Name of Claimant ARIZA, Miyozo Case 925

Custodian File 5992 & 2763

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	
					561.50						233.56 267.50

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
75.50	24.75	7.42	32.78%	~~12~~ 122,50	40.15			47.57

TOTAL RECOMMENDATION	548.63

1540

CASE NO. 925

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba,

20th September, 1948.

IN THE MATTER OF THE CLAIMS OF

MIYOZO ARIZA

PROCEEDINGS AT HEARING

CASE NO. 925

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

MIYOZO ARIZA

PROCEEDINGS AT HEARING

20

APPEARANCES:

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

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

*

S. HIRAYAMA, Esq., Official Interpreter

30 MARK H. PEARCE, Esq., Sr., Official Reporter.

MIYOZO ARIZA, one of the claimants herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: In this case, your honour, I ask leave to amend to show the fair market value of the real estate at $800.00, the Custodian's sale price $294.00, loss $506.00. I also ask leave to amend as to the chattels to show the total value at $198.00.

THE COMMISSIONER: That is the total value?

MR. CHERNIACK: Yes, that is the amount as shown originally but I want to give your honour the Custodian's sale price, which is not shown in the claim.

10

THE COMMISSIONER: Yes.

MR. CHERNIACK: The sale price is $26.65 and the loss is therefore $171.35.

THE COMMISSIONER: What is the sale price?

MR. CHERNIACK: $26.65.

THE COMMISSIONER: That leaves a total of what?

MR. CHERNIACK: $171.35.

THE COMMISSIONER: The total value is $198.00?

20

MR. CHERNIACK: Yes.

THE COMMISSIONER: The sale price $26.65?

MR. CHERNIACK: Yes.

THE COMMISSIONER: That makes $171.35?

MR. CHERNIACK: Yes, and we are withdrawing the claim for the share of the Maple Ridge Co-operative. Our total claim is therefore $677.35. I would also like to point out, your honour, in this claim form under clause '4-F', there is mention made of the property taken out in the immediately preceding case, that this property was owned jointly with his brother Enji Ariza, who is

30

claiming for both.

Q Mr. Ariza, I show you two typewritten statements, were these prepared in accordance with your instructions?

A Yes.

Q And this is your signature? A Yes.

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

MR. CHERNIACK: Your honour, I tender as Exhibits 1 and 2 respectively the real estate statement and the personal chattel statement both identified by the claimant and on behalf of my learned friend I tender as Exhibit 3 the Appraisal Report and as Exhibit 4 the Custodian's Analysis Sheet.

(Real Estate Statement, EXHIBIT 1.)

(Personal Chattel Statement, EXHIBIT 2.)

(Appraisal Report, EXHIBIT 3.)

(Custodian's Analysis Sheet, EXHIBIT 4.)

MR. CHERNIACK: Your honour will note from Exhibit 1 that this property was purchased in September 1940 from Mr. Tomita for $525.00 and at this time three acres had been cleared. To further confuse this matter you will note that Exhibit 3 gives an appraisal of the property owned by this man Tomita involving some 18 acres, of which 10 acres will appear to belong to the claimant herein.

THE COMMISSIONER: Yes, nearly 19 acres.

MR. CHERNIACK: Yes, 18.2.

THE COMMISSIONER: 6.85, 7.37, and 4.

MR. CHERNIACK: The total acreage is always shown at the top of the first page. There is a summary on the Custodian's file which indicates this was purchased

under an unregistered Agreement of Sale dated September 30, 1940, for $525.00. There is also mentioned on the Custodian's Summary that Miyozo Ariza's is outlined in green on page 4 of the appraisal form. Now, it is not so outlined in my copy but it may be on your honour's copy.

THE COMMISSIONER: No.

MR. CHERNIACK: Possibly on my learned friend's copy.

MR. FERG: Yes.

10 MR. CHERNIACK: Yes, it is that portion which is fairly easily reconcilable, it being a rectangular piece consisting of about two-thirds of the distance starting from 8th Avenue and going up towards the square portion on the top, is that clear?

THE COMMISSIONER: Yes, Lots 1, 2, and 3, and the south-half of 40.

MR. CHERNIACK: Yes, the south half of each.

THE COMMISSIONER: And the other square piece is not it at all?

20 MR. CHERNIACK: That remains the property of Mr. Tomita. The Custodian must have in some way divided the total sale and credited this claimant with $294.00 and I presume credited Tomita with the balance, but that is something about which we know nothing. The information that I have read into the record as to the agreement for sale between Tomita and the claimant is obtained from the Custodian's file and which is a copy of the agreement on the file. The claimant sets out that after he purchased the property he planted about 40 mixed

30 fruit trees and apparently did no clearing himself.

At the time of purchase there was a house on the property which he states he was informed was four years old at the date of purchase in 1940. He, himself, added the kitchen to this house at a cost of $125.00 in 1941. In 1938, or about, he said a shed has been built on the property, both the shed and the original portion of the house being included in the purchase price for $525.00. He, in 1941, built a garage on the property at an estimated cost of $75.00. Now, he states here, he always believed he had 10 acres and not 9 as indicated by the Appraiser.

10

THE COMMISSIONER: Where is it indicated?

MR. CHERNIACK: I am not just sure where it is indicated. I don't see now where we obtained the information, where the Appraiser had stated 9 acres; if he has not, I will be glad to apologize - no, your honour, I cannot find it now. In any event this exhibit will serve to confirm the claimant's statement that he had 9 acres of land. It sets out the buildings were much newer and in better condition than described by the Appraiser. I think we should indicate which of the buildings he says are his, that is house number 2, the first shed 30 x 33; we think that must be the one because it is closest to the dimensions of the shed he sets out, and a garage 12 x 16. These three buildings are set out by the claimant and he states he believes that the property was worth at least $800.00. It should be indicated, your honour, that we will expect the Custodian to show the apportionment of the purchase price as between the claimant's property and that of Tomita's

20

30

and the buildings which appear to be the ones belonging to the claimant. The total valuation is $320.00 of the $410.00 which are shown in this Appraisal, Exhibit 3.

THE COMMISSIONER: We do not know anything about Tomita.

MR. CHERNIACK: No, sir.

Q Do you know where Mr. Tomita is?

A He has gone back to Japan.

Q Do you know when he left for Japan?

A He was repatriated on the last boat.

10 MR. CHERNIACK: Well, apparently there is no claim being made this session. I was indicating the value of the houses which would appear to be the claimant's buildings and showing the value at $320.00 out of the total valuation of $410.00. Also I should indicate on the Appraiser's valuation on the real property, assuming what the claimant says is correct as to the area cleared, 3 acres having been cleared and valued at $80.00, would be $240.00 for his share of cleared land.

Q Mr. Ariza, you say you had 10 acres of land and 3 acres

20 were cleared. According to the Appraisal, there was quite a bit of river, creeks and slough on the whole of the land that was owned by you and by Tomita; do you think you could estimate how much of that bad land was yours and how much was Tomita's?

A About 3 acres was really bad.

Q Do you mean that out of the 7 uncleared acres of your land about 3 acres was bad land?

A About 3 acres out of the 10.

Q That means that 7 acres was good land of which 3 were

30 already cleared and 4 could be cleared and put to good

use? A Yes, that is right.

MR. CHERNIACK: This will probably be gone into by the surveyors but I thought we should bring it out. Turning to the claim for chattels, you will note that the items are all set out in the analysis sheet on Exhibit 4, only one of the items having been sold by the Custodian and the balance as shown 'not accounted for'. I would like to indicate that in Exhibit 4, under the column entitled 'inventory' there is mention of the inventory having been made and I might say that the claim as shown is exactly the same as the inventory.

10

THE COMMISSIONER: Look, Mr. Cherniack, the kitchen range was sold for $18.00 and carried down as a total of $6.75.

MR. CHERNIACK: That refers to tools, which are the first three items shown, they were sold together as tools apparently for $6.75, the total is shown at the bottom of that column.

THE COMMISSIONER: Oh, yes, I see.

MR. CHERNIACK: So I was wrong in saying that the balance was 'not accounted for', they sold them for a total of $24.75 and the other goods are shown as 'not accounted for'. I commenced to say that the details of the claim are the same as the inventory. I am just checking that now, I have got it before me and checking it to make sure what I say is correct. I think that the kitchen cabinet - we are indicating two, I am not sure whether the inventory indicates one or two, possibly my learned friend can tell me.

20

MR. FERG: Two kitchen cabinets are in the claim.

30

MR. CHERNIACK: Yes, but whether it is that way in the

inventory ---

MR. FERG: Yes.

MR. CHERNIACK: Well, I think my statement is correct that they are the same. In any event the Custodian is not disputing having inventoried all goods which we are claiming because they are all shown in the analysis as 'not accounted for,' theft, etc.'

THE COMMISSIONER: What are shown as sundries, I wonder about that.

10 MR. CHERNIACK: Well, possibly my learned friend has a copy of the sales sheet which would indicate that.

MR. FERG: It might be in the master file.

MR. CHERNIACK: While he is looking that up I would just state Exhibit 2 sets out the larger items as to date of purchase and cost price and as to estimated value and it sets out what he believes to be a fair market value after having allowed for depreciation.

THE COMMISSIONER: In 'not accounted for and theft', there is carried out all the items with the exception of

20 the tools and kitchen range, do you see that, Mr. Cherniack?

MR. CHERNIACK: Yes.

THE COMMISSIONER: Well, there is $1.90 there that you do not know what it covers.

MR. CHERNIACK: I would say that is the Custodian's problem, your honour. We are giving him credit for it, it is in our claim, we are showing a credit of $26.65, just in case it includes something we are claiming for. We are giving credit for that although we do not know

30 what it represents. These goods for $1.90 may be

something they included before inventorying but we are giving credit for it.

MR. FERG: It seems, your honour, that this file is mixed up with another file, of his brother, and there is no definite record of what the amount 'sundries $1.90' refer to in the Analysis Sheet, Exhibit 4, is made up of. The Custodian may be able to explain that. It is submitted, your honour, that the real property sold at its fair market value and that the chattels sold, that
10 have been sold, were sold at their fair market value and that the amounts claimed for the articles not found due to theft, etc., the amount claimed is excessive and unreasonable.

CROSS EXAMINATION BY MR. FERG:

Q Mr. Ariza, you are claiming for a kitchen range, the sum of $65.00, when did you buy the range?

A 1939.

Q Second-hand when you bought it? A Brand new.

20 Q Bought at a retail store? A No, at Woodward's Departmental Store.

Q It was a merchant who sold it to you, or was it a second-hand store? A Woodward's Department Store.

Q And you paid $65.00 for it? A I think I paid $85.00.

Q Now, these kitchen cabinets, did you make them yourself?

A Yes.

Q They are home-made cabinets? A Yes.

Q When did you make them? A 1939.

30 Q Are you a cabinet maker? A Yes.

Q Did you make cabinets regularly, right along?

A Yes, sometimes.

Q Now the beds, you are claiming for two beds, when did you purchase these beds? A One was bought around 1936 or 1937 and the other one was bought in 1940.

Q Were they bought new? A One was bought new.

Q Which one? A The wooden one.

Q The one you purchased in 1936 or the one in 1940?

10 A The 1940 one is a new one.

Q What did you pay for it? A I bought that as a set and I paid $180.00 for the whole set.

Q They included other articles? A Yes.

Q What did you pay for the bed you bought in 1936?

A $15.00.

MR. FERG: No other questions, your honour.

THE COMMISSIONER: All right.

RE-EXAMINED BY MR. CHERNIACK:

20 Q How long have you been a cabinet maker, Mr. Ariza?

A About ten years.

Q And were these cabinets for which you are making claim, these two kitchen cabinets, were they finished, were they salable? A Yes.

Q And they could be put on the market and sold, is that correct? A Yes.

MR. CHERNIACK: Thanks.

THE COMMISSIONER: All right, we will adjourn until ten o'clock to-morrow morning.

30

Certified to be a true and accurate transcript.

MARK H.PEARCE, Sr.,
OFFICIAL REPORTER.

CERTIFICATE

10 I, the undersigned Sub-Commissioner hereby certify that the foregoing 10 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 925 w/pg NOV 28 1947

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

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

5997 ACKNOWLEDGED to pl

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

(1) NAME ARIZA (Print) Surname Miyozo Given Name (RCMP) Reg. No. 13952

(2) Pre-Evacuation Address 10th Avenue, Haney, B.C.

(3) Present Address 316 Kingsford Avenue, North Kildonan, Manitoba

(4) REAL ESTATE

(a) Street Address (if any) 10th Avenue, Haney, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
South ½ 1-2-3 W½ Quarter of Section 20 TWP Maple Ridge in the District of New Westminster and South ½ 40, W½ Quarter of Section 20 TWP Maple Ridge in the 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 - - - - - - - - - - - - - - - - $ 850.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 725.00
(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) - $ 1,575.00 - 800
(v) Amount at which Custodian sold property and credited your account - - $ 269.33 294
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1,305.67 506

Also owned other property jointly with Enji Ariza, 304 Burns St., Winnipeg, and he is entering claim for both of us.

(5) PERSONAL PROPERTY

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

(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
In locked room

(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") Custodian

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

1.	Chattels under the house (see list)	Estimated Value $ 16.50
2.	Chattels stored in house (see list)	Estimated Value $ 181.50
3.	also Maple Ridge Farmers Co-op Shares (withdrawn)	Estimated Value $ unknown 198
4.		Estimated Value $
5.	Sale price	Estimated Value $ 26.65
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 198.00 171.35

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) - $ 1,303.67 677.35

(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, Miyozo Ariza of the Municipality of North Kildonan 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 14th day of November A.D. 1947.

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

Miyozo Ariza

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.

copy

INVENTORY OF CHATTELS LEFT ON PROPERTY

Under House

8' long cross-cut saw	$4.00	
peevie	1.50	
quantity of garden tools	5.00	
iron block pulley (4)	6.00	
		$16.50

Stored in House

2 kitchen cabinet	40.00	
1 kitchen range	65.00	
6 kitchen chairs	6.00	
baby's high chair	2.50	
2 beds complete	30.00	
1 roll linoleum	8.50	
2 heaters	8.00	
1 baby's crib	1.50	
2 round dining table	5.50	
quantity of dishes	10.00	
1 gasoline lantern	4.50	
		$181.50
		$198.00

ARIZA MIYOZO
(Claimant's Name)

REAL ESTATE
(Farm Land)

13952.
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	7 acres						
Cultivated not planted	1 acre						
Cultivated and not in crop		Sept. 1940	M. Tomita	$525.	3 acres cleared	House Shed	Land and Bldgs. $800.00
List Crops							
Strawberries & Raspberries	2 acres						
Total	10 acres.						

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

Description	When Made	Cost
Planted about 40 mixed fruit trees.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	3 Rooms 24 x 28	Cedar siding on frame shingle roof.	Tomita told me that the house was 4 years old when I bought it.					
Added kitchen to original house 1941 at cost of $125. for labour and materials.								
Shed	32 x 32	Post and Shack - built about 1938.						
I built Garage, 12 x 16, frame, in 1941 at cost of $75.00 for labour and materials.								

Comments re Appraiser's report not covered by above information: I always believed that I had 10 acres and not 9 as indicated by Appraiser. The buildings were much newer and in better condition as described by Appraiser. I believe that he has substantially undervalued the property and that the fair market value at date of sale was at least $800.00.

EXHIBIT No. 925-1
DATE Sept. 20/48
FILLED BY Claimant.

Miyozo Ariza
Signature

ARIZA MIYOZO
(Claimant's Name)

PERSONAL CHATTELS

13952.
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
Kitchen Cabinet (Varnished)	1939	Built	50.00	Good)	$40.00
Kitchen Cabinet painted	1938	Built	25.00	Good)	
Kitchen Range	1939	New	75.00	Good	65.00
1 Bed - Oak	1940	New	Bought with dresser and mirror for $180.	Good	30.00

Description of Storage of Goods:

All left at my home and inventoried by Custodian.

General Statement as to Chattels not Described above:

All Chattels for which I am claiming including the above have been depreciated for age and use, and I believe that I have shewn their fair market value.

Additional Comments, if any:

EXHIBIT No. 925-2
DATE Sept. 20/48
FILLED BY Claimant.

Miyozo Ariza
Signature

BC-4-P 925-3 Sept. 20/48 Claimant

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

Farm Appraisal Report

File No. JL-152

Land Description S½ of Lots 1,2,3 & 40, & Lots 41 & 42 of W½,Sec.20,Map 1161.

Containing 18.22 Acres

Owner's Name Michio TOMITA Post Office Address Haney, B.C.

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

Market Town New Westminster - also local facilities - Distance 24 "

Church (give denomination) Haney, all denominations Distance 1½ "

Nearest School Haney Distance 1½ "

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 Avenue and Road 25. Gravel roads.

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

Employment opportunity Fair - 2 sawmills, brick yard, and peat plant, immediate vicinity.

Predominating Nationality and religion: Immediate vicinity-Japanese

Describe Fencing and its condition: No fencing Value $

Water supply: Supply from 2 shallow wells. Value $

Electricity - power available - light in House No. 1; Not in House No.2.

BUILDINGS ON FARM

5992

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE (1)	27 x 27	Frame	1 st.	Shgl.	20	Wood	Poor	50.00
House (2)	24 x 28	"	1	"	8	"	Fair	250.00
Shed	30 x 33	Post & shk.	1	"	10	"	Poor	40.00
~~BARN~~ Shed	18 x 22	Fr. & shke.	1	"	20	"	"	20.00
"	18 x 21	" "	1	"	20	"	"	20.00
~~BARN~~ Garage	12 x 16	Frame	1	"	5	"	Fair	30.00
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 410.00

Total Value Buildings add to farm $ 350.00

Is dwelling habitable without repairs? House No.1-No. " #2-Yes. If not what is your approximate estimate of cost to make it habitable? All buildings poor in type and construction.

$

Describe the basement and chimneys: No basement - stove pipe chimneys

No. rooms downstairs? (1)-3 (2)-3 Upstairs? nil How finished Wood

Are buildings painted? No. Condition of paint -

Distance from nearst bush Bath Houses adjacent to bush.

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
6.85	Level 6.85	Sandy to gravelly loam-10-15"	Gravelly	Mixed small fruit	80.00	548.00

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	
7.37	Level 7.37	Sdy. to gravelly lm.10-15"	Gravelly	Clearing and stumping	175.00 to 200.00	15.00	110.55

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	
4.	River, creeks & sloughs 4	Heavy bush	1.00	4.00

18.22 acres

Total value of Land $ 662.55

Total added by buildings to value of farm $ 350.00

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

Total value of farm $ 1012.55

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property now being operated by J.J.Mulhall by arrangement with Official Custodian. Land in poor state of cultivation and indications are that a low state of fertility exists.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruit raising only practical purpose of this holding.

Noxious weeds:
No serious weed condition.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Maple Ridge Municipality Assessment.
Assessed- Land - $1075.00) Imp. - $ 870.00) Taxes(1942)-$44.29

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 26th day of May 1942.

Inspector's Signature "D. DODDING"

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

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

JL-152 - M. TOMITA

Farm Appraisal Report

Remarks: This property is not a very desirable holding in its present state and it has further drawbacks in that it is cut by river, creek and sloughs. There is also outcroppings of gravel in several places near the centre, and in places large stones protrude through the tope soil, indicating an underlying gravel bar. On the eastern part of the cleared land growth tends to indicate a low state of fertility.

The buildings are of poor type and of poor construction. This property is such that unless intensively cultivated will rapidly revert to the wild state.

(FOR ORCHARD LANDS ONLY)

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

Nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

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

				Present Value
Strawberries	- poor	-	2.25 acs.	$
Raspberries	- Very bad	-	.74 "	$
"	- Fair	-	.90 "	$
Fallow	-	-	2.96 "	$
			6.85	$
				$
				$
				$
				$

Total $

Amount fruit trees add to value of farm $

Diagram of Property

S½ of Lots 1, 2, 3 & 40; and Lots 41 & 42 of W½ of Sec 20, Tp 12. Map-1161.

M-Tomita

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

Date 30th May 1942.

"I.T. BARNET"
District Superintendent.

#18

No. 5992 EXHIBIT No. _____ CASE No. _____

. No. 13952 VENUE Winnipeg

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
CTION	TENDER &c							
						6 00		
						40 00		
18 00								
						2 50		
						6 00		
						30 00		
						8 50		
						8 00		
						1 50		
						5 50		
						10 00		
						4 50		
6 75						$122 50		
1 90								
26 65								

Chattels valued by the Japanese at $75.50 sold at auction for $24.75
" " " " " " 122.50 no account, theft, etc.

$198.00

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5992 EXHIBIT No. ____

NAME Miyozo ARIZA REG. No. 13952

DATE	INVENTORY	DETAILS OF CLAIM			SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Apr. 24/42	TAKEN BY J. Moryson				AUCTION	TENDER &c		
EVACUATION June 2/42	DATE 8th June, 1942							
Household furniture		1. 8ft. cross cut	4 00	)				
Kitchenware		2. Peavey	1 50	)T				
Carpenters tools		3. Quantity of garden tools	5 00	)				
Garden tools		4. Iron block pulley (4)	6 00					
Kitchen range		5. 2 kitchen cabinets	40 00					
2 sml. heaters		6. 1 kitchen range	65 00		18 00			
		7. Baby's high chair	2 50					
		8. 6 kitchen chairs	6 00					
		9. 2 beds complete	30 00					
		10. 1 roll linoleum	8 50					
		11. 2 heaters	8 00					
		12. 1 baby's crib	1 50					
		13. 2 round dining tables	5 50					
		14. Quant. of dishes	10 00					
		15. 1 gasoline lantern	4 50					
			198.00	T	6 75			
			Sundries		1 90			
					$26 65			

EXHIBIT No. 925-4
DATE Sept. 20/48
FILLED BY Claimant

File No. 5992

December 1st, 1949

MEMORANDUM

TO: MR. F. G. SHEARS

FROM: MR. B. GOOD

Re: ARIZA, Miyoza, Case No. 925

Real Property Claim	$ 800.00	
Custodian Sale Price (Paid to Claimant)		$ 294.00
Counsel's Special	EXTRA	267.50
80% of amended amount	$561.50	449.20
Total for Claimant		$ 1,010.70

BG:BK

294 = 235.2

80/100

294
267.50
235.20
79670