT No. 36-11
DATE 14 Apl 48
FILED BY
Jno G Hunter

Mr. R. D. Richardson,
Farm Department,
Dept. of the Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:-

Re Takaji Karto, file #8664

In reply to your letter I may say that I visited this nursery stock last spring and advised the grower that before moving the stock from the place an inspection would be necessary.

In accordance with the Provincial regulations nursery stock is inspected at time of digging, prior to shipping for the control of economic insect pests and diseases.

It is rather early to dig and move nursery stock at the present time but arrangements could be made to avoid delay when this work could be done.

I would be pleased to discuss this matter with you or one of your staff in the near future. I do not expect to be in Vancouver until towards the end of this month, but arrangements might be made to look the property over January 19th or 22nd.

Yours very truly,

"G.E.W. Clarke"

G. E. W. Clarke
District Horticulturist.

GEWC/GC

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

June 1, 1948 M Adamstall

8664

January 27th, 1943.

Mr. G. E. W. Clarke,
District Horticulturist,
Department of Agriculture,
Abbotsford, B. C.

Dear Sir:

Re: Takaji KATTA

We thank you for your letter of January 15th and realize that this kind of weather is not the best for inspecting farms and nursery stocks.

We are endeavoring to locate a purchaser for this stock and will contact you in plenty of time for an inspection before the removal of same.

We thank you for your co-operation.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

836 - 12

EXHIBIT No. 14 Apl 1948
DATE
FILED J.W.G. Hunter

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

June 1, 1948 Malanstace

Form 6102

Exclusive Connection with WESTERN UNION TELEGRAPH CO.
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| Night Letter | |

Patrons should mark an X opposite the class of service desired; OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM

| RECEIVER'S No. | TIME FILED | CHECK |
|---|---|---|
| | | |

Send the following message, subject to the terms on back hereof, which are hereby agreed to

VANCOUVER B C
24 FEBRUARY 1943

TAKAJI KAITA
REGISTRATION 14250
C/O COLIN H BURNETT
OAKVILLE MANITOBA

WE REQUIRE NAMES OF VARIETIES OF PEARS APPLES PEACHES CHERRIES FILBERTS ETCETERA

IN PLACES ONE TWO THREE AND FIVE STOP YOUR SERIAL NUMBERS GIVE NO INFORMATION AS

TO VARIETY STOP ADVISE FULLY BY RETURN AIR MAIL

CUSTODIAN OFFICE
VANCOUVER

EXHIBIT No. 836 - 13
DATE 14 Apl 1948
FILED BY J.W.G. Hunter

Charge Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

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

June 1, 1948

M. Macdonald

# CANADIAN NATIONAL TELEGRAPH COMPANY

(OPERATING ITS OWN LINES AND THOSE OF THE GREAT NORTH WESTERN TELEGRAPH COMPANY, THE GRAND TRUNK PACIFIC TELEGRAPH COMPANY AND CANADIAN GOVERNMENT RAILWAYS). HEREINAFTER CALLED THE COMPANY.

## TERMS AND CONDITIONS UPON WHICH TELEGRAPH AND CABLE MESSAGES SHALL BE TRANSMITTED ARE PRESCRIBED BY ORDER NO. 49274, DATED DECEMBER 5TH, 1932, OF THE BOARD OF TRANSPORT COMMISSIONERS FOR CANADA AND PUBLISHED IN THE CANADA GAZETTE.

IT IS AGREED BETWEEN THE SENDER OF THE MESSAGE ON THE FACE OF THIS FORM AND THIS COMPANY THAT THIS COMPANY SHALL NOT BE LIABLE FOR DAMAGES ARISING FROM FAILURE TO TRANSMIT OR DELIVER, OR FOR ANY ERROR IN THE TRANSMISSION OR DELIVERY OF, ANY UNREPEATED TELEGRAM, WHETHER HAPPENING FROM THE NEGLIGENCE OF ITS SERVANTS OR OTHERWISE, OR FOR DELAYS FROM INTERRUPTIONS IN THE WORKING OF ITS LINES, FOR ERRORS IN CIPHER OR OBSCURE MESSAGES, OR FOR ERRORS FROM ILLEGIBLE WRITING, BEYOND THE AMOUNT RECEIVED FOR SENDING THE SAME.

TO GUARD AGAINST ERRORS, THE COMPANY WILL REPEAT BACK ANY TELEGRAM FOR AN EXTRA PAYMENT OF ONE-HALF THE REGULAR RATE; AND, IN THAT CASE, THE COMPANY SHALL BE LIABLE FOR DAMAGES SUFFERED BY THE SENDER TO AN EXTENT NOT EXCEEDING $200.00, DUE TO THE NEGLIGENCE OF THE COMPANY IN THE TRANSMISSION OR DELIVERY OF THE TELEGRAM

CORRECTNESS IN THE TRANSMISSION AND DELIVERY OF MESSAGES CAN BE INSURED BY CONTRACT IN WRITING, STATING AGREED AMOUNT OF RISK, AND PAYMENT OF PREMIUM THEREON AT THE FOLLOWING RATES, IN ADDITION TO THE USUAL CHARGE FOR REPEATED MESSAGES, VIZ: ONE PER CENT. FOR ANY DISTANCE NOT EXCEEDING 1000 MILES, AND TWO PER CENT. FOR ANY GREATER DISTANCE.

THIS COMPANY SHALL NOT BE LIABLE FOR THE ACT OR OMISSION OF ANY OTHER COMPANY, BUT WILL ENDEAVOR TO FORWARD THE TELEGRAM BY ANY OTHER TELEGRAPH COMPANY NECESSARY TO REACHING ITS DESTINATION, BUT ONLY AS THE AGENT OF THE SENDER AND WITHOUT LIABILITY THEREFOR. THE COMPANY SHALL NOT BE RESPONSIBLE FOR MESSAGES UNTIL THE SAME ARE PRESENTED AND ACCEPTED AT ONE OF ITS TRANSMITTING OFFICES; IF A MESSAGE IS SENT TO SUCH OFFICE BY ONE OF THE COMPANY'S MESSENGERS, HE ACTS FOR THAT PURPOSE AS THE SENDER'S AGENT; IF BY TELEPHONE, THE PERSON RECEIVING THE MESSAGE ACTS THEREIN AS AGENT OF THE SENDER, BEING AUTHORIZED TO ASSENT TO THESE CONDITIONS FOR THE SENDER. THIS COMPANY SHALL NOT BE LIABLE IN ANY CASE FOR DAMAGES, UNLESS THE SAME BE CLAIMED, IN WRITING, WITHIN SIXTY DAYS AFTER RECEIPT OF THE TELEGRAM FOR TRANSMISSION.

NO EMPLOYEE OF THE COMPANY SHALL VARY THE FOREGOING.

## CLASSES OF SERVICE

### TELEGRAMS

A FULL-RATE EXPEDITED SERVICE.

### NIGHT MESSAGES

ACCEPTED UP TO MIDNIGHT AT REDUCED RATES, TO BE SENT DURING THE NIGHT AND DELIVERED ON THE MORNING OF THE NEXT DAY AFTER THEIR DATE. AT PLACES WHERE THE COMPANY'S OFFICES ARE NOT OPEN ON SUNDAYS, DELIVERY WILL BE MADE ON THE MORNING OF THE NEXT ENSUING BUSINESS DAY.

### DAY LETTERS

A DEFERRED DAY SERVICE AT RATES LOWER THAN THE STANDARD TELEGRAM RATES AS FOLLOWS: ONE AND ONE-HALF TIMES THE TEN-WORD DAY MESSAGE RATE FOR THE TRANSMISSION OF 50 WORDS OR LESS, AND ONE-FIFTH OF THE INITIAL RATE FOR SUCH 50 WORDS FOR EACH ADDITIONAL 10 WORDS OR LESS. THE MINIMUM CHARGE FOR TRANSMISSION OVER THE COMPANY'S LINES OF ANY DAY LETTER WILL BE 45 CENTS.

DAY LETTERS MAY BE FORWARDED BY THE COMPANY AS A DEFERRED SERVICE, AND THE TRANSMISSION AND DELIVERY OF SUCH DAY LETTERS ARE, IN ALL RESPECTS, SUBORDINATE TO THE PRIORITY OF TRANSMISSION AND DELIVERY OF FULL-RATE MESSAGES.

DAY LETTERS MAY BE DELIVERED BY THE COMPANY BY TELEPHONING THE SAME TO THE ADDRESSEES, AND SUCH DELIVERIES SHALL BE A COMPLETE DISCHARGE OF THE OBLIGATION OF THE COMPANY TO DELIVER.

DAY LETTERS ARE RECEIVED SUBJECT TO THE EXPRESS UNDERSTANDING AND AGREEMENT THAT THE COMPANY DOES NOT UNDERTAKE THAT A DAY LETTER SHALL BE DELIVERED ON THE DAY OF ITS DATE ABSOLUTELY AND AT ALL EVENTS; BUT THAT THE COMPANY'S OBLIGATION IN THIS RESPECT IS SUBJECT TO THE CONDITION THAT THERE SHALL REMAIN SUFFICIENT TIME FOR THE TRANSMISSION AND DELIVERY OF SUCH DAY LETTER ON THE DAY OF ITS DATE DURING REGULAR OFFICE HOURS, SUBJECT TO THE PRIORITY OF THE TRANSMISSION OF FULL-RATE MESSAGES UNDER THE CONDITIONS NAMED ABOVE.

### NIGHT LETTERS

ACCEPTED UP TO MIDNIGHT AT REDUCED RATES, TO BE SENT DURING THE NIGHT AND DELIVERED ON THE MORNING OF THE NEXT DAY AFTER THEIR DATE. AT PLACES WHERE THE COMPANY'S OFFICES ARE NOT OPEN ON SUNDAYS, DELIVERY WILL BE MADE ON THE MORNING OF THE NEXT ENSUING BUSINESS DAY. THE RATES FOR NIGHT LETTERS ARE STILL LOWER THAN THE STANDARD NIGHT MESSAGE RATES, AS FOLLOWS: THE STANDARD DAY RATE FOR 10 WORDS FOR THE TRANSMISSION OF 50 WORDS OR LESS AND ONE-FIFTH OF THE INITIAL RATE FOR SUCH 50 WORDS FOR EACH ADDITIONAL 10 WORDS OR LESS. THE MINIMUM CHARGE FOR TRANSMISSION OVER THE COMPANY'S LINES OF ANY NIGHT LETTER WILL BE 30 CENTS.

NIGHT LETTERS MAY, AT THE OPTION OF THE COMPANY, BE MAILED AT DESTINATION TO THE ADDRESSEES, AND THE COMPANY SHALL BE DEEMED TO HAVE DISCHARGED ITS OBLIGATION IN SUCH CASES WITH RESPECT TO DELIVERY BY MAILING SUCH NIGHT LETTERS AT DESTINATION, POSTAGE PREPAID.

H.M. EDDIE & SONS LTD.

SARDIS, B.C.

19th March, 1943.

The Custodian's Office,
Department of the Secretary of State
of Canada,
Vancouver, British Columbia.

Dear Sirs:-

Attention Mr. Anderson.

The writer has been to the Kaito farm accompanied by Mr. McTagart Cowan of Woodwards and Mr. Clark from the Department of Agriculture. We went over the whole place very carefully and as far as we are concerned there is not a thing on the place of any use to us. There were a few good trees but it was very apparent that correct naming of the trees has been a matter of little consequence to the Jap and therefore we have no confidence that anything was true to name. By far the greatest proportion of the trees were just pure junk and unsaleable. We are not sure if Mr. Cowan will contact you personally or not but he did not seem to have any interest in the stock whatsoever.

The writer is personally sorry to have to make a report of this kind but under the circumstances could not do otherwise.

Enclosed please find documents given to the writer at the time of his visit to you.

Thank you for your courtesy in this matter.

Very truly yours,

H.M. EDDIE & SONS LTD.

Per "H.M. Eddie"
President.

HME/hl
Encl

EXHIBIT No. 836 - 14
DATE 14 Apl 1948
FILED BY J.W.G. Hunter

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

June 1, 1948

N. McLennotace

836 - 15

EXHIBIT No.

DATE 14 Apl 1948

FILED BY J.W.G. Hunter

Ford Rd.,
Pitt Meadows,
31/5/43 B.C.

Dear Sir,

I wish to submit a tender for Mr. Kato's property which lies next to mine. There is no road at present into this property. There is approximately 6 acres in fruit trees but they are of no value as the drainage is poor. The rest of the land is stumps & brush. It should be drained drained & turned into farm land as the trees are dying out. This is the description of said property:-

Lot "B" resub. of Lot 2, Section 10,

B5N, R2W, Map #5717 - 16.79 acres.

I wish to make an offer of $900.00 cash for this.

If there is any change in the selling of this land, would you kindly advise me.

Yours truly,

"John Robertson"

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

June 1, 1948

M Mclanstre

EXHIBIT No.
DATE
FILED

14 Apl 1948

J.W.G. Hunter

Oakville, Man.
Sept. 11th/45.

The Custodian's Office,
Department of Secretary of
State of Canada,
Vancouver, B.C.

Dear Sir:

My file no. is 8664 Takaji Kaito Reg. No. 14250.

Will you please let us know the following things about the properties and the belonging we have left at Pitt Meadows, B.C.

I have the understanding that you have rented our land for the yr. of 1943 for the sum of $800.00. I would like to know if you have added the amount to our credit at your office.

About our nursery stock which you have asked us to sell a few yrs. ago for $700.00 or $800.00; I have made a reply & asked you to sell it for us even though we figured it was very cheap. Since then I have never heard a thing what has happened; so will you please let us know whether you have sold it at that price.

Will you please let us know what has happened to the furnitures and the farm impliments we have left with you before we left the coast.

I also would like to know the amount of money we have at your office.

Thank you.

Yours truly,

"T.Kaito"

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

June 1, 1948

8664

October 3rd, 1945.

Mr. Takaji KAITA,
Registration No. 14250,
Oakville, Manitoba.

Dear Sir:

We wish to acknowledge your letter of September 11th, and regarding 1943 rental, although consideration was $250.00, it accrued to the Director Veterans' Land Act, who purchased your property as at January 1st, 1943.

The Custodian attempted to dispose of your Nursery Stock in view of the fact that your caretaker was unable to continue because of ill health. A number of nursery men and also the purchasing agents of the larger Vancouver Department Stores were contacted by this office and after visiting the property, accompanied by the Provincial Government Agriculturist, stated that they had no interest in purchasing in view of the crowded and poor condition of the stock. All other efforts to sell this stock have been unsuccessful and I understand it is now of no commercial value.

In accordance with a policy decided upon by the Canadian Government, your chattels and farm implements will be sold in the very near future and at that time you will be supplied with full details of sale and the funds will be made available to you.

Your credit balance at this office is $1,716.14.

Yours truly,

W. E. Anderson,
Administration Department.

WEA:O'B

EXHIBIT No. 836 - 17
DATE 14 Apl 1948
FILED BY J.W.G. Hunter

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

June 1, 1948

APPRAISAL MADE BY McDERMOTT MOTORS
Limited

USED CAR APPRAISAL RECORD

NAME T 29
ADDRESS Good Condition.

| | | | |
|---|---|---|---|
| Paint | $ | ✓ | Make |
| Tires 4 good | $ | | Chev |
| Body & Fenders | $ | ✓ | 16-21 |
| Glass | $ | ✓ | BodyStyle |
| Top | $ | ✓ | |
| Nickelling | $ | ✓ | Platform |
| Radiator | $ | ✓ | ? |
| Running Boards | $ | ✓ | |
| Mats & Kick Pads | $ | ✓ | Year |
| Upholstery | $ | ✓ | |
| Hardware | $ | ✓ | 36 |
| Motor Expense | $ | 12.50 | |
| Transmission | $ | ✓ | License |
| Rear Axle | $ | ✓ | Ca 185 |
| Universal Joints | $ | ✓ | 41 |
| Clutch | $ | ✓ | Serial |
| Steering | $ | ✓ | 61508 |
| Brakes | $ | 8.50 | 04170 |
| Tighten Up | $ | 10.00 | |
| Muffler | $ | ✓ | Mileage |
| Sundries | $ | 10.00 | 25999 |
| Wash & Clean Motor | $ | ~~2.50~~ | |
| Clean Interior | $ | ~~2.00~~ | Remarks |
| Oil & Grease, Change) | | | No Spare |
| Oil & Check Over ) | $ | ~~4.50~~ | 750x16 |
| Total | $ | 41.00 | |

Mod. interested in
Selling Price $ 425.00
Salesman
Less Repairs $
Date H.Grance
Appraised by Allowance $
For immediate acceptance only.

EXHIBIT, No. 836 - 18
DATE 14 Apl 1948
FILED BY
J.W.G. Hunter

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

June 2, 1948

N. McDonstell

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment
Seizure No. T 29

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date 19

RE: KAITA, Takaji 'Box 85, Pitt Meadows, B.C.

On March 9 1942, I H.F. Price RCMP

Came into possession of the following goods by:

LICENSE NO. (41) CA 185 TIRE NUMBERS 4
MAKE & MODEL Chev. 36 $\frac{3}{4}$ ton
SERIAL NO. 6150804170
ENGINE NO. T5592274
SPEEDOMETER READING 25999
CONDITION
appears good condition

EXTRA EQUIPMENT
NONE

DESCRIPTION & CONDITION
VERIFIED

"Takaji Kaita" #14250
Signature of Owner
Japanese Registration No.

EXHIBIT NO. 836 - 19
DATE 14 Apl 1948
FILED BY J.W.G. Hunter

Handed over to representative of
Custodian whose signature in receipt
thereof appears hereunder.

"K.H. McBride"

DATE: March 9/42

"H.F. Price"
Signature of Member submitting Report.

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

June 2, 1948

M. McLaughlin

470 GRANVILLE STREET
VANCOUVER, B. C.
TAtlow 5754

ESTATE APPRAISALS AND FARM MANAGEMENT.
QUALIFIED ADVISORS ON LAND AND LAND USE.

# CLEMENT CONSULTING SERVICES LTD.

REGISTERED AGROLOGISTS

BREEDING PROGRAMS AND LAND IMPROVEMENT PRACTICES.
HERD MANAGEMENT, CROPPING METHODS, ROTATION
AND IRRIGATION SYSTEMS.

November 14, 1949.

EXHIBIT No. 836 - 20
DATE Jan. 20 - 1950
FILED BY
Mc Donald Marker

Messrs. Campbell Brazier & Co.,
675 West Hastings St.,
Vancouver, B. C.

Gentlemen:

Japanese Claims Commission, Case 836

In accordance with your instructions we have examined the property described on the Soldier Settlement Boards' Farm Appraisal report for J.L. 431, B. C. number 416-P, particularly described as the N.W. ¼ of the N.E. ¼ of Sec. 11, Blk. 5N, Rge. 1E, N.W.D.

In the matter of the appraisal of the holding we beg to report as follows:

The soil is a clay and clay loam, situated in the Municipality of Pitt Meadows at the end of Dale Road. Part of the property is on a slight rise and the largest portion slopes towards the southwest and the general level of the municipality. The area was as well drained as could be expected in its location. It is mostly low lying but north-south ditches remove surface water. The Farm Appraisal photostat as to physical description is accurate.

We assign values as follows:

| | |
|---|---|
| Land, 10 acres at $100.00 per acre | $1000.00 |
| House with lean-to | 350.00 |
| New house on cement (1 yr. old) | 575.00 |
| Shed | 40.00 |
| Raspberries, 3 acres at $100.00 per acre | 300.00 |
| Gooseberries, 1½ acres at $60.00 per acre | 90.00 |
| Grapes, 2 acres at $50.00 per acre | 100.00 |
| | $2455.00 |

The nursery stock has no value today.

The nursery stock was offered for $700.00 under date of December 27, 1942. The S.S.B./V.L.A. photostat is dated July 10, 1942. Mr. Eddy's letter is dated March 19, 1943. It is apparent that the nursery had been neglected for one year before examination by Mr. Eddy. Any value that is placed on this stock would be, at least in part, a guess, yet it must have had some value in 1942.

The fruit trees are a jumbled mass today and again any value placed on them, as of 1942, would be somewhat of a guess. Since the property rented for $1400.00 in 1942, they must have been worth something.

Most of the cherry trees appear healthy at the present time. The filberts are overgrown but produced a small crop of nuts this year. There were approximately 113 cherry trees and 90 filberts originally. We beg to suggest a nominal value of $490.00, the same amount as was suggested for the small fruits and grapes.

This would yield a total value of $2,945.00.

All of which is respectfully submitted,

J.W. Clement

CLEMENT CONSULTING SERVICES LTD.

February 28th 1948.

The Custodian,
Department of Secretary of State,
675 W. Hastings St.,
Vancouver, B.C.

Dear Sir,

We enclose herewith letter from claimant Takaji Kaita, your file 8664, asking for particulars regarding valuation etc.

Yours truly,

A. WATSON

Enc.
VW.

Secretary.

836.