

REAL PROPERTY										
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
					1106		1345.44			1345.44
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 & 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			
202.80	85.40	25.62	42.11	174.00	73.27				98.89	
TOTAL RECOMMENDATION									1444.33	

CASE NO: 966.

JAPANESE PROPERTY CLAIMS COMMISSION

Fort William, Ontario,  
April 22nd, 1948.

IN THE MATTER OF THE CLAIM OF  
UNTA GYOTOKU.

PROCEEDINGS AT HEARING.

CASE NO: 966.

? IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

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Fort William, Ontario,  
 April 22nd, 1948.

IN THE MATTER OF THE CLAIM OF  
UNTA GYOTOKU.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the  
 Dominion Government.

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

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A. WATSON, Esq., Secretary.  
 D.J. HANDFORD, Esq., Official Interpreter.  
 T.P. HORROBIN, Esq., Official Reporter.

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U. Gyotoku,  
In Chief.

MR. CHERNIACK: I ask leave to amend, my lord, the chattel claim only, showing the estimated value at \$376.80, less the sale price of \$69.15, the net loss \$307.65.

THE COMMISSIONER: And I take it you are abandoning the claim in respect of the Pacific Co-Operative Union shares?

MR. CHERNIACK: That is correct, sir.

10

UNTA GYOTOKU, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

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

Q Are these your signatures? A: Yes.

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

A Yes.

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(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend, I will file the S.S.B. appraisal as Exhibit 2.

(S.S.B. APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: On Exhibit 1, my lord, you will note that the claimant purchased this property in 1934 from a Mr. Nakano for \$500.00 at which time the property was uncleared. The property consisted of 4½ acres, and the claimant cleared 3½ acres, or rather cleared 1½ acres leaving 3 uncleared.

30

He estimates the cost of his own labour in clearing

U. Gyotoku,  
In Chief.

at \$350.00. Then I would like to direct your Lordship's attention to the fact that Exhibit 2 sets out the appraiser's estimate as to the reclamation cost at \$150.00 to \$200.00 per acre. The crop is shown in Exhibit 1, my lord. Exhibit 1 goes on to describe the improvements to the land to the extent of 200 feet of six-inch tile ditching, and 300 feet of open ditching. In addition the claimant dug one well. The buildings on the land were all constructed by the claimant who bought material, and, in the case of his house, hired labour in addition to his own, and in the case of the two small buildings built them himself. The date of building is shown in Exhibit 1, as well as the estimated cost.

In comparing the two exhibits, my lord, you will note that the appraiser ignores the lean-to and the back verandah constructed in addition to the house and speaks of the house only. The house has a full cement basement, shingled, and bungalow siding on the wall. Inside this place had fir floors and the appraiser states that the house was in first class condition. May I direct to your Lordship's attention that Exhibit 2 shows the value of the house at \$1750.00 with the woodshed at \$30.00, making a total of \$1780.00. He then, however, adds the value of only \$1000.00 to the farm. In this connection, my lord, I would like to point out that the comment on page 3 of the exhibit seems to indicate that the house itself has value as a resi-

W. Gyotoku,  
In Chief.

dence not only as an adjunct to the land. If I may read a part of this comment, my lord, he states, "This is a nicely situated property located in a well settled small fruits district; well situated with regards transportation and co-operative markets. The dwelling is frame construction, plaster finish and full cement basement. Apart from the small acreage under cultivation, the property has certain residential value due to its proximity to Westminster".

10

The appraiser will therefore be called upon to explain why he writes down the value of the house when he follows it up by saying the house itself has residential value due to its proximity to New Westminster. According to Exhibit 2, my lord, it is one mile from Hammond, and fronts on the Lougheed Highway which is paved.

The claimant estimates the value as of date of sale at \$3000.00, my lord.

20

I will file as Exhibit 3, my lord, the personal chattels statement. It has already been identified by the claimant.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. CHERNIACK: Your Lordship will note in Exhibit 3 relating to the chattels that there is a list attached to the exhibit setting out in detail the articles, the date of purchase, the cost price, the estimated value, and opposite it the sale price by the Custodian of those articles which the Custodian sold. Unfortunately, my lord, the Custodian wasn't aware of the detailed list and I presume for that reason was unable to provide a

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U. Gyotoku,  
In Chief.

complete analysis of each item. However, Exhibit 3 states, "All articles were stored in an upstairs room of my house at 2445 Lougheed Highway, Hammond, B.C., and were either inventoried by the Custodian in list dated September 14th, 1942, or were later sold by auction." May I ask my learned friend to produce the Custodian's inventory of September 14th, 1943?

10 MR. HUNTER: I think you have the wrong date, Mr. Cherniack. I have an inventory but I don't see one for that date.

MR. CHERNIACK: No, I haven't the wrong date.

MR. HUNTER: Then you will have to produce it, because my inventory is of August 27th, 1942.

MR. CHERNIACK: May I see it? That is the same one. I will file, my lord, an inventory dated the 27th day of August, 1942, produced from the Custodian's file. This inventory sets out that there were certain items marked as belonging to Gyotoku and certain other items as belonging to other people, then a two page list of chattels which were not marked, "owner uncertain".

20

(INVENTORY MARKED EXHIBIT NO. 4).

THE COMMISSIONER: That is an inventory of goods found in the claimant's premises as of the date, the 27th of August, 1942.

MR. CHERNIACK: Yes, my lord. May I ask my learned friend to produce a letter from the Custodian to the claimant dated September 14th, 1942?

30 MR. HUNTER: Is it a letter?

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In Chief.

MR. CHERNIACK: It is a letter enclosing a list, an identical list like that, except it is re-typed. My lord, my learned friend has produced a letter from his file dated September 14th, 1942, or I should say a copy of a letter and it is addressed to Unta Gyotoku at Slocan, B.C. The reporter needn't take this down, my lord. I will just read the letter to you. It is short. (Letter read). I will file this as Exhibit 5, my lord.

10

(LETTER MARKED EXHIBIT NO. 5).

MR. CHERNIACK: I might say, enclosed with this letter, my lord, was a list of chattels, which list is the same as has already been filed, dated August 27th, 1942. May I ask my learned friend to file his reply to that letter? May I ask my learned friend if a reply was received, or some indication that there was an answer to that letter?

MR. HUNTER: We don't appear to have anything on the file here, Mr. Cherniack.

20 MR. CHERNIACK: Q: Mr. Gyotoku, do you remember receiving in September, 1942, a list of chattels from the Custodian with a request for you to indicate the ownership of the articles?

THE COMMISSIONER: You are referring to Exhibit 5, I take it?

MR. CHERNIACK: Yes, my lord.

A Yes, I remember.

Q Did you reply to the Custodian advising him as to the ownership of the goods set out in the list?

30 A I replied stating that as all the stuff belonging



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In Chief.

to the different people was put in and mixed up together, I couldn't indicate which articles belonged to who.

MR. CHERNIACK: My learned friend doesn't have that letter?

MR. HUNTER: I haven't found it, my lord.

MR. CHERNIACK: Q: Now, witness, you remember going over with me all the articles that are now set out in the exhibit filed as Exhibit 3? You remember going over these articles with me?

10 A Yes.

Q Are all the articles mentioned here your articles?

A No. All the articles that were left there, I am taking responsibility for.

THE COMMISSIONER: Just let me get that clear. The list attached to Exhibit 2, as I understand the witness, includes all the goods that were in his house, part of which he concedes belongs to someone else, but he is incapable of identifying his own, or those of other people.

20 MR. HUNTER: Yes, my lord.

MR. CHERNIACK: That is all, witness.

MR. HUNTER: We have now found his reply which was in January of 1943. Perhaps my learned friend would like to take this correspondence and put it in.

THE COMMISSIONER: Would you have an interpretation made? Do you recall it being sent?

MR. HUNTER: I think the letter will back up what he said in his reply.

MR. CHERNIACK: My learned friend has produced a letter  
30 from a claimant dated January 3rd, 1943, which

U. Gyotoku,  
In Chief.  
Discussion.

reads, "I have received your first and second letter, but I am sorry to say that I lost the first slip you send me. I guess children must of did something so I couldn't send it back.

"Today I received your third letter. The belonging to the other person is just the bed spring, the others all belong to me except those that belong to Mr. Ito. You know what belongs to Mr. Ito, so I guess I don't have to tell you."

10 THE COMMISSIONER: Put that in as Exhibit 6.

(LETTER MARKED EXHIBIT NO. 6).

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property sold was sold for its fair market value. It is submitted that the claims made for personal property not sold by the Custodian are excessive. It is submitted that in a number of cases it was impossible to identify ownership of the property concerned and that accordingly there was no way of accounting for same.

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THE COMMISSIONER: Everything was sold though, I take it, is that the case?

MR. HUNTER: Yes, my lord. There may be some things missing or which were not removed to auction, but it is impossible to allocate them to this man.

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THE COMMISSIONER: What did the Custodian do with the funds realized from the sale of chattels, the ownership of which the Custodian was unable to identify?

MR. HUNTER: They are in an account called a suspense account, my lord. I don't know how that account ever is going to be distributed unless more proof is forthcoming of ownership.

THE COMMISSIONER: It strikes me that here is an instance of where the Custodian might very safely have allocated the entire proceeds of sale to the claimant. Has this man Ito ever made a claim?

10 MR. HUNTER: I don't know whether he is claiming under the Commission, but I presume he expects an accounting for his property, the same as everybody else, my lord. I am inclined to believe that in a case where things are there and can't be identified, some consideration should be given to them. If the property has been sold and the proceeds have been received, it is quite obvious it isn't money that is going to continue to belong to the Custodian.

20 THE COMMISSIONER: There have been quite a number of instances such as that described here, and I am wondering if perhaps the fairest thing to do would be for the Custodian to cut as clean as he can, namely to credit the owner of the premises.

MR. HUNTER: That is a matter of policy, my lord.

THE COMMISSIONER: Yes. Probably it is no more concern of mine than it is of yours. This is not the time to debate it now.

MR. HUNTER: I should imagine there would be complaints against that policy as well as the other.

30 I would file the analysis, my lord, for what it is worth. It is somewhat outdated by reason of

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the changed chattel claim.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. HUNTER: A considerable sum of money at various times has been taken out of this suspense account and credited to various individuals after proof has been established. It is quite obvious there will be a number of cases where it is extremely dubious whether any further proof will be forthcoming.

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I would refer your Lordship to Exhibit 3, the personal property statement, and to the itemized list of chattels shown thereon. My learned friend has shown the sale price, generally speaking, where there has been a sale, and I thought rather than prepare a new analysis, I could quickly run over this with your Lordship and tell you what happened:

THE COMMISSIONER: Very well.

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MR. HUNTER: The second item, 3 picture frames, two were inventoried but none were sold. Now the next four items, down to and including one gallon of C.I.L. enamel, those were all inventoried and they were not sold. The reason I am using this rather ambiguous language is I don't know what happened. They just do not appear on the sales slips.

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THE COMMISSIONER: Well in the circumstances does that not indicate a greater probability of theft or loss, and therefore that some credit should be given to the claimant in respect of it?

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Discussion.

MR. HUNTER: Yes. It either indicates that, my lord, or that they could not be identified as the claimant's and were sold under a different name, I don't know; because your Lordship will remember when this inventory was made, it was a general inventory of the contents of this house, not of this man's goods.

THE COMMISSIONER: Yes.

MR. HUNTER: Then the next item down there is one metal  
10 protection pad for heater. That was inventoried but not sold. Then 4 black wooden trays; one tray was inventoried, none were sold. The gramophone was sold for \$3.00, my lord. A large shrine case, I think it is fairly safe to assume that went to  
s storage. Those were invariably stored.

THE COMMISSIONER: While you are on the gramophone, why not ask this witness if he had a gramophone and see if we can get some description of it.

MR. HUNTER: I presume he had one or he wouldn't be  
20 claiming, but I will ask him.

Q Did you have a gramophone, and what was its appearance?  
A: It was a console type.

THE COMMISSIONER: Did any of the other people who stored goods in his house leave a gramophone there? That might tie it down.

MR. HUNTER: Q: Did any of your friends also leave a gramophone in your house?

A No, there was no other gramophone.

MR. HUNTER: Well there is a gramophone shown as sold  
30 on the auction sheets for \$3.00, my lord.

U. Gyotoku,  
Cross-Exam.

THE COMMISSIONER: Yes. Well the Custodian might consider whether he has some evidence of ownership now.

Perhaps the credit might go to this claimant.

MR. HUNTER: Oh, it has gone to this claimant, my lord.

THE COMMISSIONER: Oh, it has.

MR. HUNTER: Yes. Any of the items that could be identified as this man's, credit has been allowed to him.

MR. CHERNIACK: That is correct. That is my omission.

10 MR. HUNTER: All items shown as sold were sold and credited to this claimant, my lord. Now, the next five items from the small glass case down to 13 records in case were all inventoried and were not sold. The next two items I have put down under the heading of not declared, that is 9 blinds and 13 window curtains, not declared and not found. However, I should perhaps qualify that, my lord, by stating that nothing was specifically declared. The declaration was in general terms and there is  
20 a general declaration of household furniture, and if blinds and curtains are considered as household furniture, they could be considered as having been declared in which case it would be declared and not found. On the next page of the list, the bucksaw blade was inventoried and not sold.

THE COMMISSIONER: It is hardly conceivable that a bucksaw blade, 5 years old, has very much value.

MR. HUNTER: I quite agree, my lord. The large steel block was sold for \$4.50. The hand saw and  
30 the three hoes were inventoried and not sold. The

U. Gyotoku,  
Cross-Exam.  
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bucksaw was sold for \$.25¢. Now the next four items after that from the four bent shovels to the one mattock were inventoried and not sold. Again the remaining items after the crowbar which were sold, or I shouldn't say which were sold because that is a general heading, \$30.00 they are claiming for all the tools and \$11.80 they were sold for. All I can say of any of these things is they were inventoried and not sold as individual items.

10 THE COMMISSIONER: Yes, I see.

MR. HUNTER: That is there were sales of tools, but whether they are the same tools or different tools is impossible to determine, but I think it must be assumed that some of them were the same. I am afraid that is about all the help I can give your Lordship on that.

THE COMMISSIONER: Thank you.

MR. HUNTER: I don't think there are any extravagant or large items here that we need to know about, are there?

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Q These dolls for which you are claiming \$45.00, I presume those were those Japanese festival dolls, were they? A: Yes, those were the festival dolls.

Q These beds that you are claiming for, were they metal beds -- iron beds? A: Metal.

Q And the two mattresses wrapped up good, \$20.00, were they spring mattresses or stuffed mattresses-- felt?

30 A Yes, they were spring mattresses.

U. Gyotoku,  
Cross-Exam.

Q I presume you know you can't sell a mattress until it is fumigated and certified as clean?

A Well I didn't know that.

Q Well in view of that--

MR. CHERNIACK: He says he doesn't know that.

THE COMMISSIONER: He said he was not aware of it. Is it not a matter I have to take into account?

MR. HUNTER: Yes, my lord. That is all, my lord.

THE COMMISSIONER: Any re-examination?

10 MR. CHERNIACK: Just briefly, my lord, I would like to point out to your Lordship two things. First, the reference to the mattresses, "wrapped up good". The words are copied from the inventory. I want to point out that is not what the claimant stated, "wrapped up good", rather it comes from the inventory, and the next thing is it isn't bad grammar that there should be a comma between the "up" and "good".

MR. HUNTER: Is that an inference?

20 MR. CHERNIACK: I am stating the facts. There is in the inventory a comma. The other matter is on the second page of the list of items, I would like to point out to your Lordship that these goods weren't five years old, but they were purchased between 1937 and 1942, and the stenographer made an error. Rather than showing the whole thing as having been acquired in that period of time, she showed each one separately, and that is misleading.

THE COMMISSIONER: That is all, thank you.

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(PROCEEDINGS ADJOURNED SINE DIE) (Witness aside)

Certified a true and accurate transcript.

*T. P. Horrobin*  
"T.P. HORROBIN"  
Official Reporter.



Case 966

NOV 19 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

*File 7376*

*[Signature]*

*[Signature]*

45

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

(1) NAME Gyotoku Unta (RCMP) Reg. No. 14344  
(Print) Surname Given Name

(2) Pre-Evacuation Address 2445 LOUGHEED HIGHWAY HAMMOND B.C.

(3) Present Address P.O. BOX 195 GERALDTON ONTARIO

(4) REAL ESTATE DISTRICT OF MAPLE RIDGE

(a) Street Address (if any) 2445 LOUGHEED HIGHWAY HAMMOND B.C.  
City or Municipality, Province

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

3 of D SEC. Lot 222

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

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

(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 - - - - - \$ 800.00
- (ii) Buildings - - - - - \$ 2200.00
- (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) - - - - - \$ 3000.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1106.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1894.00

(5) PERSONAL PROPERTY

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

2445 LOUGHEED HIGHWAY HAMMOND B.C.

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

RESIDENCE

(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")

Mr. E WEIDENHAMMER

(e) Itemized description of personal property which is the subject of the claim:		Estimated Value	INFORMATION NOT IMMEDIATELY AVAILABLE ABOUT
1.	<u>KITCHEN UTENSILS</u>		} <u>ALTOGETHER</u> 500.00 376.15 69 307.65
2.	<u>FURNITURE</u>		
3.	<u>FARMER TOOLS</u>		
4.	<u>AND ETC</u>		
5.			
6.	<u>(THREE SHARES) PACIFIC CO-OPERATIVE</u>		
7.	<u>TEN DOLLAR EACH SHARE UNION</u>		
8.			
9.	<u>AMOUNT</u>		
10.	<u>CUSTODIAN SELLING PRICE</u>		
			<u>53000</u>
			<u>103.27</u>
			<u>426.73</u>

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) - - - - - \$ 2320.73

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) TORONTO IF THE LAWYER

(b) Do you require the services of an interpreter at the hearing? Yes or no YES  
I WOULD LIKE TO ATTEND FT. WILLIAM

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 Ontario  
TO WIT:

I, Unta Gyatoku  
of Geraldton in the Province of Ontario

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 Town  
of Geraldton  
in the Province of Ontario  
this 13th day of November  
A.D. 1947.

Unta Gyatoku  
A. J. Schreiner  
A Commissioner &c.  
Notary Public - Ontario

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.

U. GYOTOKU

(Claimant's Name)

REAL ESTATE  
(Farm Land)

14344

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 - 3 acres Cultivated not planted Cultivated and <del>not</del> in crop List Crops Strawberries - 1 acre Raspberries ) - 1/2 acre Asparagus )	4 1/2 acres	1934	J. Nakano	\$500.00	Uncleared	None	Land & Improvements \$3000.00

Total

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

Description	When Made	Cost
Cleared about 1 1/2 acres - hired and own labour	1934 - 1939 - heavy clearing	\$325.00
Constructed 200' - 6" tile ditching, 300' open ditching - own labour		75.00
Dug 1 well - depth 12'		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Cost Value
House - 6 rooms	1 1/2 story 26 x 32	Full cement basement - shingle and bungalow siding wall, outside	1937	Bought materials Hired and own labour				\$2500.00
Lean to Back verendah	6 x 16 6 x 10	Plaster inside, fir floors 4 rooms down and 2 up.						
Woodshed	14 x 20	Frame on woodsills	1935	Bought material and own labour				100.00
Bath House	7 x 9	Frame on woodsills	1937	Bought material and own labour				25.00

EXHIBIT No. 966-1  
DATE 22 apr 1948  
FILED BY R. M. G. Hennrich

Comments re Appraiser's report not covered by above information: In view of the appraiser's favourable report, I do not understand his low valuation. I believe that the fair market value at date of sale was at least \$3000.00.

U. Gyotoku  
Signature

# Farm Appraisal Report

File No. JL-61

Land Description Parcel 3, Group 1, D.Lot 222, Plan 5437.

Containing 4.50 Acres

Owner's Name GYOTOKU, U. Post Office Address Hammond.

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

Market Town New Westminster Distance 16 "

Church (give denomination) All denominations Distance 1 "

Nearest School Hammond-1 mile; Bus to high school - 4 miles Distance 1-4

State how property was identified: Corner posts and map location

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

Property fronts on paved highway-"Lougheed" - good.

Is this district a good one? Yes.

Employment opportunity Limited to two mills and brickyard.

Predominating Nationality and religion: Immediate locality - Japanese.

Describe Fencing and its condition: Good highway fence - no other Value \$ -

Water supply: Domestic supply good. Well. Value \$ -  
Electric lights in house.

### BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	32 x 26	Frame	1 1/2 st.	Shgl.	3 to 5 yrs.	Concrete	Good	1750.00
	x							
BARN	x							
Wood shed	14 x 20	Lbr.	10'	"	"	Wood sills	Fair	30.00
BARN	x							
Wash hse.	7 x 9	"	6'	"	"	"	"	-
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value \$ 1780.00

Total Value Buildings add to farm \$ 1000.00

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

Describe the basement and chimneys: Full sized cement basement - brick, ground & bracket

No. rooms downstairs? 4 Upstairs? 2 How finished Plastered

Are buildings painted? Yes Condition of paint Good

Distance from nearest bush 100 feet.

EXHIBIT No. 966-2  
DATE FILED BY 22 apr 1948  
D.M. Gerniack

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
1.65	Practically level	Light sandy loam-2 ft.	Sand on clay	Strawberries, 4-2 yrs. asparagus - 3 yrs. Crops fair condition	60.	99.00
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
2.85	Gently undulating	L.sandy loam-2'	Sand on clay	Clearing and levelling	150.00 to 200.00	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	

Total value of Land \$ 127.50

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 \$ 1127.50

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

Cultivated land in good condition. Presently occupied by tenant.

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

Small fruits and asparagus.

Noxious weeds:

Non on cleared land.

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

Maple Ridge Municipal Assessment-\$25.90.

Date:   
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 5th day of May 1942.

Inspector's Signature

"H.L. SINCLAIR"

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

# Farm Appraisal Report

JL-61 GYOTOKU, U.

Remarks: This is a nicely situated property located in a well settled small fruits district; well situated with regards transportation and Co-operative markets. The dwelling is frame construction, plaster finish and full cement basement. Apart from the small acreage under cultivation the property has certain residential value due to its proximity to Westminster.

Present crop comprises Strawberries and asparagus. Land in fair state of cultivation.

Present Japanese owner in occupation of house. The property is leased to E. Wudenhhammer. Terms \$100. cash for 1942. House rental \$10. per month. Lease dated April 27th, 1942. 1943 Lease calls for Land payment of \$50. House rental \$10. per month.

Property served with electric light.

### (FOR ORCHARD LANDS ONLY)

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

Land appears to be in fair state of fertility. Land to be cleared is very heavy bush and will be expensive to clear.

Drainage is required.

### 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

.40 acs. Strawberries.

\$

.25 " Asparagus.

\$

1. " Fallow & Buildings & Lane

\$

\$

\$

\$

\$

\$

\$

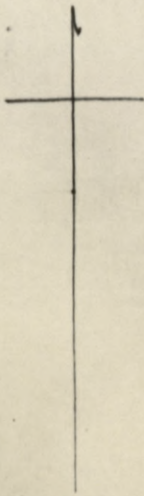
Total \$

Amount fruit trees add to value of farm \$

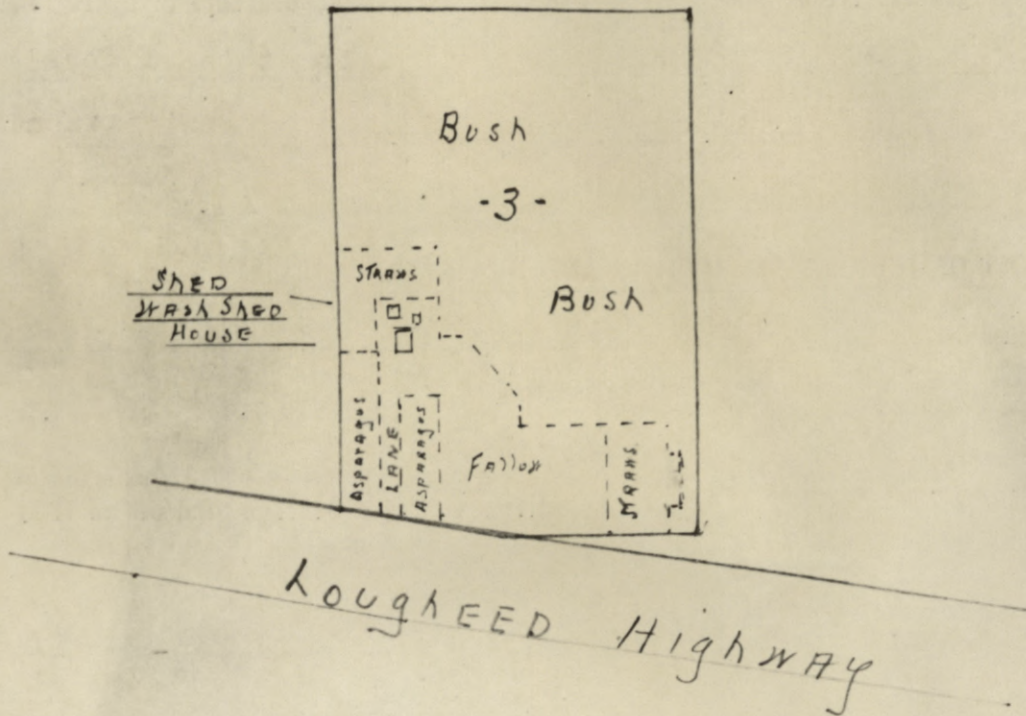
Diagram of Property

LOT 3 of LOT 'D' of LOT 222. G.P.I. MAP 5437

4.50 A.C.S.



SCALE 1-INCH = 200 FT.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1100.

Date 18th May 1942.

"I.T. BARNET".

District Superintendent.

U. GYOTOKU  
(Claimant's Name)

PERSONAL CHATTELS

14344  
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

AS PER LIST ATTACHED HERETO

Value 376.80  
Sold for 69.15  
LOSS 307.65

EXHIBIT No. 966-3  
DATE 22 apr 1948  
FILED BY  
P. M. J. Berniack

Description of Storage of Goods:

All articles were stored in an upstairs room of my house at 2445 Lougheed Highway, Hammond, B.C. and were either inventoried by the Custodian in list dated September 14, 1942 or were later sold by auction.

General Statement as to Chattels not Described above:

Additional Comments, if any:

I have depreciated all values according to use.

U. Gyotoku  
Signature



ITEMIZED LIST OF CHATELS

<u>Article</u>	<u>Date Purchased</u>	<u>Cost</u>	<u>New or Used</u>	<u>Est. Value</u>	<u>Sale Price</u>
2 Beds & Springs	1937	45.00	New (metal)	30.00	20.00
3 Picture Frames (large)	1939	47.00	New	10.00	2 inventoried none sold
2-3 piece boxes on pedestal	1939	15.00	New	10.00	all inventoried none sold.
1 box (copper bottom)	1939	5.00	New	3.00	
1 Trunk containing clothes 2 old suits & clothing	1930	10.00	New	8.00	
1 Gal. C-I-L Enamel (new)	1939	4.00	New	2.00	
4 Bundles 20' length V joint (new)	1940	4.80	New	4.80	1.20
50' 3/4 x 5" Lumber D.D. clear	1940	5.00	New	5.00	
1 Dining table & 6 extra leaves	1938	25.00	New	15.00	7.00
Radio Aerial	1940	3.50	New	2.00	.90
1 Metal protection pad (for heater)	1941	1.50	New	1.00	inventoried not sold
1 small copper water tank with tap	1939	7.50	New	5.00	.25
High chair	1941	7.50	New	5.00	2.00
2 Mattresses (wrapped up) (good)	1940	34.00	New (Spring mattresses)	20.00	4.00
Sofa bed (folding)	1937	25.00	New	15.00	6.00
Bed & Spring	1939	25.00	New	20.00	6.00
1 box containing 6 framed pictures and alarm clock				3.00	.50
4 Black wooden trays	1938	3.00	New	2.50	1 Tray now sold sold #3 - cut to fit
Gramophone	1937	30.00	Used	20.00	
Large shrine case	1939	25.00	New	15.00	inventoried not sold
Small glass case	1941	10.00	New	7.50	
7 small cartons (wrapped) dolls	1941	Gifts		25.00	
Large box (wrapped up) dolls	1941	60.00	New	45.00	
Small mantle clock	1938	4.00	New	2.00	not specifically checked not found
13 records in case	from 1937	17.25	New	6.50	
9 blinds	1938	6.75	New	3.50	
13 window curtains	1938	32.50	New	13.00	
Rose Bowl	1938	5.00	New	3.00	1.50
Writing table	1939	15.00	New	10.00	4.00
2 Kitchen tables	1939	15.00	New	10.00	4.00
Kitchen cabinet	1938	35.00	New	25.00	10.00

FARMING TOOLS

<u>Article</u>	<u>Date purchased</u>	<u>Cost</u>	<u>Estimated Value</u>	<u>Sale Price</u>
Bucksaw Blade	1937 - 1942	1.00		
Large steel block	1937 - 1942	10.00		
Hand saw	1937 - 1942	3.00		
3 Hoes	1937 - 1942	3.00		
Buck saw	1937 - 1942	2.00		
4 Bent shovels	1937 - 1942	4.00		
4 Shovels	1937 - 1942	4.00		
3 Double blade axe	1937 - 1942	2.00		
1 Mattock	1937 - 1942	1.50		
1 Crow bar	1937 - 1942	1.00	30.00	11.80
1 Peavey	1937 - 1942	1.50		
2 Potatoe Forks	1937 - 1942	3.00		
2 Manure Forks	1937 - 1942	3.00		
Crosscut saw	1937 - 1942	5.00		
Sledge hammer	1937 - 1942	2.00		
40 Berry trays	1937 - 1942	10.00		
2 wedges and 3 scythes	1937 - 1942	2.50		
			\$ 376.80	\$69.15
			69.15	
NET LOSS			\$307.65	

To

not sold  
sold 450  
invented used not sold  
sold 250  
invented used not sold  
as individual items.

MADE IN CANADA

INVENTORY OF CHATTELS LEFT ON PROPERTY  
OF  
GYOTOKU, Unta #14344.  
2445 Lougheed Highway, Hammond, B.C.

IN LOCKED ROOM UPSTAIRS

Marked as belonging to GYOTOKU, Unta #14344.

Bed & spring.  
Lge. tin.(cont. glassware & dishes)

Marked as belonging to ITO, Katsutaro, #14364.  
2417 Powerline Rd., Hammond, B.C.

4 Beds & springs.  
Basket.(cont. assorted sealers & electric lamp)  
Straw mattress(wrapped up)  
15gal. Stone crock.(tied up)  
10gal. " " " "  
Wooden barrel. " "  
5 Ctns. " "  
2 Lge. ctns. " "  
1 Box. " "  
3 Boxes.(nailed up)  
2 Square boxes.(wrapped up)sml.  
2 Tables.(new, good, homemade)  
Fibre wardrobe.

Marked as belonging to NAKANO, S (further details unknown.)

Dresser.(modern)

Marked as belonging to SHIKA, (further details unknown.)

Ctn.(cont. dishes) has 12 marked on package.

See attached sheets for further list of chattels.

EXHIBIT No. 966-4  
DATE 22 apr 1944  
FILED BY R.M. Pherniack

Signed J. Morrison.  
R.M. Anderson.

August 27, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY  
OF  
GYOTOKU, Unta #14344.  
2445 Loughheed Highway, Hammond, B.C.

IN LOCKED ROOM UPSTAIRS

The following chattels are not marked, owner uncertain.

2 Bed springs.	Box.(cont. Jap. tea set & glass bowls)
Screen door.	Baking tin.(new)
5 Window screens.	Box.(cont. water bottle & 3 dishes)
Picture frame.	2 Bdles.(cont. dishes, wrapped up)
Vinegar jug.	Ctn. (cont. 4 Lge. platters)
2-3 pc. boxes, on pedestal.	Basket.(cont. sml. Jap. btles. & 5 brick flower pots)
Box.(copper bottom)	Ctn.(cont. glass bowls)
Trunk.(cont. clothes)	Parce of Christmas decorations.
1gal. C-I-L Enamel.	Sml. ctn.(cont. ink well, glass caster rests)
Carpenters nail box.	10gal. Stone crock.
4-20' lengths V joint.(new)	Ctn.(cont. toys)
50' $\frac{3}{4}$ " x 5" lumber.	Box.(cont. 6 framed pictures, alarm clock, 2 Kodak printing frames)
3 Shallow wooden boxes.(empty)	Lge. steel block.
Dining table & 6 extra leaves.	Black wooden tray.
4 " chairs.	Lamp.
Radio aerial.	Lge. tin.(cont. dishes)
Bucksaw blade.	Gramophone.
Wicker basket.(cont.3-qt. sealers)	Lge. shrine case.
Metal protection pad.(for heater)	Sml. ctn.(cont. bean seeds)
Sml. copper water tank with tap)	Bdle.(old clothes)
3 Kitch. chairs.	Lge. copper lid.
High chair.	2 Berry tray.(cont. 2 wedges, files & 3 sml. scythes.)
$\frac{1}{2}$ Roll Binder twine.	Ctn.(cont. old clothes.)
Ctn.(cont. lamp, 20# nails)	Ctn.(cont. seeds & bakelite sheet for negative printing)
Hat box.(cont. cushion)	Crockery bowl.
Ironing board.(homemade)	Sml. wicker basket.
Broom.	Box.(cont. 15 qt. sealers)
Box.(cont. sml. misc. articles)	Tin.(cont. 8 pint sealers & tea pot)
Sack.(cont. sacks)	Pr. child's rubber boots)
Box.(cont. 5 hats)	Aluminum pot.(cont. 2 lids & 2 vases)
Wash tub.(cont. 3 kitch utensils, clothes, & wooden desk set)	Glass flower bowl.(for table)
Roll brown wrapping paper.(5' wide)	Aluminum roasting pan.
Lge. kettle.	Wooden bucket.
Clothes dryer.	1 tin from cannister set.
2 Mattresses.(wrapped up, good)	3 Hoes. 1 Bucksaw. 4 Bent shovels.
Sofa bed.(folding)	4 Shovels. 3 D.B. axes.(1 short handle)
Bed & spring.	Sml. shrine case.
Hand saw.	5gal. oil tin.(cont. approx. 1gal.)
Bottle capper.	
Box.(cont. nails, misc. paints, & sml. sprayer)	

Signed J. Morrison.  
R.M. Anderson.

August 27, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY  
OF  
GYOTOKU, Unta #14344.  
2445 Lougheed Highway, Hammond, B.C.

IN LOCKED ROOM UPSTAIRS

The following chattels are not marked, owner uncertain.

- 1 Mattock.
- 1 Crow bar.
- 1 Peavey.
- 2 Potato forks.
- 2 Manure forks.
- Cross cut saw.
- Sledge hammer.
- Thin ctn.(cont. photographs)
- Ctn.(cont. misc. clothes & patterns)
- Sml. glass case.(cont. fancy dressed doll)
- 7 Sml. ctns.(wrapped up)
- Lge. box.(wrapped up)
- Parcel.(cont. photographs, folders, negatives, & album)
- Sml. tea pot.
- Ctn.(cont. books)
- Sml. mantle clock.
- Ctn.(cont. framed picture)
- Sml. parcel.(wrapped)
- 13 Records in case.
- 20 Misc. books.
- Sml. trowel & weed scratcher.

Signed J. Morison.  
R. Am. Anderson.

7376

September 14, 1942

Mr. Unta GYOTOKU, #14344  
Slocan, B. C.

Dear Sir:

Re: Chattels

We have found a large quantity of chattels stored at 2445 Lougheed Highway, Hammond, B. C. It appears that some of these goods belong to other Japanese, but unfortunately the goods are not marked in such a way as to enable us to identify the ownership.

The goods belonging to Mr. K. Ito are so marked, and we have written to Mr. Ito in connection with them. We enclose herewith a list of the goods found excepting Mr. Ito's, and would appreciate it if you could advise us of the ownership of each item, and return the list to us so marked.

Yours truly,

H. F. Green  
Protection Department

*WGB*  
WGB:MD  
Enclosure

EXHIBIT No. 966-5  
DATE 22 apr 1948  
FILED BY R. M. Lermack

EVACUATION SECTION  
 Recd JAN 7 1943  
 File No. 7376  
 Ans. MA  
 Referred Green

Slacan City  
 Papoff. Slacan Bl.  
 Jan. 3. 1943.

Dear Sir -

I have received your first and second letter, but I'm sorry to say that I lost the first slip you send me I guess children must of did something so I couldn't send it back.

To-day I recieved your third letter the belonging to the other person is just the bed spring, the others all belong to me. except those that belong to Mr Ito, you know what belongs to Mr Ito, so I guess I don't have to tell you

Thank you  
 your sincerely

File No 7376  
 Registration no 14344

Unta Gyotaku

EXHIBIT No. 966-6  
 DATE 22 apr 1948  
 FILED BY G.M. Ferniack

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7376

EXHIBIT No. \_\_\_\_\_

NAME Unta GYOTOKU

REG. No. 14344

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>1/5/42</u>	TAKEN BY _____					
EVACUATION <u>8/6/42</u>	DATE _____					

Household furniture  
 Kitchen utensils  
 Chinaware  
 Carpenter tools  
 Farm Implements

Kitchen utensils )  
 Furniture ) \$ 500.00  
 Farmer's tools, etc. )  
 3 Shares - Pacific  
 Co-operative Union  
 @ \$10.00 per share 30.00

Total amount of claim \$ 530.00  
 Ack. Custodian Credits \$ 103.27

Amt. of Pers. Prop. claim \$ 426.73

Summary of Auction Sale:

Tools	\$ 7.30
Snatch Block	4.50
Clothes Cupboard	3.50
Folding Bed	6.00
3 Beds & 3 Springs	30.00
2 Mattresses	4.00
8 Chairs	8.75
Baby Chair	2.00
Kitchen Cabinet	10.00
Sprayer	1.10
Window Screens	2.50
Heater	12.00
Dining Table	7.00
Writing Table	4.00
Kitchen Tables (2)	4.00
Gramophone	3.00
Kitchenware	17.65
Furniture	4.50
Miscellaneous	<u>11.55</u>

Gross Auction Proceeds: \$143.35  
 Less Charges 40.08

Net proceeds Auction Sale: \$103.27

*[Handwritten signature]*

Vancouver, B. C., Mar. 23/48.  
 RGB/P.

EXHIBIT No. 966-7  
 DATE 22 April 1948  
 FILED BY J. W. G. Hunter.



