

| <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   | 80% of all Sale Prices   |  | Sale Price                             | 125% of all Sale Prices: |                             |
|                                      |                                     |  |                                   |   |  | % of Total   | Amount   |  | % of Total               | Amount                      |
|                                      |                                     |  |                                   |   | 736.00   |  | 809.95   |  |                          | 809.95                      |
| <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 |                          |                             |
|                                      |                                     |  |                                   |   |  | % of Total   | Amount   |  |                          |                             |
|                                      |                                     |  |                                   |   |  |  |  |  |                          |                             |
| <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                 |                                     |  |                                   |   |  |  |  |  | 809.95                   |                             |

CASE No. 923

JAPANESE PROPERTY CLAIMS COMMISSION

(Sub-COMMISSION)

WINNIPEG, MANITOBA

20th September 1948

IN THE MATTER OF THE CLAIM OF

KANKICHI ONAGI

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

B E F O R E

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

Winnipeg, Manitoba.

20th September 1948.

IN THE MATTER OF THE CLAIMS OF

KANKICHI ONAGI

20

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

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S. HIRAYAMA Esq., Official Interpreter

20 MARK H. PEARCE Snr, Esq., Official Reporter.

K. Onagi  
In chief.

KANKICHI ONAGI, one of the claimants herein,  
being first duly sworn, testified as follows:-

DIRECT EXAMINATION BY MR. CHERNIAK:

MR CHERNIAK: Your Honour, in this case I ask leave to amend the estimated market value at \$2500. The Custodian's sale price should be shown as \$736 leaving a loss of \$1764.

THE COMMISSIONER: Alright.

10 Q I show you a typewritten statement, was this prepared in accordance with your instructions?

A Yes.

Q And that is your signature?

A Yes.

Q And you swear the contents to be true to the best of your knowledge and recollection?

A Yes

MR CHERNIAK: I tender as Exhibit 1 the statement which has been identified by the claimant

(Real property statement - Exhibit 1)

20 MR CHERNIAK: And on behalf of my learned friend I will file S.S. Form 43, the appraisal form as Exhibit 2.

(S.S. 43 form - Exhibit 2).

30 MR CHERNIAK: Your Honour will note from Exhibit 1 that the claimant sets out he purchased this property consisting of  $4\frac{1}{2}$  acres in 1924 from a Mr. Takatsu for \$1500 at which time only half an acre had been cleared. I now file and I will show it to my learned friend Certificate of Title 109310 E, dated November 13th 1954 in the name of the Claimant affecting the land for which claim is being made. The Claimant sets out after his purchase he cleared four acres, that is the balance

K. Onagi  
In chief.

of the land and indicates that the clearing was very heavy. He states that he constructed about 1500 feet of cedar covered ditching. He dug two wells and he planted about 200 mixed fruit trees. The Appraisal, Exhibit 2, on page 3, indicates about 133 trees on the property. The Claimant sets out that he built a house in 1925 consisting of 10 feet by 16 feet and he estimates it cost him \$250, but in 1931 he built an addition on the house and as  
 10 Your Honour will note that the addition was larger or almost as large as the house itself, because the total house became 20 x 24, that would be ten feet longer and eight feet wider than the original house. He put 'V' joint on the inside of the house. He estimates his cost of this addition and the decorating inside at \$700.

Q How many rooms were in your house?

A Four

Q Is that downstairs or upstairs?

20 A There is only one room upstairs.

Q Does that mean three down and one up?

A No, there is no upstairs, just four rooms downstairs.

Q It is a one story house?

A Yes, it is a one story house.

MR CHERNIAK: Your Honour will note from the Appraisal, Exhibit 2, it is 20 years old. Actually it was built 17 years prior to the Appraisal, but this addition was put on 11 years prior to the Appraisal. In addition to that he built a hen house in 1936 for an estimated cost of \$250 and a shed in 1938 at an estimated cost of about \$40. He points  
 30

K. Onagi  
In chief

10

out these buildings were much newer than shown in the Appraisal, which shows them almost 20 years old. He points out in addition that the land was very good for the growing of berries and fruit and he estimates the fair market value at date of sale as being at least \$2500. Exhibit 2 locates this property as one mile from Haney having direct access to both 10th and 11th Avenues. The diagram on page 4 of Exhibit 2 shows that the property fronts on both of these Avenues. The District is indicated as being reasonably good. The buildings are not indicated in that manner. Their total valuation in Exhibit 2 is \$350 which is reduced to \$300 for the purpose of adding to the valuation of the land. The comment on page 3 of Exhibit 2 indicates that it is an attractive small holding in that it is all cleared and extends from 10th to 11th Avenue and states that the general lie of the land is sloping to the north affording good natural drainage. Other than these features Your Honour it is only a matter of value.

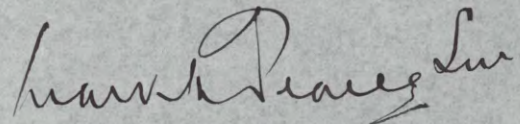
20

MR FERG: It is submitted that the property sold at its fair market value and I have no questions of a controversial nature here.

THE COMMISSIONER: All right, thank you.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

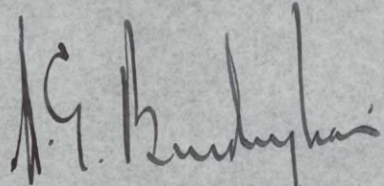


(Mark H. Pearce Snr).

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.



(Sub-Commissioner),

Case 923

NOV 28 1947  
wfg.

Case # 923

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

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

ACKNOWLEDGED  
283 *Bo*

*wfg*

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

(1) NAME Onagi Kenkichi (RCMP) Reg. No. 13975  
(Print) Surname Given Name

(2) Pre-Evacuation Address 11th Avenue, R.R. #1, Haney, B.C.

(3) Present Address 222 Smith Street, Winnipeg, Manitoba.

(4) REAL ESTATE  
(a) Street Address (if any) 11th Avenue, R.R. #1, Haney, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Maple Ridge, Lot 53 of West 1/2 of Section 20 Township 12 Map 1161 New Westminster

(c) Type of Real Property (cross out words which do not apply):  
(i) Farm  
(ii) ~~Residence~~ x 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 - - - - - \$  
(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) - - - - - \$ 2500.00 -  
(v) Amount at which Custodian sold property and credited your account - - - \$ 709.03 - *736.*  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1790.97 *1764*

(5) PERSONAL PROPERTY  
(a) Place or places at which property was left by the claimant at date of evacuation no claim  
(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")

(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) - - - - - \$ 1790.97 1764.

(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, Kankichi Onagi of the City  
 of Winnipeg in the Manitoba

DO SOLEMNLY DECLARE THAT:

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

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

*K. Onagi*

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

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

ONAGI, Kankichi

**REAL ESTATE  
(Farm Land)**

13975

(Claimant's Name)

Reg. No.

| LAND  | Acres                                 | Date of Purchase     | From Whom  | Cost Price | Cleared<br>Uncleared<br>or cultivated<br>at date of<br>Purchase | Improvements<br>at date of<br>Purchase | Estimated<br>value at<br>Date of Sale |
|---|---------------------------------------|----------------------|------------|------------|---|--|---------------------------------------|
| Uncleared<br><del>Cultivated not planted</del><br>Cultivated and <del>not</del> in crop<br>List Crops<br>raspberries $\frac{1}{4}$ acre<br>balance trees and fallow | nil<br><br><br><br><br>$4\frac{1}{2}$ | 1924                 | S. Takatsu | 1500.00    | $\frac{1}{2}$ acre cleared                                      | none.                                  | Land and Blgs<br>\$2500.00            |
| Total   |                                       | $4\frac{1}{2}$ acres |            |            |   |  |                                       |

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

| Description   | When Made | Cost |
|---|-----------|------|
| cleared 4 acres - very heavy clearing                 |           |      |
| constructed about 1500 feet of cedar covered ditching |           |      |
| dug two wells   |           |      |
| planted about 200 mixed fruit trees                   |           |      |

**BUILDINGS**

| Type  | Size    | Finish                    | Date Built | Cost<br>Material                       | Paid for<br>Labour | Value of<br>Own Labour | Allowance for<br>Depreciation | Estimated<br>Value<br>cost. |
|---|---------|---------------------------|------------|--|--------------------|------------------------|-------------------------------|-----------------------------|
| House   | 10 x 16 | frame, shingle<br>outside | 1925       | bought material and own & hired labour |                    |                        |                               | 250.00                      |
| addition put on house<br>to make it 20 x 24, and<br>put v joint on inside |         |                           | 1931       | "                                      | "                  | "                      | "                             | 700.00                      |
| Henhouse  | 16 x 36 | frame                     | 1936       | "                                      | "                  | "                      | "                             | 250.00                      |
| Shed  | 15 x 20 | "                         | 1938       | "                                      | "                  | "                      | "                             | 40.00                       |

Comments re Appraiser's report not covered by above information: The buildings were much newer than stated by appraiser, and were certainly worth more than the appraisers valuation. The land was very good for the growing of berries and fruit. I believe that the fair market value of land and buildings at date of sale was at least \$2500.00.

EXHIBIT No. 922-1  
 DATE Sept. 20/48  
 FILLED BY Claimant

K. Onagi  
 Signature

BC-2282-A

923-2

# Farm Appraisal Report

GATE FILLED BY

Sep 20/58

Clement

File No. J.L.163

Land Description: Lot 53 of W $\frac{1}{4}$  of Sec.20 Tp.12 Map 1161.

Containing 4.50 Acres

Owner's Name: ONAGI, K. Post Office Address: Haney, B.C.

Nearest Rail Point: Haney, B.C. Distance: 1 mile.

Market Town: New Westminster, and local facilities Distance: 24 "

Church (give denomination): Haney, all denominations Distance: 1 "

Nearest School: Haney Distance: 1 "

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

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

Has direct access to 10th and 11th Avenue

Is this district a good one? Yes, reasonably good.

Employment opportunity: Fair - 2 sawmills, brickyard, peat plant.

Predominating Nationality and religion: Immediate neighbours Japanese.

Describe Fencing and its condition: Fenced on east only. Value \$

Water supply: Shallow well. Value \$

Electricity, power available, light to house.

## BUILDINGS ON FARM

2935

| BUILDINGS | DIMENSIONS | MATERIAL | HEIGHT | ROOF   | AGE | Foundation | REPAIR | VALUATION |
|-----------|------------|----------|--------|--------|-----|------------|--------|-----------|
| HOUSE     | 21 x 24    | Frame    | 1 st.  | Shngle | 20  | Wood       | Poor   | \$250.00  |
| Hennouse  | 15 x 33    | "        | 1 "    | "      | 20  | "          | "      | 75.00     |
| BARN      | x          | "        | "      | "      | "   | "          | "      | "         |
| Shed      | 15 x 20    | "        | 1 "    | "      | 20  | "          | "      | 25.00     |
| BARN      | x          | "        | "      | "      | "   | "          | "      | "         |
| GRANARY   | x          | "        | "      | "      | "   | "          | "      | "         |
|           | x          | "        | "      | "      | "   | "          | "      | "         |
|           | x          | "        | "      | "      | "   | "          | "      | "         |
|           | x          | "        | "      | "      | "   | "          | "      | "         |

Total present day value \$ 350.00

Total Value Buildings add to farm \$ 300.00

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

habitable? Is a poor type of structure.

Describe the basement and chimneys: No basement; metal chimney.

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

Are buildings painted? None Condition of paint -

Distance from nearest bush: Approximately 100 yards.

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

| ACRES   | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth) | SUB-SOIL  | KIND AND<br>QUALITY OF CROP        | VALUE<br>PER ACRE            | TOTAL             |
|---|--|-----------------------|---|------------------------------------|------------------------------|-------------------|
| 4.50  | Slightly undulating; northern exposure.          | Clay loam 12" to 16"  | Clay  | Hay crop of poor quality.          | \$100.                       | \$450.00          |
| Area which can be cultivated without cost other than for breaking.                                |  |                       |   |                                    |                              |                   |
|   | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth) | SUB-SOIL  |                                    | VALUE<br>PER ACRE            |                   |
| Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc. |  |                       |   |                                    |                              |                   |
|   | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth) | SUB-SOIL  | NATURE OF<br>RECLAMATION NECESSARY | RECLAMATION<br>COST PER ACRE | VALUE<br>PER ACRE |
| Area Unsuitable for Cultivation.  |  |                       |   |                                    |                              |                   |
|   | CHARACTER OF LAND E. G.<br>HILLY, SWAMPY, ROCKY. |                       | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE |                                    | VALUE OF LAND<br>PER ACRE    |                   |

Total value of Land \$ 450.00

Total added by buildings to value of farm \$ 300.00

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

Total value of farm \$ 750.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Property vacant. There is no indication of any work having been done this year. Land appears to be in a good state of fertility but hay is of poor type and quality.

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

Noxious weeds: No serious weed condition.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipal Assessment.  
Ass. Land - \$500.00  
Imp. - 400.00 \$900. Taxes: 1942. \$20.90.

Date: May 27th, 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 19 42.

Inspector's Signature

"D. DODDING"

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

# Farm Appraisal Report

ONAGI, K.

Remarks: This is a rather attractive small holding in that it is all cleared and extends from 10th to 11th Avenue. The general lie of the land is sloping to the north affording good natural drainage.

The buildings are of poor type and construction and are located on the height of land giving direct access to 11th Avenue.

The condition of the land would indicate that there has not been much active farming operation carried on for several years.

The land generally is in a state when it can readily be broken up and planted to various small fruits.

### (FOR ORCHARD LANDS ONLY)

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

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

NIL.

### ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

Raspberries, poor. 0.27 ac. \$

There is also in damson trees 1.00 with 84 trees - young.

In addition to this there are 49 other damson trees \$

planted around the building site. \$

\$

\$

\$

\$

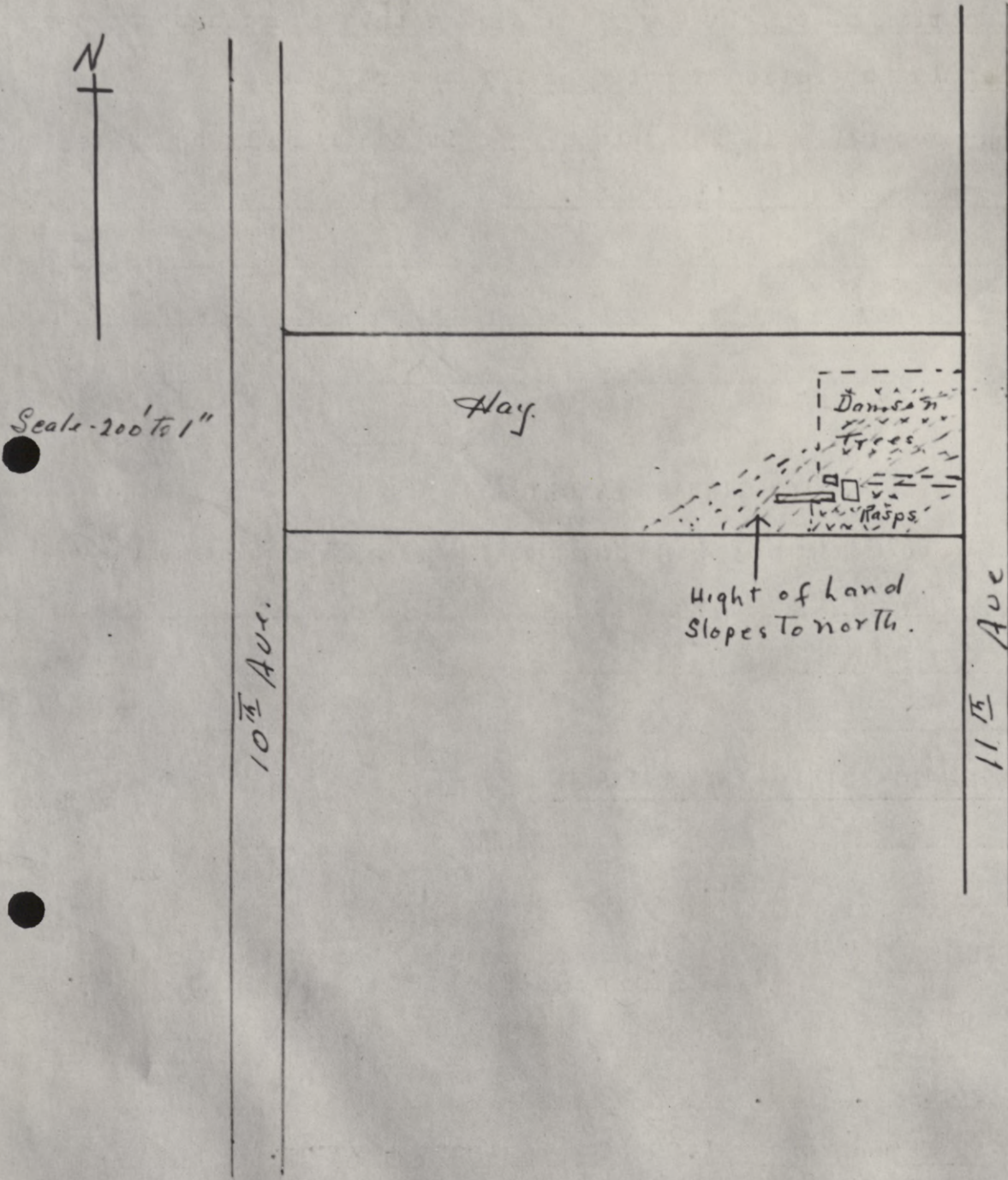
\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Lot. 53, of W<sup>1/2</sup> of Sec. 20 - T<sup>12</sup> - Map - 1161 - 4.54  
H. Onagi.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 750.00

Date 1st June 1942

"I. T. BARNET"  
District Superintendent.

#15