

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					269.90		481.89			481.89
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
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
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										481.89

CASE NO: 883:

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 9th, 1948.

IN THE MATTER OF THE CLAIM OF

SHINJIRO KAKUMASU

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

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B E F O R E

(THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER.)

Winnipeg, Manitoba.

September 9th, 1948.

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IN THE MATTER OF THE CLAIM OF

SHINJIRO KAKUMASU

PROCEEDINGS AT HEARING

APPEARANCES:

F.M.FERG, Esq., Appearing for the
 Dominion Government.

S.M. CHERNIAK, Esq., Appearing for the
 Claimant.

- - - - -

Shigru HIRAYAMA, Esq, Official Interpreter.

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MARK H. PEARCE, Esq., Official Reporter.

S.Kakumasu
In Chief.

SHINJIRO KAKUMASU, the claimant herein,
being first duly sworn, testified as
follows:

MR. CHERNIAK: In this matter Your Honour - - -

THE COMMISSIONER: There is no sale price given in
this matter.

MR. CHERNIAK: I was just going to speak to the
amendment, Your Honour.

THE COMMISSIONER: There is no sale price?

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MR. CHERNIAK: Yes, Your Honour.

THE COMMISSIONER: Where?

MR. CHERNIAK: In my amendment, Sir. We are showing
the value of the land and buildings at \$1,300.00
instead of \$2,800.00. The explanation there will
be that the claimant included the cost of his
crop and certain chattels and after we explained
to him that that was not within the terms of
reference, he stated that the lands and buildings
as they stood would be valued at about \$1,300.00.
The Custodian's sale price was \$269.00 and the
loss is therefore \$1,031.00.

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Q Mr. Kakumasu, I show you a typewritten statement,
was this prepared in accordance with your instruct-
ions? A Yes.

Q $\frac{1}{2}$ Is that your signature? A Yes.

Q Do you swear the contents of that statement to be
true to the best of your knowledge and recollection?

A Yes.

MR. CHERNIAK: I tender the Real Estate Statement as
Exhibit 1, Your Honour.

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S. Kakumasu
In Chief.

(REAL ESTATE STATEMENT, EXHIBIT 1)

MR. CHERNIAK: And on behalf of my learned friend
I tender his S.S.B. Appraisal as Exhibit 2.

(S.S.B. APPRAISAL, EXHIBIT 2.)

MR. CHERNIAK: In Exhibit 1, Your Honour, the Claimant
sets out that he purchased this property in
January, 1932, in tax sale. I have a deed from
the Corporation of the District of Maple Ridge
to the Claimant, dated January 25th, 1932 setting
out that this property was purchased in tax sale
for \$50.00 and I am showing it to my learned friend.

MR. FERG: Correct. That deed, Your Honour from the
Corporation of the District of Maple Ridge was
never registered by the Claimant and when the
Custodian took over the care of the property they
found the title still registered in the municipal
Corporation and they proceeded to get title by
special permission.

MR. CHERNIAK: The Claimant further sets out that
when he purchased this property for \$50.00 it
was all bush and there were no buildings on it.
He cleared four acres leaving six acres uncleared.
He indicates the crop he had on the property. He
indicates that he dug a well and constructed about
2500 feet of cedar covered ditching and in addition
to that he planted about 26 mixed fruit trees. He
indicates further that he built a house on the
land in 1932 at an estimated cost of \$500.00 and
he built a woodshed at the same time at an esti-
mated cost of \$75.00. His comment is that the

S.Kakumasu
In Chief.

10 municipality told him that he had 10 acres. The reason that I raise this, Your Honour, is that the S.S.B.Appraisal, Exhibit 2, says there is 9.69 acres, a difference of about one third an acre. He is quite sure that four acres were cleared and not two and a half as set out in the appraisal. He says he bought the land cheaply because it was in tax sale and that land was low in value at that time. At the date of evacuation he considers it was certainly worth a great deal more than the appraiser's valuation. He says that the buildings were worth more and in better condition than stated by the Appraiser and he estimates the fair market value at date of sale as at least \$1,300.00. Then in this case, in Exhibit 2 the appraiser's present day value is \$150.00 and he reduces that by one third by only adding \$100.00 to his estimate of the land. The location of the property is indicated in Exhibit 2 as being two and a half
20 miles from Albion, fronting on number 15 highway, a good gravelled Municipal Road. The appraiser indicates that the well is a good dug domestic well, or the water is good. He states for water supply: Good dug domestic well.

CROSS-EXAMINED BY MR. FERG:

Q You didn't have an independent valuation made of this property at the time of evacuation or since?

A No, I never had it appraised but I have been paying taxes on the bases of six hundred odd dollars.

S.Kakumasu
In Chief.

Q Did you ever measure, make an actual measurement with a measuring instrument of the amount of cleared land on your place?

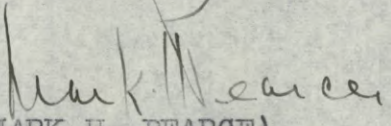
A No.

MR. FERG: It is submitted, Your Honour that the property sold for its fair market value.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

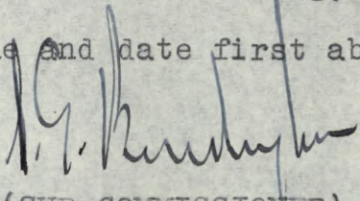
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(MARK H. PEARCE)
OFFICIAL REPORTER

CERTIFICATE

I, the undersigned Sub Commissioner hereby certify that the foregoing 5 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

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(SUB-COMMISSIONER)

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

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

8661

ACKNOWLEDGED

[Signature]

[Signature]

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:
(also known as Takamasu Shijiro)

(1) NAME KAKUMASU Shinjiro (RCMP) Reg. No. 13939
(Print) Surname Given Name

(2) Pre-Evacuation Address 15th Road, R.R. #1, Haney, B.C.

(3) Present Address 1085 1/2 Main Street, Winnipeg, Manitoba.

(4) REAL ESTATE

(a) Street Address (if any) R.R. #1, Haney, B.C. (15th Road)
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 6 of the North West Quarter of Section 11 in Township 12, Map 1363 in the District of New Westminster, B.C.

(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	- - - - -	\$ <u>2,300.00</u>
(ii) Buildings	- - - - -	\$ <u>500.00</u>
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	- - - - -	\$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	- - - - -	\$ <u>2,800.00</u> <u>1300.00</u>
(v) Amount at which Custodian sold property and credited your account	- - -	\$ <u>unknown</u> <u>269.00</u>
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - -	\$ <u>2,800.00</u> <u>1031.00</u>

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation _____

(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")

reg. with Custodian

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

- 1. _____ Estimated Value \$ _____
- 2. _____ Estimated Value \$ _____
- 3. _____ Estimated Value \$ _____
- 4. _____ Estimated Value \$ _____
- 5. _____ Estimated Value \$ _____
- 6. _____ Estimated Value \$ _____
- 7. _____ Estimated Value \$ _____
- 8. _____ Estimated Value \$ _____
- 9. _____ Estimated Value \$ _____
- 10. _____ Estimated Value \$ _____

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 2,800.00

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no yes
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Winnipeg

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, Shinjiro Kakumasa of the City
of Winnipeg in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Winnipeg)
in the Province of Manitoba)
this 13th day of November)

S. Kakumasa

A.D. 1947. [Signature] A Commissioner &c.
A BARRISTER AT LAW ENTITLED TO PRACTISE IN THE PROVINCE OF MANITOBA.

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.

KAKUMASU, SHINJIRO

(Claimant's Name)

REAL ESTATE
(Farm Land)

13939.

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	6 acres	Jany. 1932	Maple Ridge Municipality in tax sale	\$50.00	All bush	None	\$1,300.00
Strawberries	1 1/2 acres						
Raspberries	2 1/2 acres						
Total	10 acres.						

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

Description	When Made	Cost
Cleared and cultivated 4 acres. Dug Well. Constructed about 2500 feet of Cedar covered ditching. Planted about 26 mixed fruit trees.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value Cost
House and leanto	22 x 26	Frame	1932	Bought material and own and hired labour.				\$500.00
Woodshed	10 x 20	Shake & Poles	1932	Own labour				75.00

Comments re Appraiser's report not covered by above information: The municipality told me that I had 10 acres. I'm quite sure that 4 acres were cleared not 2 1/2 as set out in the appraisal. I bought the land cheap because it was in tax sale, and land was low in value at that time. At date of evacuation it was certainly worth a great deal more than the Appraiser's valuation. The buildings were worth more and were in better condition than stated by the Appraiser. I believe that at date of sale, the fair market value was at least \$1300.00.

EXHIBIT No.

882-1

DATE

Sept. 9/48

FILLED BY

Claimant

S. Kakumasu

Signature

EXHIBIT No. 883-2

DATE Sept. 9/48

FILLED BY Claimant

Farm Appraisal Report

File No. JL-158

Land Description Lot 6 of N.W. 1/4, Sec. 11, Tp. 12.

Containing 9.69 Acres

Owner's Name S. TAKUMASU Post Office Address R.R., Haney, B.C.

Nearest Rail Point Albion - C.P.R. Distance 2 1/2 miles

Market Town New Westminster - 25 miles; Haney Distance 5 "

Church (give denomination) All denominations - Haney Distance 5 "

Nearest School A. Robinson Distance 2 "

State how property was identified: One road post and map check.

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

Yes. It fronts on No. 15, a good gravelled Municipal Road.

Is this district a good one? No. Much undeveloped bush and side-hills.

Employment opportunity None nearer than Haney. Brickyard and mill.

Predominating Nationality and religion: 95% Japanese in this 1/4 section.

Describe Fencing and its condition: Nil. Value \$

Water supply: Good dug domestic well. Value \$

BUILDINGS ON FARM

6661

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 26	Frame	10'	Shke.	6-7	wood	fair	150.00
(Split cedar	Lean-to included.							
	X							
BARN	X							
Split cedar	shake & pole	woodshed						of no assessable value.
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Electric light is 1/2 mile West on 15 Road.

Total present day value \$ 150.00

Total Value Buildings add to farm \$ 100.00

Is dwelling habitable without repairs? Only just If not what is your approximate estimate of cost to make it habitable? Remove the split cedar lean-to and add on 2 or 3 rooms.

Install brick chimney \$ 400-500.00

Describe the basement and chimneys: No basement. Metal stove pipe chimney.

No. rooms downstairs? 3 Upstairs? - How finished Wood; papered.

Are buildings painted? No. Condition of paint -

Distance from nearest bush All clear.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.0	Gentle slope	S. Clay loam 1'	Clay	Strawberry and Raspberry	50.00	126.50
.53	Side Hill	" " to 1'	"	Strawberry & Raspberry. <i>Needs cultivation.</i>	50.00	
Area which can be cultivated without cost other than for breaking.						
nil						
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
.80	S. Slope	clay lm. 8"-1'	Clay	Grub, burn, level and drain	75.00	20.00
6.36	S. Slope	" "	"	Clear logged off land.	150.00	5.00
(NOTE: All timber has been removed & most firewood).						
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 \$ 174.30

Total added by buildings to value of farm \$ 100.00

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

Total value of farm \$ 274.30

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

Still occupied by owner; tillage fair to date. Thistle now showing where hoeing has ceased. Clearing has been going on up to quite recently.

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

Owing to land limitation, I see no possibility of changing from present use.

Noxious weeds:

Plenty of Canada thistle coming along.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Maple Ridge Municipal-Land, School and Library. \$15.59.

Date: May 27, 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 26 day of May 1942.

Inspector's Signature

"T. GODFREY"

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

JL-158 - S. TAKUMASU

Farm Appraisal Report

Remarks:

The East half of the property slopes sharply to centre of the lot, which means side-hill work. There is much necessary underdrains in West half to carry off ditch along West side.

To my mind only an Oriental would do the work necessary to be able to make a bare living here.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. Land is comparatively new and berries are doing well. More cultivation necessary.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$

\$

\$

\$

\$

\$

\$

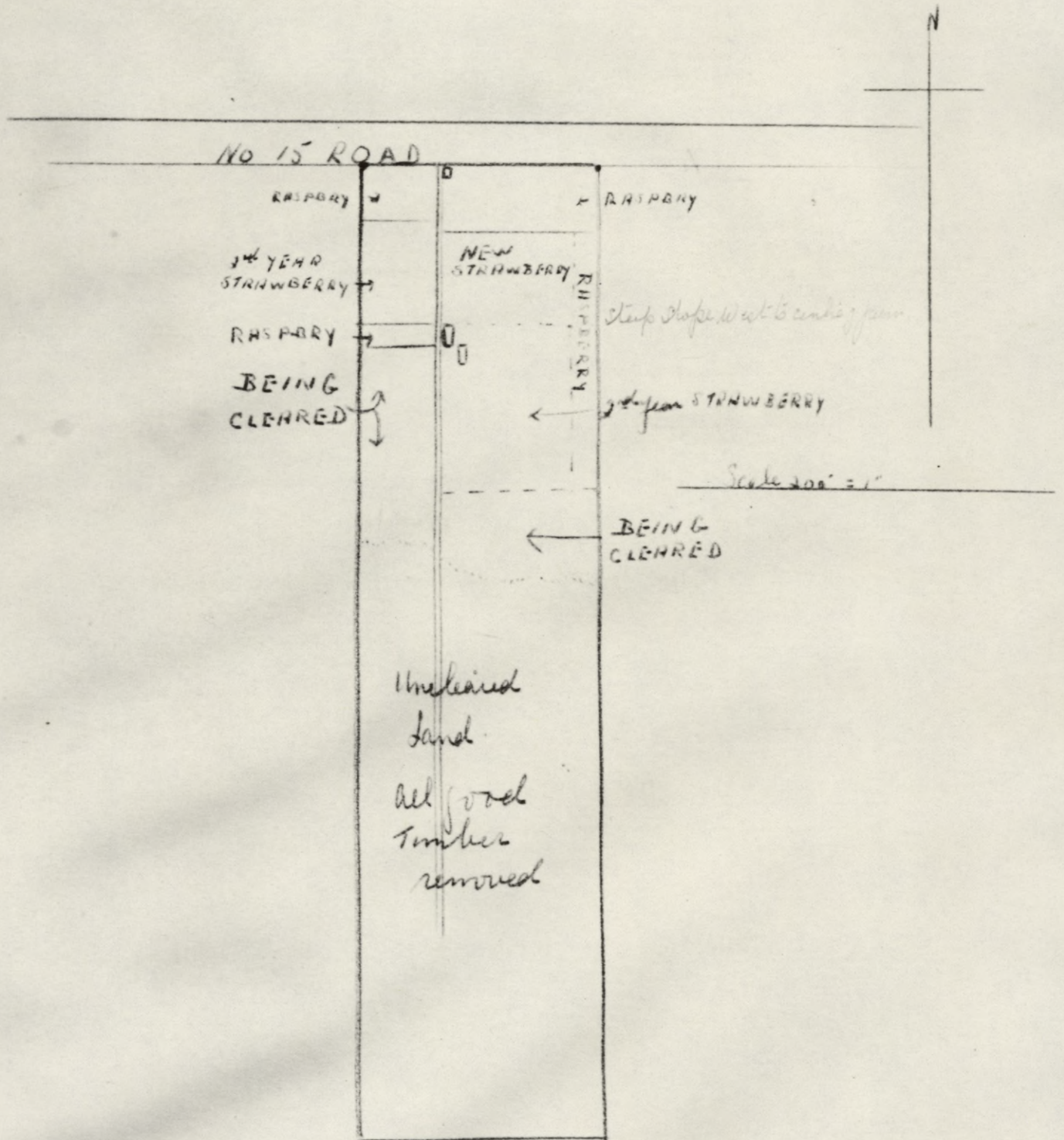
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



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

Date 1st June 1942.

"I.T. BARNET"
District Superintendent.