

<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
					1118.00		825.48			825.48
										15.00
<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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	450.00						
						207.00				207.00
TOTAL RECOMMENDATION										1047.48

CASE NO. 931

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba,
21st September, 1948.

IN THE MATTER OF THE CLAIMS OF

KATSUYOSHI OKABE

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,

21st September, 1948.

IN THE MATTER OF THE CLAIMS OF

KATSUYOSHI OKABE

20

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

G.N.R. UPTON, Esq., Official Interpreter.

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

K. Okabe,
In Chief.

KATSUYOSHI OKABE, the claimant herein, being first
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: In this case I ask leave to amend in regard
to the real property. It shows the total valuation
at \$2,000.00. The Custodian's sale price is shown at
\$1,118.00 and the loss claimed is therefore \$982.00.

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

10 A Yes.

Q And are these (indicating) your signatures?

A Yes.

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

A Yes.

MR. CHERNIACK: I tender as Exhibits 1 and 2 respectively
the Real Estate Statement and the Personal Chattels
Statement, both identified by the claimant, and on
behalf of my learned friend I tender as Exhibit 3 the
S.S.B. Appraisal in this case, and also on behalf of
my learned friend I tender as Exhibit 4 the Custodian's
Analysis of the personal property.

20

(Real Estate Statement, EXHIBIT 1.)

(Personal Chattels Statement, EXHIBIT 2.)

(S.S.B. Appraisal Report, EXHIBIT 3.)

(Custodian's Analysis of Personal Property,
EXHIBIT 4.)

MR. CHERNIACK: Your honour will note that in Exhibit 1
the claimant sets out he purchased this property in
May 1936 for \$300.00. At that time one-third of an

30

K. Okabe,
In Chief.

acre had been cleared and the balance of three and one-third acres were uncleared. The claimant sets out that he cleared one and one-third acres at an estimated cost of \$250.00 and planted a crop of something over half an acre of land. This is confirmed in the S.S.B. Appraisal filed as Exhibit 3, and the claimant sets out further he dug a well and equipped it with an electric pump.

Q When did you put on this electric pump, Mr. Okabe?

10 A I guess 1939, or 1938.

Q And do you remember how much it cost you, that is the pump? A It cost about \$150.00 or \$180.00, something like that, I am not sure.

Q This electric pump was not set up on the well on the date of evacuation, it was in the cellar of the house?

A It was beside the well.

Q But it wasn't attached to the well when you evacuated?

A It was in the bottom of the basement.

20 MR. CHERNIACK: Well, the Appraiser, in Exhibit 3, was right in not including the value of the pump with the land. The claimant sets out he planted 50 fruit trees and he indicates the buildings which are on the property. The house was built in 1934 at an estimated cost of \$2,000.00. This house was built elsewhere and in 1937 the claimant sets out they moved the house to its present site, built in a kitchen, added a bath house and put the house on a concrete foundation at an estimated cost of \$250.00, which appears to me to be under-valued at the least. In addition they
30 built the garage and packing shed combined in 1937

K. Okabe,
In Chief.

10 at an estimated cost of \$300.00. The claimant sets out that the buildings were newer than estimated by the Appraiser and the value shown by the Appraiser was too low and in his opinion the fair market value at the date of sale was at least \$2,000.00. It is to be noted that the claimant in 1936 paid \$300.00 for 3-2²/₃ acres, most of which were uncleared, paid something in the neighbourhood of \$80.00 an acre, that is just a rough guess, I haven't figured it out, but the Appraiser values that land at \$10.00 per

20 acre uncleared. The Appraiser locates this property at a half-a-mile from Hammond, fronting on 2nd Avenue and good gravel municipal road. There is no substantial disagreement as to the description of the buildings except for the valuations and the ages given, which in the Appraisal are shown as 9 to 10 years of age, and according to the claimant the house was 8 years but the additional work was done only 5 years previous to evacuation, and the garage, which had a pecking shed combined, was built also 5 years prior to evacuation. The comments on page 2 indicate this land is suitable for small fruits and poultry, and being quite close to Hammond it is handy for Mill employment offers. I think my learned friend can confirm the assessment of this property as land \$400.00 and improvements \$970.00, or a total of \$1,370.00.

MR. FERG: That is correct, your honour.

30 MR. CHERNIACK: I note from the comment on page 3 of the Appraisal, Exhibit 3, that the concrete base to the

K. Okabe,
In Chief.

house seems to have lasted so well the Appraiser thought it was put under in 1941.

Q Your foundation under the house, when did you do that?

A Same time as I move in, in 1937.

MR. CHERNIACK: Other than that it is a question of valuation entirely. As to the personal chattels, we have noted the larger items on Exhibit 2 showing the years in which they were bought and the price paid and the estimated value at evacuation. Your honour will note in Exhibit 4 from the Custodian's Analysis Sheet that there is a conclusion on there by the Custodian, whoever prepared this for him, which presumes to judge as to the nature of the claim for the 7 boxes shown as \$100.00, pointing out that it was fantastic or facetious. I am not quite sure this actually belongs to document prepared at the Custodian's office to be filed but I think I should point out this is exactly a copy of the inventory which appears in the second column of the Custodian's Analysis Sheet, and I might also state that the claim was submitted for filing, the prices were set opposite the claimant's copy of this inventory, and he showed it 7 paper boxes contents unknown at an amount of \$100.00. This was then copied on to fresh sheets, which were attached to the claim itself. In any event the claimant sets out the contents of these 7 paper boxes in Exhibit 2 showing the cost price of \$163.00 for the various things in these 7 paper boxes.

30 Q You remember setting out in these paper boxes there

K. Okabe,
In Chief.

were three sets of wooden bowls, a Japanese Festival Doll Set, Festival Dolls, about 15, and a set of Warming Bowls and miscellaneous car tools. Were there any other goods in there or do you think this is the complete list?

A I thought, generally speaking, that was all.

10 MR. CHERNIACK: I presume my learned friend will bring evidence in regard to the first remark of the Custodian on Exhibit 4 in regard to appraisal of all chattels \$94.00. I presume he will give us a breakdown on that to check this up. I would also like to point out the concluding remark in Exhibit 4 to the effect that Custodian's records do not show any disposition of these chattels. The claimant sets out in Exhibit 2 the depreciated value according to the age and use and shows what he considers to be their market value.

20 MR. FERG: It is submitted, your honour, that the real property sold at its fair market value and that the claim made for personal property was excessive and unreasonable.

CROSS EXAMINATION BY MR. FERG:

Q Mr. Okabe, you haven't had an independent valuation on your real estate or your personal property either at the time of evacuation or since?

A No.

Q Now, with regard to your personal property, you and your son were living together in the same house?

A Yes.

30 Q What was your son's name? A Me and my father

K. Okabe,
In Chief.

Cr. Exam.

were living together in the same house.

Q You and your father? A Yes.

Q And the both of you owned the chattels, that is your father and yourself, both owned chattels?

A All the property inside the house belonged to me.

Q That is the property that you have listed in your claim all belongs to you? A Yes.

Q So that none of the property included in your claim in any way belongs to your father?

10 A Yes.

Q Now, you are claiming for two complete beds, \$50.00 is it? A Yes.

Q Did you purchase these new? A Yes.

Q At the same time? A Yes.

Q What did you pay for each of them?

A \$35.00 or \$40.00 each.

Q You purchased them from a regular furniture merchant?

A I think they were bought from McLennan & McFeeley.

20 Q Does that apply to all the furniture you are making claim for, the fact that you purchased your furniture from a regular furniture merchant?

A Generally speaking I bought them all from stores, that is retail stores.

Q Anything new you bought, you bought them from regular furniture stores? A Yes, I bought them all from retail stores.

30 Q Now, these articles, these wooden bowls and Japanese Festival Dolls and warming bowls, are articles you purchased in Japan? A Those things came from Japan and I bought them here.

K. Okabe,
In Chief.

Cr. Exam.

Q They are Japanese goods? A Yes.

Q And they are articles that are of particular value to the Japanese race only?

A Those are particularly interested to Japanese.

Q What is this \$25.00? A That is a Buddhist Shrine.

10 MR. CHERNIACK: I don't know if I agree with that. I assume that evidence will be given as to the value of these goods from the standpoint of Occidentals who buy them as curios and adornments for their homes.

MR. FERG: What is Buddasan?

THE INTERPRETER: It is a Buddhist Shrine with the figure of the Buddha. It is a religious object.

Q An article for religious worship used in church?

A Yes.

Q And would that cost \$50.00 new? A Yes.

20 Q Are those articles things you could purchase in the store? A They all came originally from Japan but you are able to buy them in Japanese stores in Vancouver.

Q And is that the price charged for these things, \$50.00?

A Yes.

MR. FERG: That is all.

RE-EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK:

Q In connection with your real property, the water pump and the pumping system was used in connection with your house and your real property?

30 A It was used for the purpose of getting water from the well for household purposes.

K. Okabe,
In Chief.
Re-Exam.

MR. FERG:

Q And was the electric pump and the pump inside the house or outside the house?

A It was to the side of the basement.

Q Inside of the house? A There was a small place built for it outside the basement, no, it was in the basement.

Q Was it a place of permanent foundation?

A Yes, it was fixed on cement.

10 THE COMMISSIONER:

Q How was it fixed, was it bolted into the cement?

A Yes, it was bolted and with a tank alongside of it.

MR. FERG:

Q And on a specially built foundation?

A Yes, there was a special place made for it and saw-dust was put there; it was in the nature of a pump house.

MR. CHERNIACK:

20

Q In connection with this pump, Mr. Okabe, at the time you evacuated was the pump set up as you described it or was it taken apart and left lying in the basement? A No, when I left the house Mr. Wood asked me to leave it in the same condition as it was before.

Q Who is Mr. Wood? A The person to whom I let the house, yes.

Q Well, the pump was operating at the time you left?

A Oh, yes.

MR. CHERNIACK: Obviously, your honour, it is a matter of a fixture to real property and I withdraw it from the

30

K. Okabe,
In Chief.

Re-Exam.

personal property claim.

THE COMMISSIONER: Yes, it looked as though it had been stored in the basement.

MR. CHERNIACK: In the Custodian's inventory it was shown as a chattel in the basement of the house and that was our error in accepting that but it is of no significance to us as to what it was as long as we fix it and point out in the Appraisal, Exhibit 3, no mention was made of the electric pump nor is the value added to the real property and therefore when we show a valuation of \$2,000.00 when valuation was made, without including the value of the electric pump, it should be increased to that amount.

10

BY MR. FERG:

Q Just another question, your honour, did you tell my learned friend that you left the electric pump in charge of Mr. Woods, your tenant?

A Yes.

Q In other words, you rented your property when you were evacuated and previous to your evacuation you rented your property with Mr. Woods? A Yes.

20

Q Did you make a written lease with him?

A A man called Sumak made out the documents.

Q What I mean is, there was a paper made out between you and Mr. Woods renting your farm?

A Yes, it was signed by myself and Woods.

Q Have you a copy of the lease?

A Yes, I have a copy in my house.

Q Have you got it here today? A No.

30

Q Could we get it? A Yes.

K. Okabe,
Re-Exam.

Q Did the lease with Mr. Woods cover your chattels?

A No, there was nothing about my chattels.

Q There was nothing about chattels in the lease?

A No.

Q In other words, you didn't lease any chattels to Mr. Woods along with the farm?

A Just the house and the land, that is all.

Q And you left the pump, the electric pump with him too?

A Yes.

10 MR. FERG: That is all.

MR. CHERNIACK: We won't need the lease under the circumstances. I wouldn't be surprised that this lease was prepared by the Co-operative of which Mr. Sumak was the Manager. I am surprised my learned friend has nothing on file.

MR. FERG: There is a memo about the lease and a list of goods signed for by Mr. Woods.

MR. CHERNIACK: Yes, there is a note on the Custodian's file saying this was rented from a Credit Union.

20 BY MR. CHERNIACK:

Q In connection with these 7 cartons in which you stored those goods, could you indicate about how large those cartons would be?

A The one the Festival Dolls were in was probably 2-1/2 x 2 feet; they were quite large, they might be bigger than that.

Q And the others? A About a foot and a half one was.

Q Was that one of the smaller ones?

A The others were more or less about 1-1/2 x 10 inches.

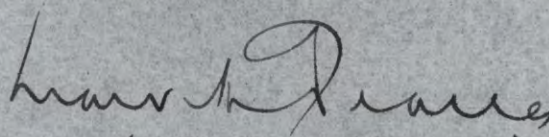
30 Q A foot and a half long and about how wide?

A About six inches.

THE COMMISSIONER: That will be all.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

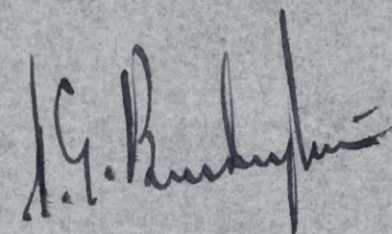

(MARK H. PEARCE, Sr.)

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CERTIFICATE

I, the undersigned Sub-Commissioner hereby certify that the foregoing 12 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.

20


(SUB-COMMISSIONER)

Case 931 wpg NOV 28 1947

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

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

ACKNOWLEDGED
5003 [Signature] wpg

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

- (1) NAME OKABE KATSUYOSHI (RCMP) Reg. No. 14051
(Print) Surname Given Name
- (2) Pre-Evacuation Address Hammond, British Columbia
- (3) Present Address 780 Pacific Ave., Winnipeg, Manitoba.
- (4) REAL ESTATE
 - (a) Street Address (if any) 1st. Ave., McKinney Rd., Hammond, B. C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.) Rural Municipality of Maple Ridge --- Lot 1 of a 13.68 acre portion of Lots 278 & 279, Group 1, Map 5741, District of New Westminster, C. of E. 50759
 - (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>1075.00</u>
(ii) Buildings	- - - - -	\$	<u>1225.00</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>2300.00 - 2000.00</u>
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$	<u>1118.00 - 1118.00</u>
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - - - \$ 1182.00 - 982.00
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation 1st. Ave., McKinney Rd., Hammond, British Columbia.
 - (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 Loose

(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")

In the care of Custodian

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

- 1. Chattels as per list attached Estimated Value \$ 450.00 Loss \$450.00
- 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 \$ 450.00

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) - - - - - \$ 1632.00

- (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, KATSUYOSHI OKABE 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.) *J. Okabe*
this 22nd day of November)
A.D. 1947.)
A Commissioner for Oaths.
My Commission Expires Dec. 15th. 1947
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.

Name: OKABE, Katsuyoshi

Address: 57 - 2nd Ave., Hammond, B. C.

Reg. No. 14051

INVENTORY OF CHATTELS LEFT ON PROPERTYStored in attic of house

Mirror	\$ 10.00
2 Beds complete	50.00
Dining room table & 6 chairs	35.00
8 Kitchen chairs, baby's high chair	15.00
Kitchen table	2.00
Cigarette stand	5.00
table desk	20.00
2 rolls linoleum	5.00
7 paper boxes (contents unknown)	100.00
Heater	15.00
Box kitchen utensils	10.00
Gramophone & records	10.00
Sideboard	15.00
Buddasan	25.00
Kitchen range	25.00
bookcase	1.00
quantity of dishes	25.00

Stored in garage

Hand cultivator	2.00
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Stored in basement of house

Electric water pump system	<u>80.00</u>
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\$ 450.00

Total \$450.00

OKABE, Katsuyoshi
(Claimant's Name)

REAL ESTATE
(Farm Land)

14051

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncultivated or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	2 acres						
Cultivated not planted	1/2 acre						
Cultivated and not in crop							
List Crops							
Raspberries	1/2 acre	May 1936	don't remember	\$300.00	1/3 acre cleared	none	land and bldgs. \$2000
strawberries	1/3 acre						
asparagus	1/3 acre						
Total	3 2/3 acres						

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

Description	When Made	Cost
cleared about 1 1/3 acres at a cost of about \$250.00		
dug well and equipped with electric pump		
planted about 50 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		22 x 34	cedar siding on frame	1934	bought material and own and hired labour			\$2000	
		2 storeys	v joint inside						
		to 7 rooms							
	In 1937 we moved the house to the present site, built in a kitchen, added a bathhouse and put the house on a concrete foundation at an estimated cost of								250.00
Garage, woodshed and packing shed		30 x 40	frame	1937	bought material and own & hired labour -			300.00	

Comments re Appraiser's report not covered by above information: The buildings were newer than estimated by the appraiser who has shown too low a value for the property. In my opinion the fair market value of the land and premises at date of sale was at least \$2000.00

EXHIBIT No. 931-1
DATE Sept. 24/45
FILLED BY Claimant

Katsuyoshi Okabe
Signature

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
Mirror	1940	new	15.00	good	10.00
2 beds complete (steel)	1935	"	70.00	"	50.00
Dining room table & chairs	1937	"	75.00	"	35.00
baby's high chair	1941	"	10.00	"	7.00
cigarette stand	1940	"	10.00	"	5.00
table desk	1935	"	35.00	"	20.00
heater	1934	"	35.00	"	15.00
sideboard	1935	used	30.00	"	15.00
Buddasan	1938	new	50.00	"	25.00
Kitchen range	1935	"	65.00	"	25.00
quantity of dishes	time to time	"	70.00	fair	25.00
electric water pump system	1937	"	about \$180.00	good	80.00
7 paper boxes containing <i>(amongst others)</i>					
3 sets of wooden bowls -	1937	new	30.00	excellent))))) 100.00
May 5th Japanese festival doll set	1941	"	50.00	"	
Festival dolls - about 15	1941	"	50.00	"	
set of warming bowls (jubako)	1927	"	8.00	good	
miscellaneous car tools	1935	"	25.00	"	

Description of Storage of Goods:

All left in my home at 57 - 2nd Avenue, Hammond, B.C.

General Statement as to Chattels not Described above:

I have depreciated all goods according to age and use and have shown the fair market value opposite each item.

Additional Comments, if any:

EXHIBIT No. 931-2
DATE Sept. 21/48
FILED BY Claimant

Katsuyoshi Okabe
Signature

BC-124-P
BC-1911-B 931-3

Farm Appraisal Report

DATE
FILLED BY

Sept. 21/45
Clayton

File No. JL-11

Land Description Lot 1 of D.I. 278, Plan 5741, N.W.D.

Containing 3.656 Acres

Owner's Name KATSUYASHI, Okabe Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, C.P.R. Distance 1/2 mile

Market Town Hammond or New Westminster Distance 16 miles

Church (give denomination) All denominations within Distance 2 1/2 miles

Nearest School Hammond Public Distance 1/2 mile
Bus to Haney High School 3

State how property was identified: Road, posts, map check.

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

Yes. It fronts on 2nd Avenue. Good gravelled Municipal Road.

Is this district a good one? Yes.

Employment opportunity 2 mills & brickyard within 2 1/2 miles.

Predominating Nationality and religion: British. Locality heavily Japanese.

Describe Fencing and its condition: Old rail along N. line. Value \$ Very poor.

Water supply: Good. Dug well, water 8' - 10' Value \$

BUILDINGS ON FARM

5003

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
(HOUSE	22 x 34	frame	2 st.	shgl.	9-10	concrete	te good	1000.00
(Bath house attached	10 x 12	"	7'	"	9-10	wood	"	
BARN	X							
BARN	X							
GRANARY	X							
(Woodshed,	30 x 40	"	8'	"	9-10	wood	fair	50.00
(Garage and	X							
(Packing shed	X							

Total present day value \$ 1050.00

Total Value Buildings add to farm \$ 1000.00

Is dwelling habitable without repairs? Quite If not what is your approximate estimate of cost to make it habitable? Basement earth floor only. Electric light is installed.

Describe the basement and chimneys: Full basement. Brick chimney to ground.

No. rooms downstairs? 5 Upstairs? 2 How finished V-joint.

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
1.180	gently undulating	L. sandy loam 1'-14"	Sandy pan quite hard	Fair asparagus, raspberries & strawberries	70.00	82.60
.53	level	dark sandy soil 1-14"	hard, gravelly	Fallow yet, late	70.00	37.10
Area which can be cultivated without cost other than for breaking.						
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
1.946	Almost level	L. sandy soil 1'-14"	gravelly & hard	Clear, logged off land	Minimum \$100.00	10.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
Just the very necessary open ditch and leads.			--		--	

Total value of Land \$ 139.16

Total added by buildings to value of farm \$ 1000.00

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

Total value of farm \$ 1139.16

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Shows recent neglect by owner who is still in residence. He informs me that he has rented the property for the season for \$100.00 to Mr. B. Woods, plus \$5.00 per month for the house.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruits and poultry. Being quite close to Hammond it is handy if mill employment offers.

Noxious weeds:

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

Maple Ridge Land, School and Library,
\$24.05.

Date: 12 May 1942
Place: New Westminster

I certify that the above report is based on a personal examination of the whole farm made on the 11 day of May 19 42

Inspector's Signature "T. GODFREY", F.S.

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

Farm Appraisal Report

Remarks: This small holding quite close to Hammond Village in closely settled Jap area, has quite a habitable house, new concrete base put under in 1941. Owner has regularly worked at Hammond mill for last 8 - 9 years. Drainage here in spite of open sandy soil is very necessary. Sub-soil varies, generally it is a hard sandy pan. Some tile drains have been laid for short distances to main ditch.

Mr. Woods has not yet taken up residence or started cultivation.

(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.

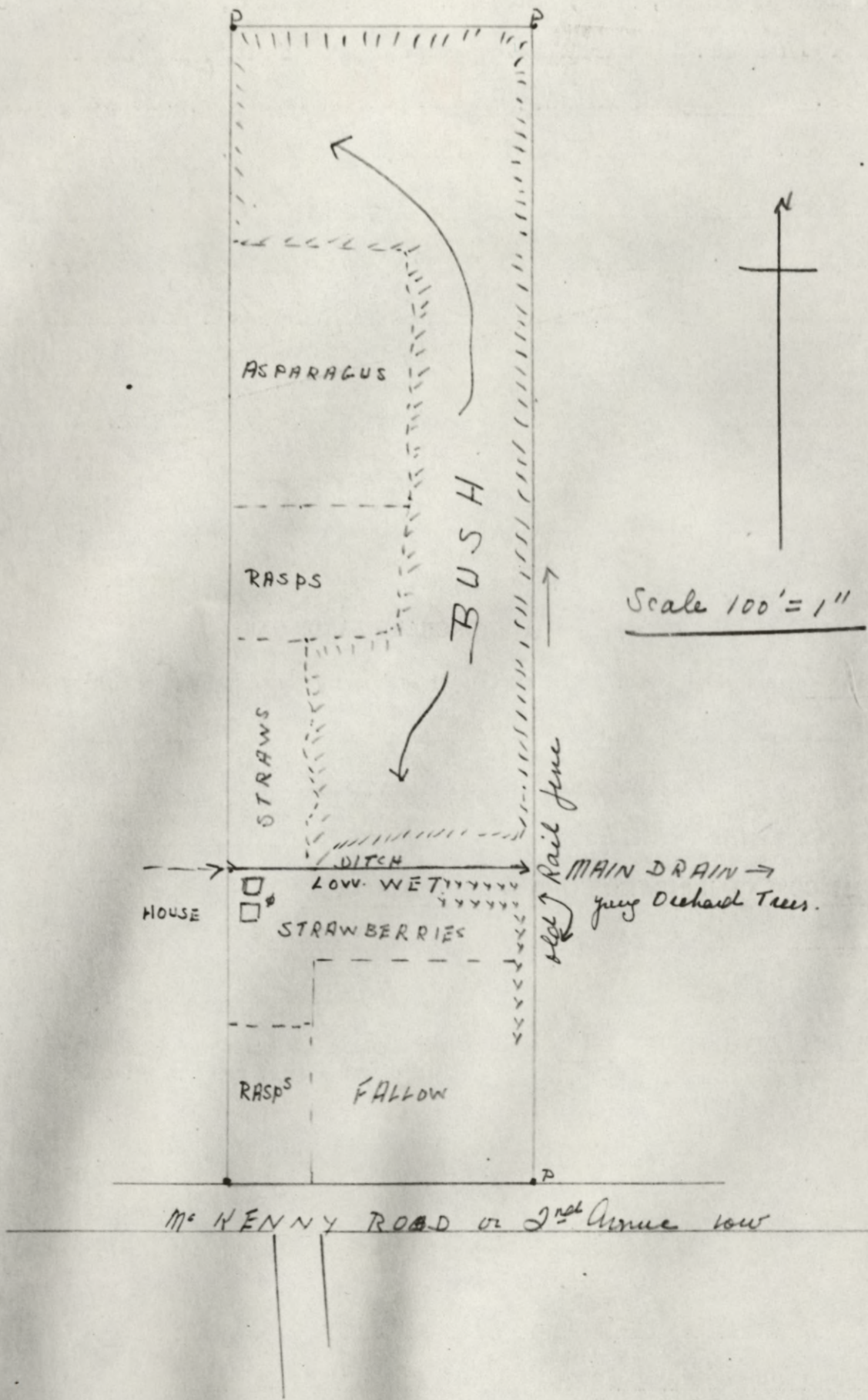
ORCHARDS, SMALL FRUITS, ETC.

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

	<u>Present Value</u>
.48 ac. raspberries, some neglect	\$
.35 " Strawberries, fair only.	\$
.35 " Asparagus, late.	\$
.53 " Fallow, wet yet	\$
1.946 " Uncleared bush.	\$
12 Pear trees 2-3 years	\$
20 Prune " 2-3 "	\$
9 Apple " 4 "	\$
All showing evidence of wet feet.	\$
	\$
	\$
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 \$ 1100

Date 13th May 1942

[Handwritten Signature]

District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5003

EXHIBIT No. _____

NAME Katsuyoshi OKABE

REG. No. 14051

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND		
			AUCTION	TENDER &c				
DECLARATION <u>Apr. 17/42</u> EVACUATION <u>May 19/42</u>	TAKEN BY <u>Custodian</u> DATE <u>May 26/42</u>							
<p>"Household furniture, kitchen utensils chinaware, etc., in the house at R.R. No.1. Hammond, B.C. Key will be in possession of party who expect to rent the house when I leave".</p>	<p>Of chattels left on the property, known as #57 - 2nd Avenue, Hammond, B.C., as follows:-</p> <p>"Stored in attic of house the following:</p> <p>2 beds complete Diningroom table & 6 chairs 8 kitchen chairs, Baby's high chair, Kitchen table Singer Sewing machine Cigarette stand Table desk 2 rolls linoleum 7 paper boxes (contents unknown) Heater Box kitchen utensils Gramophone & records Sideboard Buddasan Kitchen range Bookcase Quantity of dishes</p> <p>Stored in the garage : Hand Cultivator</p> <p>In basement of house: Electric water pump system"</p> <p>Signed I.G. Bardwell.</p>	<p>"In care of Custodian"</p> <p><u>Stored in attic of house</u></p> <p>Mirror 10.00 2 Beds complete 50.00 Diningroom table & 6 chairs, 35.00 8 Kitchen chairs, baby's high chair, 15.00 Kitchen table 2.00 Cigarette stand 5.00 Table desk 20.00 2 rolls linoleum 5.00 7 paper boxes (contents unknown) 100.00 Heater 15.00 Box kitchen utensils 10.00 Gramophone & records 10.00 Sideboard 15.00 Buddasan 25.00 Kitchen range 25.00 bookcase 1.00 quantity of dishes 25.00</p> <p><u>Stored in garage</u></p> <p>Hand Cultivator 2.00</p> <p><u>Stored in basement of house</u></p> <p>Electric water pump system 80.00</p> <p>Total Claim Personal Property - <u>450.00</u></p>						
					The Claimant puts a value of -		\$100.00	
		<u>ADDITIONAL CHATTELS</u>						
		<u>In House:</u>			<u>RECAP:</u>			
		1 Kitchen cabinet			Japanese Claim			
		1 Cookie display case			re Personal Property			
		2 Homemade tables			450.00 as shown above			
		1 bag cement						
		1 sml. box of Jap. dishes						
		7 blinds						
		3 boxes contents unknown						
		<u>Garage & Woodshed</u>						
		2 bundles of shingles						
		Bundle of garden tools						
		Few shakes						
Quan. of bean poles								
1 old role of cable 3/4"								
App. 40 picker trays								
1 wheelbarrow								
1 small clothes line								
Appraisal of all Chattels- \$94.00 signed by Carlson and Anderson								

EXHIBIT No. 931-4
DATE Sept. 21/42
FILLED BY Claimant

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
LOCATION	TENDER &c							

Appraisal of all chattels \$94.00 as shown on "additional Chattels" list as shown in column 2. The Tenant, T.B. Woods, signed for everything (chattels) left on these premises.

Claimant puts a value of - \$100.00 on "contents unknown" of 7 boxes-which is fantastic or facetious. This is the largest amount in his list.

The father, Terukichi OKABE waived all his interest in chattels at these premises in favour of his son, Katsuyoshi OKABE

450.00 The Custodian's records do not show any disposition of these Chattels, and details only as shown.

own above