Name of Claimant INABA, Chuzaburo
INABA, Yoshie

Case 991

Custodian File 8619 4942

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	
					1262.						2418.00

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	
90.00	22.50							22.50

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	
			65%	810.00		17.00		548.04

TOTAL RECOMMENDATION	2988.54

CASE NO: 991.

JAPANESE PROPERTY CLAIMS COMMISSION

Fort William, Ontario,

April 27th, 1948.

IN THE MATTER OF THE CLAIM OF

CHUZABURO INABA.

PROCEEDINGS AT HEARING.

Original.

CASE NO. 991.

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).

10 Fort William, Ontario,
April 27th, 1948.

IN THE MATTER OF THE CLAIM OF

CHUZABURO INABA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
H. SHIGARU, Esq.,	Official Interpreter.
MARK H. PEARCE, Esq.,	Official Reporter.

30

CHUZABURO INABA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. CHERNIACK: My lord, there is a slight amendment in the chattel portion of the claim.

THE COMMISSIONER: Yes.

MR. CHERNIACK: Instead of $1,255.00 as shown at the top, I ask leave to amend it to $1,220.00. The loss in that portion, therefore, would be $1,139.75, and the total loss claim on chattels would be $1,324.75. I will go into greater detail on the chattels in due course, my lord.

THE COMMISSIONER: Yes.

MR. CHERNIACK: Your Lordship will note further that the claim is being made in the name of Chuzaburo Inaba, but the ownership of the property is shown in the name of Yoshi Inaba, now deceased, the wife of the claimant.

THE COMMISSIONER: Has there been an administration of the estate?

MR. CHERNIACK: I believe so. My learned friend will file his indication to that effect, and there is a copy of the will on file.

MR. HUNTER: Under the will he is the executor and sole beneficiary.

THE COMMISSIONER: Who is the administrator?

MR. HUNTER: The official administrator is J.M. Streight, my lord.

MR. CHERNIACK: Should it be noted in the record, my lord?

THE COMMISSIONER: Yes.

MR. HUNTER: It is dated the 6th of March, 1946, my lord,

and she died on the 6th of August, 1945.

MR. CHERNIACK: I think my learned friend will confirm that the claimant is the sole beneficiary under the will, a copy of which is on his file.

MR. HUNTER: That is correct, my lord.

DIRECT EXAMINATION BY MR. CHERNIACK:

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

Q Are these your signatures? A: Yes.

Q Are the contents of these statements true to the best of your knowledge and recollection?

A Yes.

MR. CHERNIACK: I will file as Exhibit 1, my lord, the real estate statement of the claim.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: As Exhibit 2, my lord, I tender the duplicate original of an appraisal made on March 11th, 1942, by J. Dorgan, for information. It is our intention to call Mr. Dorgan. My lord, this is an appraisal made by Dorgan on the day mentioned for the house, the land, and the contents.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: And on behalf of my learned friend, my lord, I will file the S.S.B. appraisal as Exhibit 3.

(APPRAISAL MARKED EXHIBIT NO. 3).

MR. CHERNIACK: Your Lordship will note that in Exhibit 1 the claimant refers to the copy of the claim form at which you are now looking, and if you like I can

read to you the date he states he built these various buildings.

THE COMMISSIONER: Yes.

MR. CHERNIACK: The house, 1928; the garage, 1931; the packing house, 1941; and there is a comment in my copy, sir, "really a pump house". The tank, 1941; the outhouse, 1928; chicken house, 1934; next chicken house, 1941; next chicken house, 1934; the 1200 feet of chicken line wire, 1934; and 1941. That would be additions to it. The colony house, 1941; and the fruit trees, 1937. Your Lordship will note that this is based on the appraisal made by Mr.Dorgan, which has been filed as Exhibit 2. You will also note, sir, that the chicken run wire, the tank andpump system and the fruit trees, were all valued independently by Dorgan and therefore by the claimant. Other than that, my lord, Exhibit 1 gives the information that the property was purchased in 1928 for $350.00 at which time it was all bush. The property consisted of 3¼ acres more or less and the claimant cleared about 2½ acres. He states that the clearing was heavy. He constructed about 5200 feet of cedar covered ditching, and then sets out the installation of an electric pump and water system at a cost of approximately $600.00 in 1941. The comment on Exhibit 1, my lord, points out that the S.S.B. appraiser only shows 3 colony houses instead of four, and he sets out what he believes the lands and buildings were in value. He states it was well located near

New Westminster, and while he operated it for poultry raising the soil is very goodand can be cultivated and fertilized for productive small fruit crops. Before going into the poultry business he used the land for fruit raising for 3 years, and he states he based his estimated value upon an appraisal made for him in March, 1942, by Mr. J.D. Dorgan, appraiser of New Westminster, and the items on the list attached to the claim form are taken
10 from Mr. Dorgan's written report, and he considers the sale at $1,162.00 to be much below the fair market value. I tender as Exhibit 4, my lord, the personal chattels statement, identified by the claimant.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. CHERNIACK: And in this connection would again ask to refer your Lordship to the list of personal property attached to the claim form.

THE COMMISSIONER: Just one moment before you go on.
20 How did Dorgan come to make this appraisal? Was that done on the instructions or request of the claimant?

MR. CHERNIACK: So I understand, my lord. I was going to present this to you and then I could refer that to the witness.

THE COMMISSIONER: Yes.

MR. CHERNIACK: If yourLordship would care to turn to the claim statement and the sheet of personal property attached to it, I would like to indicate
30 the amendments, and for convenience, if your Lordship

could number these items, that is the contents would be item 1, brooders, item 2, and so on, chicken feeder, 3, full set of tools 4, assorted lumber, 5; the amendment there is 3200 feet instead of 4000 feet, and $80.00 in place of $100.00. The fire wood item No. 6, and the final item No. 7.

Now, my lord, out of item No. 1, we are claiming for sewing machine which had not been declared. The value of that is $15.00, and with the abandonment of $15.00 and the reduction of the lumber will bring the total amount I indicated at the beginning, sir, $1220.00. I also have, sir, a listx showing an itemization of items 1, 3, 4, and 7 in this claim, and I could either file it as an exhibit, or possibly it could be attached to Exhibit 4 or the original claim.

THE COMMISSIONER: It better be attached to Exhibit 3.

MR. CHERNIACK: Exhibit 4 is the personal chattel claim, sir.

THE COMMISSIONER: That is right.

MR. CHERNIACK: My lord, on behalf of my learned friend I will file the analysis of personal property as Exhibit 5.

(ANALYSIS MARKED EXHIBIT NO. 5).

MR. CHERNIACK: Your Lordship will note that attached to the analysis, Exhibit 5, is a sheet showing the itemized claim for personal property and the corresponding Custodian's sales, showing a sale realization of $66.75. Mr. Shears has advised me, my lord, that this amount for which we are making

claim has been sold, and therefore the original figure given as a credit which is $80.25 ought now to read $66.75.

THE COMMISSIONER: Is $66.75 the gross?

MR. CHERNIACK: Yes. You see, sir, there are certain items for which we are not making claim.

THE COMMISSIONER: Yes, I see.

MR. CHERNIACK: If I may refer now, my lord, to Exhibit 4, the personal chattel statement, you will note that only the larger items have been set out in detail as to the date of purchase and price paid. Your Lordship will notice that there is a claim for a 1930 Ford sedan bought in 1937 for $375.00, and the claimant states that he rebuilt and installed the engine with a complete overhaul in 1939 at a cost of $100.00. My learned friend's file does not disclose anything as to the car. There seems to be something that I overlooked, my lord.

THE COMMISSIONER: Do you wish to put it in?

MR. CHERNIACK: It is just a memorandum. My learned friend might want to set it out for information.

THE COMMISSIONER: You better read it into the record for information only.

MR. CHERNIACK: Shall I read it in?

THE COMMISSIONER: If you will.

MR. CHERNIACK: The memorandum, my lord, is dated June 23rd, 1943, and it refers to this 1930 Ford Town sedan, and shows an appraised value of $100.00. The statement is that it was sold to L. Swinburne at a selling price of $90.00 on September 9th, 1942. Does my learned friend have the Royal Canadian

Mounted Police receipt?

MR. HUNTER: I don't think we have it.

MR. CHERNIACK: Is there any indication as to who would have set that appraisal?

MR. HUNTER: There is no indication in the file, my lord, although McDermott Motors did most of these, and it probably was done by them.

MR. CHERNIACK: In Exhibit 4 the claimant sets out that these articles, with the exception of the car, were stored in one room in the farmhouse and that the tools and other articles were left in the new chicken house. Referring to the comment in Exhibit 5, the analysis, which comments that there were two brooders sold by Inaba to the tenant for $60.00, the claimant sets out, "there was never any agreement to sell my two brooders to the tenant Buller as the Custodian asserts. The first I heard of this was when my solicitor asked me about selling them to Buller for $60.00. I have never received $60.00 or any other sum from Buller or from the Custodian with respect to these brooders." His general comment, my lord, in estimating the values is "In estimating value for articles claimed, I have allowed for depreciation and in itemizing the values and depreciating I have made total conform with the valuations made by Mr. Dorgan."

Q Mr. Inaba, this appraisal made by Mr. Dorgan, how did he come to make that appraisal?

A I hired Mr. Dorgan to do the appraisal.

Q And did he make his inspection while you were there?

A Yes.

Q Now you have made the statement, Mr. Inaba, in this personal chattel statement, that in estimating the values of these items you have made the total conform to the valuations of Mr. Dorgan. Did you, in any case, show a higher value than what you think is correct? A: The only thing I depreciated was the tools.

Q Now in connection with this furniture statement, are these figures shown the cost price or the estimated value at date of evacuation?

A It is the estimated value at the time of evacuation.

Q How long had you had the wardrobe?

A I made the wardrobe myself, one or two years before evacuation.

Q When you refer to tools, did you speak of farm tools, carpenter tools, or garden tools?

A Including farm tools and carpenter tools.

Q Your Lordship will note in the analysis under "Remarks" the statement that, "No barrows or tools for clearing land listed on declaration of May 7th, 1942". I would like to point out to your Lordship the first column setting out the declaration does show garden tools as one of the general items shown and carpenter tools.

THECOMMISSIONER: That hardly would embrace such an item as tools for land clearing.

MR. CHERNIACK: It depends who actually put in the words "garden tools". If I would do it, I would certainly in all probability include them all, since I know

nothing about land clearing instruments. You will also notice a list made reference to in the J.P. form, 3200 board feet. That is why the reduction was made from $100.00 to $80.00 in the value of the lumber. If my learned friend can indicate the assessment, that is all that is necessary.

MR. HUNTER: For 1942, land $176.00; improvements, $1700.00, making a total of $1,876.00. The taxes were $16.67.

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, and that the claims made for personal property not sold by the Custodian are excessive. I file J. Moryson's inventory dated July 8th, 1942, my lord.

(INVENTORY MARKED EXHIBIT NO. 6).

MR. HUNTER: It is further submitted, my lord, that large quantities of the personal property at least were left under the custody, control and management of some one other than the Cutodian and appointed by the owner, and accordingly only that property which came under the control, custody and management of the Custodian may be considered in the terms of reference.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Inaba, before you left this property, you made a lease to a Mr. Buller, is that correct?

A I made a verbal agreement with him to the property.

MR. HUNTER: My lord, we haven't the lease, but there

is a memorandum that it is with the Soldier Settlement Board. We have a memorandum of the terms of the lease, and it is our intention if there is such a lase to produce it. Therefore, I would like this man to be fully sure of himself when he says he did not make alease.

THE COMMISSIONER: You better put it to him that you are instructed that a written lease was made out and it is now in the hands of the Soldier Settlement Board.

MR. HUNTER: I also have a memorandum that Mr. Page of Brackman-Ker Milling Company had a power of attorney.

Q Did you give a power of attorney to Mr. Page of Brackman- Ker Milling Company?

A There is no written agreement between myself and Brackman-Ker as to the Power of Attorney.

Q I want you to be absolutely sure of this because ifthere are such things, we are going to produce them. AL There was no written agreement whatsoever.

Q We are also advised that there is definitely a written lease held by the Soldier Settlement Board, and we propose to get it from them and produce it, so I want you to be absolutely careful; when you think back, are you absolutely sure that there is no written lease?

A I am positive there was no agreement.

MR. HUNTERL We are also advised in this memorandum, my lord, that the lease included all tools and equipment and it provided for the lessee to purchase

from the lessor certain tools which included the following: 2 electric brooder stoves, $60.00; 1 clock, $4.00; washing machine, $5.00; two gas lanterns, $1.50; one bed, complete, $20.00; 5 bales of peat at $1.75, $7.75; 4 bales of straw, $3.60; and one sack of shells, 65 cents; making a grand total of $102.50.

Q Now when you left you owed Brackman-Ker some five or sixhundred dollars, didn't you?

10 A Yes.

MR. HUNTER: Subject to proof as to the other matters which I have just been speaking of, my lord, the $102.50 was collected by Brackman-Ker from the tenant and applied on Mr. Inaba's account. That is why he says probably quite honestly that he never received it, but it was definitely credited on the debt he owed to Brackman-Ker.

THE COMMISSIONER: You might ask him if Brackman-Ker advised him of the receipt of that money.

20 MR. HUNTER: There is a file of correspondence in connection with this between Brackman-Ker and the Custodian and the claimant by which he is kept advised of what is going on, and he finally writes a letter thanking us for settling it.

THE COMMISSIONER: You better get his identification of the letters and put the letters in.

MR. HUNTER: Q: Is that your letter, Mr. Inaba?

A I remember the letter now.

Q And that is your signature on that letter?

30 A Yes.

Q But you didn't remember this letter at first?

A I just recognized the signature.

Q But you didn't remember the contents of the letter?

A I had someone else type this letter out for me.

Q Do you remember sending this letter?

A Yes.

MR. HUNTER: Unless my learned friend wishes it read into the record --

MR. CHERNIACK: My lord, I have never seen it. I would like at least a summary to be read in, if not the whole thing. Not having seen it, I cannot make any comments on it.

MR. HUNTER: I will put the letters in. The first is a letter dated the 11th of March, 1943, from the Custodian to Brakman-Ker Milling Company Limited re Mr. and Mrs. Chuzaburo Inaba:

"Thank you for your letter dated March 9th confirming to us that the amount still owing to you by the above Japanese stands at $436.34.

"We understand that previous balance of $596.34 was reduced by $160.00 through proceeds obtained by you from sale made by Mr. Inaba to Mr. Buller of some chickens. In connection with this credit of $160.00 Mr. Inaba advises us that he had agreed to sell to Mr. Buller 396 Leghorn hens at 70 cents each, making a total of $277.20.

"In order that our records may be clear and complete, would you please obtain confirmation for us of the statement made by Mr. Inaba, indicating how much of the amount due you have been able to

"collect and how much still remains to be collected from Mr. Buller in this connection. Mr. Inaba also states that he agreed to sell to Mr. Buller various chattels, including two electric brooder stoves, a bed etc., for a total of $102.50. In other words, according to Mr. Inaba a total of $379.70 should be obtained from Mr. Buller covering both chickens and chattels, to be paid to you by Mr. Buller at the rate of $20.00 per month. Mr. and Mrs. Inaba are anxious that the entire $379.70 be collected by you and applied by you towards reduction in the amount owing to you by the Inabas. Of the $379.70 in question you have apparently collected only $160.00 to date, consequently we would appreciate hearing from you further in this connection.

"Mr. and Mrs. Inaba have also requested that we forward to you any surplus remaining from the $12.50 monthly rental on their property after the payment of carrying charges on the property. At the present time funds on hand belonging to the Inabas in our possession amount to $50.90, and in view of the cost of the construction of the chimney for $46.00, regarding which you also wrote us on March 9th, and for which you will be forwarding us a bill in due course, we feel it advisable at this time to retain on hand credit balance of $50.90 mentioned above."

The next is an extract from the lease with a pencilled memorandum, "Lease given to S.S.B. July 30th, 1943, and it reads as follows:

"File No. 8619. & 4942. Lessor: Chuzaburo Inaba. Lessee: Valentine Buller. Date: 31st May, 1942. Term: 1 year from 31st May, 1942. Consideration: $150.00, payable $12.50 per month in advance. Lessee to sell to lessor 396 Leghorn Hens at 70 cents each, total $277.20, of which $140.00 paid and balance of $137.20 to be paid at $20.00 per month on or about 1st each month commencing 1st June, 1942. No taxes.

10 Property: Land: S. ½ Lot 1 and 2 of Lots 83 and 84 S.E. ¼ Sec. 36 Map 3422, Municipality of Delta. House: Included. Chattels: All tools and equipment. Lessee to purchase from lessor:" And it goes on and sets out the list I have already given to your Lordship.

The next is a letter from the Brackman-Ker Milling Company Limited to the Custodian dated April 7th, 1943, re Mr. and Mrs. Chuzaburo Inaba. "Gentlemen: Replying to your letter of March 11th

20 we were only able to contact Mr. Buller yesterday.

Re the account between him and the above Japanese, the original amount was $379.70 made up as follows: 396 Leghorn hens at 70¢ each, $277.20. Chattels, $102.50; $379.70.
Of this amount Mr. Buller paid $140.00 cash, leaving a balance of $239.70. $160.00 has now been paid, which leaves a balance owing of $79.70.

Mr. Buller expects to be able to pay this amount during the next two months. We trust this is the

30 information you require."

A letter from the Custodian to Mr. and Mrs. Chusaburo Inaba, dated June 18th, 1943.

"Dear Sir and Madam:

You will be interested to hear that according to a letter we have just received from Mr. W. Page of the Brackman-Ker Milling Company Ltd. they have now been successful in obtaining from Mr. Buller the sum of $79.00. Mr. Page adds that this leaves a balance owing on your account of $257.34 not taking
10 into consideration any commission on collections made in regard to the sale of hens and goods."

A letter from the Brackman-Ker Milling Company Limited, dated June 15th, 1944, to the Custodian: "We acknowledge receipt of your letter of the 9th instant enclosing cheque for $257.34, same being payment in full of account which we had against the above Japanese. Thanking you for this remittance, we remain".

A copy of a letter to Mr. Chuzaburo Inaba,
20 from the Custodian dated June 9th, 1944.

"In reply to your letter of May 29th, we would refer you to the statement sent to your wife, dated May 10, 1944, outlining details covering the sale of your property, with an endorsed statement of your account on the reverse side. We trust you will find everything in order.

As sufficient funds are now available and the account owing to Brackman-Ker Milling Company in the amount of $257.34 has already been verified by
30 you, we are today remitting a cheque to them in full

payment.

"We have not heard from you as yet regarding the claim filed by the B.C. Electric representing the balance of your light account and we would appreciate your reply."

And this is the reply which the claimant has already identified, dated June 9th, 1944, saying:

"We are in receipt of your letter of the 9th instant, in connection with our property and the statement of same for which we thank you.

We, also thank you for your attention to settle the account for Messrs. Brackman-Ker Milling Co, in New Westminster, B.C.

We received the statement from B.C. Electric Co, therefore, kindly pay $1.19 to above mentioned firm to clear our account.

Thanking you for your attention to this matter and trusting we will receive our up to date statement every six month, we are".

(LETTERS MARKED EXHIBIT NO. 7).

MR. HUNTER: Your Lordship already has the amount of the sale of the real property, $1,262.00. That was a V.L.A. deal on the 1st of January, 1943, my lord. It is submitted, and we shall endeavour to prove later, that these brooders were sold by the claimant or under his authority. Now the only itemized list for which we can show credit is the one attached to the analysis, which is Exhibit 5; and your Lordship will notice, if you refer to Exhibit 6, which is the inventory taken by Moryson, that the

itemized list of other items claimed apart from a very few items were only declared or inventoried in a general way. For instance, they have one bundle of garden tools and three boxes carpenter tools. I am referring to Moryson's inventory, my lord. So we have no way of saying that those were or were not there, and it will be a matter of argument later on as to whether it is likely they were all there and as to their value. Our inventory never went beyond the general inventory of 3 boxes of carpenter tools and one bundle of garden tools, and there is no indication of their disposition on the file, so it must be assumed that they were lost, destroyed or stolen, or abandoned by reason of the use by the tenant. It will be noticed also on that inventory of Moryson's, he says 1500 feet of lumber rather than thirty-two.

THE COMMISSIONER: I observed that.

MR. HUNTER: I think it is very probable that a number of the chicken feeders were left to be used by the tenant. That, of course, is only an inference. The real property is just a question of value, my lord. I would point out despite the fact that the V.L.A. are always accused of being very conservative in their valuations, that they have shown a higher valuation than the claimant's own appraiser.

THE COMMISSIONER: Any re-examination, Mr. Cherniack?

MR. CHERNIACK: My lord, I just want to check this last statement, sir. I would just like to refer to the S.S.B. appraisal which shows a total valuation

on the building of $1,667.00, and adds $1100.00 to the value of the land. There is one other comment I would like to make and that is I am under the impression that my learned friend referring to Exhibit 7 in a letter from Inaba left the impression with me that the letter was with thanks for the work done in connection with the lease, and I think I should just point out that none of the letters filed as between the Custodian and Inaba refer in any way to the sale of these chattels.

10

THE COMMISSIONER: All right. That is all, thank you, Mr. Inaba.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

Mark H. Pearce

"MARK H. PEARCE"
Official Reporter.

20

30

Case 991 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.

8619 ACKNOWLEDGED

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

10

(1) NAME INABA (Print) Surname Chuzaburo Given Name (RCMP) Reg. No. 12168

(2) Pre-Evacuation Address 1369 Bailey Road, R. R. # 1, New Westminster, B.C.

(3) Present Address 141 West Francis St., Fort William, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) Bailey Road, Municipality of Delta, British Columbia.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
The south halves of lots 1 & 2 Lot 83 and 84 of the S.E. ¼ of Sec. 36, Tp. 4, Map 3422 Dy. of N.W. C. of E. 49970

(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.). In name of wife Yoshie Inaba now deceased, of whose estate I am the sole beneficiary

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) as per attached list - - - - - - - - - - $4395.00
(v) Amount at which Custodian sold property and credited your account - - $1262.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $3133.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Bailey Road, Delta, B.C.

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

(c) How stored or packed at time of evacuation
Packed in boxes and some were left unpacked

(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")

No one's care but reported to Custodian

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

1.	As per attached list	Estimated Value $ ~~1255.00~~ 1220
2.	Received by Custodian	Estimated Value $ 80.25
3.	Loss	Estimated Value $ 1139.75 ~~1174.75~~
4.	Car	Estimated Value $ 275.00
5.	Received by Custodian	Estimated Value $ 90.00
6.		Estimated Value $ 185.00
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $ 1324.75

amends.

TOTAL CLAIM FOR PROPERTY LOSS $ ~~1359.75~~

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) - $4,498.75

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

Winnipeg but prefer Fort William

(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 Ontario)
TO WIT:)

I, Chuzaburo Inaba of the city of Fort William in the 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 city of Fort William in the Province of Ontario this 22nd day of November A.D. 1947.

C. Inaba

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.

INABA, Chuzaburo
141 West Francis Street,
Fort William, Ontario.

LIST OF REAL PROPERTIES

		Built
House - 3 rooms, 23 x 34, 1 story frame, shiplap inside, stovepipe, - chimneys, unpainted in or out, open under-	$250.00	1928
Garage - 12 x 18, Wooden floor - single boards	50.00	1931
Packing House - 8 x 10, concrete floor new, double walls, insulated	60.00	1941
Tank, electric pump, pipe, valves, complete water system over whole ~~space~~ PLACE	600.00	1941
Outhouse - toilet	10.00	1928
Chicken house - 8 years - 20 x 100 - Good condition	400.00	1934
Chicken house - 74 x 24, New 2 story, fine construction-ceiling in upper story, concrete piers	1,500.00	1941
Chicken house - 120 x 100, 8 years, good condition	500.00	1934
1200 ft. approximately of 6' chicken run wire on 10' posts	300.00	1934 & 1941
4 Chicken Colony Houses - 11 x 18	100.00	1941
36 Young Fruit Trees - 4 years	100.00	1937
Lands - 3 acres well cleared land, 1/2 acre in bush	525.00	
	4,395.00	

INABA, Chuzaburo,
141 West Francis St.,
Fort,William, Ontario.

abandoned.

LIST OF PERSONAL PROPERTIES

1	Contents - Small steel range, chairs, 3 beds, ~~sewing~~ ~~machine~~ $15, clothing, and various ordinary items including kitchen utensils -	235- ~~$250.00~~
2	Brooders - two	70.00
3	Chicken feeding and watering troughs	75.00
4	Full set of mechanic tools for carpentry, also tools for clearing land, barrows, and general	600.00
5	Assorted dimension lumber, over ~~4000'~~ 3200-	80- ~~100.00~~
6	Firewood - 10 cords or over	60.00
7	Miscellaneous items of material, feed, egg crates and incidentals too numerous to mention	100.00
	TOTAL	~~1,255.00~~ 1220-
	Sold at	66.75
		1153.25

Chuzaburo INABA
(Claimant's Name)

REAL ESTATE
(Farm Land)

12168
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 3/4 Acres	3 1/4	1928	Don't remember	$350.00	All bush	None	$4,395.00 (land and improvements)
Cultivated not planted 2 1/4 Acres	m - 1						
Cultivated and not in crop							
List Crops							
Small home garden in Gooseberries and Strawberries							
Total							

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

Description	When Made	Cost

Cleared about 2 1/2 acres - from purchase until evacuation. Purely own and partly hired labour - heavy clearing. Constructed about 5,200' of ditching (cedar covers) - 1928 to 1941. Own labour and bought some materials. Planted 36 fruit trees (mixed) in 1937 - estimated value 100.00. Installed tank, electric pump and complete water system for house and chicken houses in 1941 - cost approximately $600.00 - for material - own labour in addition

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value

For buildings erected and estimated values - see list attached to claim form. This list also estimates value for water system, chicken run wire (fixtures(, fruit trees, independently of values estimated for land and buildings.

EXHIBIT No. 991-1
DATE 27 apl 1948
FILED BY S. M. Chermack

Comments re Appraiser's report not covered by above information: I had 4 colony houses not 3 as stated by the S.S.B. appraiser. I consider that the values placed upon land and buildings is much below a fair market value.

Comment. This holding is well located near New Westminster. While I operated it for poultry raising, the soil is very good and can be cultivated and fertilized for productive small fruit crops. Before going into poultry business, I used the land for fruit raising for 3 years. I have based my estimated value upon an appraisal made for me in March 1942 by Mr. J. D. Dorgan, appraiser of New Westminster and the items on the list attached to claim form are taken from Mr. Dorgan's written report. I consider the sale at $1,162 to be much below the fair market value.

C. Inaba
Signature

EXHIBIT No. 991-2
DATE 27 apl 1948
FILED BY
Sw. Chermack

March 11th, 1942.

C. Inaba,- Bailey Road, Delta, B. C.
Re: Lots 1 and 2, of 84 and 83, SE 1/4 Sec. 36, Tp. 4, Map 3422 Delta.

As requested I have made a personal inspection of the land, buildings, stock, household effects and general equipment contained in the above described premises, and herewith append my appraisal of the same as at this date.

House- 3 rooms, 23 x 34, 1 story frame, shiplap inside, stovepipe chimneys, unpainted in or out, open under-	$250.00
Contents- Small steel range, chairs, 3 beds, sewing machine, clothing, and various ordinary items including kitchen utensils-	250.00
Garage- 12 x 18, Wooden floor,- single boards	50.00
Packing House- 8 x 10, concrete floor new, double walls, insulated	60.00
Tank, electric pump, pipe, valves, complete water system over whole place-	600.00
Outhouse- toilet	10.00
Chicken House- 8 years- 20 x 100- Good condition	400.00
Chicken House- 74 x 24, New, 2 story, fine construction- ceiling in upper story, concrete piers	1,500.00
Chicken House- 120 x 100, 8 years, good condition	500.00
1200 ft. approximately of 6' chicken run wire on 10' posts	300.00
Brooders- two	70.00
4 Chicken Colony houses- 11 x 18	100.00
Chicken feeding and watering troughs	75.00
36 Young Fruit Trees- 4 years	100.00
Full set of mechanics tools for carpentry, also tools for clearing land, barrows, and general	600.00
Assorted dimension lumber, over 4000'	100.00
Firewood- 10 cords or over	60.00
~~Chickens- 900 laying, best age- 2 years~~	~~900.00~~
~~750 chicks- one month~~	~~300.00~~
Miscellaneous items of material, feed, egg crates and incidentals too numerous to mention	100.00
Land- 3 acres well cleared land, 1/2 acre in bush	525.00
	$6,850.00
P.S.-Automobile and Radio has been removed by police.	- 1,200.00
	$5,650.00

J. Dorgan,
Appraiser.

DECLARATION:
And I hereby declare that the above outlined figures are to the best of my knowledge, a fair and just appraisal of the land, buildings and chattels of the said C. Inaba, as at this 11th day of March 1942.

Notary Public for British Columbia

101-110 Westra Trust Bldg.
New Westminster, B. C.

BC-582-P
BC-1680-B

BC/582-P
BC/1680-B

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

Farm Appraisal Report

#10

File No. J.L.673

Land Description S½ of Lots 1 & 2 of Lots 83, 84 of SE¼ Sec.36 Tp.4 Map 3422 N.W.D.

Containing Calculated: 3.217 Roll shows: 3.2 Acres

Owner's Name INABA, Yoshie Post Office Address R.R.1, New Westminster

Nearest Rail Point Kennedy Distance 1 mi.

Market Town New Westminster Distance 5 "

Church (give denomination) Evangelical, R.C., Presbyterian Distance Evan. & R.C. ½ Presby. 2 mi.

Nearest School Kennedy Distance 1 mi.

State how property was identified: Map, roads, survey stake.

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

On rather mediocre but passable gravelled cross-road.

Is this district a good one? No, not agriculturally.

Employment opportunity Good; peat industry fairly close and New Westminster industries of various kinds.

Predominating Nationality and religion: Just here Jap holdings predominate.

Describe Fencing and its condition: Some poultry fencing, good. Value $

Water supply: Wells, said to be all right; was a pressure pump. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 st.	18x24 x10	Frame 8'	eave	Shgl.	Old	Wood	Fair	$300.00)
	10x18 x 8	" 7'	"	"	"	"	"	)
D.D.Henhouse	22x76x15	" 13'	"	"	New	"	Good	972.00)
Attached "	20x100x8	" 7'	"	"	2	"	"	)
BARN Henhouse	20x96x8	" 7'	"	"	8	"	Fair	275.00
BARN Garage	12x18x9	" 8'	"	"	8	"	"	30.00
Pump house	6x10x7	" 6'	"	"	New	Conc.	Good	30.00
GRANARY	x							
Bath House	10x10x7	" 6'	"					nil
3 Colony	x							
Houses	11x18x6	" 4'	"	"	2	Wood	"	60.00
	x							

Electric lights.

Total present day value $ 1667.00

Total Value Buildings add to farm $ 1100.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? It is a cheap house up on posts; still serviceable for its type.

$

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

No. rooms downstairs? 3 Upstairs? nil How finished Shiplap in; fir siding out.

Are buildings painted? No. Condition of paint

Distance from nearst bush 45'.

EXHIBIT No. 991-3
DATE 27 apr 1948
FILED BY
J. M. Chermack

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
2.487	Undulating	6-10" light clay loam.	Light clay.	No crops	$60.	$149.22

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	
.23	Undulating	As above		Complete clearing now near done.	$35.	$40.	9.20
.50	Bush	" "			100.	30.	15.00
	Running to		lighter				

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 $ 173.42

Total added by buildings to value of farm $1100.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 12.00

Total value of farm $1285.42

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Continuously occupied; run as poultry farm and received very little tillage of late.

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

Noxious weeds: Odd Canada thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Municipality of Delta.
General / $16.67

Date: July 28th, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 24th day of July 19 42.

Inspector's Signature "R.L.RAMSAY"

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

Farm Appraisal Report

INABA, Y.

Remarks: This place is quite well located within about ½ mile of hard-surfaced Scott Road and within reasonable distance of New Westminster and much outside work.

The soil is quite fair, much better than properties west of here on the same road, and is suitable for berries. Hardpan is here at about 3'.

Place has electric lights and had a pressure pump which could easily be installed again. Buildings are lighted and water run to them. House is a cheap type and getting old, without plumbing.

There is no small fruit on place beyond a home patch of strawberries and a patch of gooseberries - .14 acs. These latter are much eaten off and all berries are weedy.

Property is rented to one Buller, V., at $12.00 per month.

(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.

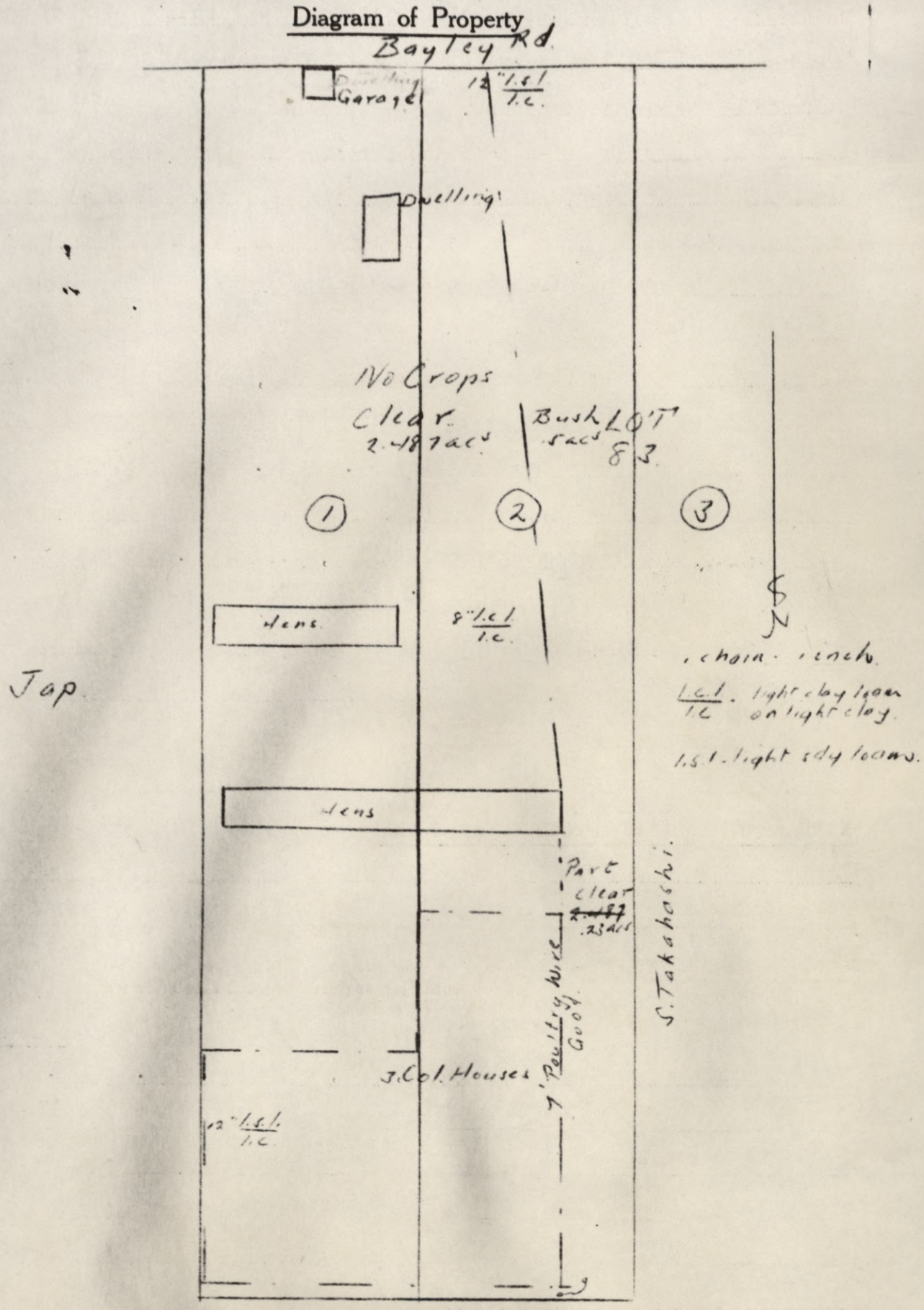
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
12 Mixed fruit trees about 6 years, old, in fair shape.	$ 12.00
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

S½ of Lots 1 & 2 of Lots 83,84 of S.E.¼, Sec 36, Tp. 4, Map 3428, N.W.D.

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 1300.00

Date 31st July 1942.

"I.T.BARNET"
District Superintendent.

Chuzaburo INABA
(Claimant's Name)

PERSONAL CHATTELS

12168
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
1930 Ford Sedan	1937	Used	$375.00	Good	$275.00
Rebuilt engine installed and complete overhaul	1939	cost	100.00		
2 Brooders	one in 1940	New	39.50 (wholesale	Very good	70.00
	one in 1941	New	39.50 price)		
Assorted dressed lumber consisting mostly of shiplap; some 2 x 3, 2 x 4, 2 x 6.	1941	New	80.00	New (unused)	80.00

Description of Storage of Goods: The car was turned in to the R.C.M.P. Household articles ~~and other articles~~ were stored in one room in farm house. Tools and other articles were left in the new chicken house.

EXHIBIT No. 991-4
DATE 27 apl 1948
FILED BY
S. M. Chernack

General Statement as to Chattels not Described above: All articles claimed are set out in list attached to my claim form. My solicitor will file list itemizing all articles comprised under "general description" in list attached to claim form.

Additional Comments, if any: There was never any agreement to sell my 2 brooders to the tenant Buller as the Custodian asserts. The first I heard of this was when my solicitor asked me about selling them to Buller, for $60.00. I have never received $60.00 or any other sum from Buller, or from Custodian with respect to these brooders. In estimating ~~article~~ values for articles claimed, I have allowed for depreciation and in itemizing the values and depreciating, I have made totals conform with the valuations made by Mr. Dorgan.

C. Inaba,
Signature

ITEMIZED LIST OF GENERAL ITEMS 1, 3, 4, and 7
(left in the house)
See list attached to claim forms

1	Wardrobe made by claimant	18.00
1	Dresser	15.00
1	Dresser	15.00
1	Chest of Drawers	10.00
1	Sideboard	20.00
1	Kitchen Cabinet	5.00
14	Kitchen Chairs	14.00
1	Baby High chair	1.00
3	Bed and springs	36.00
1	Couch	3.00
1	Baby crib	9.00
1	Dining Table	7.00
1	Kitchen table	3.00
1	Kitchen range	20.00
1	Heater	8.00
1	Clothes rack	1.00
1	Writing desk	12.00
1	Vacuum cleaner	35.00
1	Small Rocking chair	2.00
1	Gramophone	1.00
1	Sewing machine	15.00
	~~Total $235.00~~	
		250
	Less sewing machine	15
	Total	235.00

estimated value as at evacuation

OTHERS

45	Egg Crates @ 60¢	27.00
2	Egg Scales	3.00
10	Water pails	7.50
12	1 Gallon poultry fount	9.00
12	~~12~~ New chick Feeder for 1 week old	2.40
12	~~12~~ New Chick Feeder for 2 weeks old	3.60
12	New Chick Feeder 6 - 12 weeks old	12.00
18	New Chick Feeder 3-6 weeks old	9.00
3	Cases 12 x 24" window glass	15.00
1	Case 16 x 16" window glass	5.50
1	Roll of wire netting 1" mesh 36" wide	6.00
	Total	100.00

16	pieces of chicken feeder @ $3.50	56.00
20	pieces of chicken wet mash feeder @ $.30	6.00
8	Water trough	5.00
8	large water troughs	8.00
		$ 75.00

4

TOOLS AND OTHER MISCELLANEOUS ITEMS

1 Buck Saw	.75
1 Cross cut Saw - 5' @.75 per foot	3.75
1 Cross cut saw - 6' @.75 per foot	4.50
1 Cross cut saw - 7' @.75 per foot	5.25
4 Cross cut saw handles @ .50	2.00
2 Sledge Hammers - one only 8 lbs. one only 10 lbs.	4.50
3 Splitting Wedges - each 9 lbs.	1.50
2 Peaveys	1.75
2 Mattocks	2.00
3 Picks	3.00
1 Bush Scythe	2.75
2 Wheelbarrows	7.00
1 Wheelbarrow - 22" wheel	5.00
2 Hoes - large	1.50
5 Hoes	2.50
2 Rakes	2.00
3 Potatoe Rugs	3.00
1 Hay Fork	1.00
2 Manure Forks	2.00
3 Spade Shovels	3.00
2 Square Shovels	1.50
Total	$60.00

cost less depreciation

2 Garden Spades	1.50
2 Hand Sickles (Japanese)	1.00
3 Crow Bars 5'6" 1 bar for spike puller	5.00
1 Spray Pump with 30' rubber hose 2" x 6' ½ pipes and valves	12.00
5 Stone crocks - 2 gallon, 6 gallon, 8 gallon, 10 gallon, 12 gallon	7.50
2 rolls wire netting 2" mesh 6' wide each 50 yards long. Both new	18.00
1 box Pipe fittings and over 100' ½" Water Pipes (new)	15.00
36 Berry Picking Baskets @.25 to hold 6 little boxes	9.00
20 Berry Picking Baskets @.25 to hold 8 baskets	5.00
1 4" Rope Hoist Set with 100' of ½" rope	3.50
1 Household Scale - 200 lbs.	7.50
Total	$ 85.00

TOOLS AND OTHER MISCELLANEOUS ITEMS - cont'd

6 Wooden Barrels - large	6.00
1 Shingle Splitter	.75
3 Rools Tarpaper	2.25
2 rools Building Paper	1.20
Total	$10.20

1 4" adze	4.00
2 Bit Brace	9.00
one only 14" @ 6.50	
one only 10" @ 2.50	
1 Ratchet Auger Handle	3.50
1 13 pieces Auger bits Set (1/4 - 1")	7.50
1 1/2 Auger Bit	.75
1 12 pieces Ship Auger 32" long	12.00
Size 3/8 - 1 & 1 1/8	
3 Ship Auger (9/16, 11/16, 13/16) 18" long	3.00
1 Ship Auger 1 1/4, 36"	1.50
1 2" Auger 24" long	1.25
Total	$42.50

8 Handsaws	32.00
Crosscut - 1 five point	
1 seven point	
1 nine point	
2 eight point	
1 eleven point	
Ripcut - 1 five point	
1 four and a half point	
Average of about $4.00 each	
7 Wrecking Bars	7.00
2 only 3/4 (24", 30")	
3 only 7/8 (30", 36", 26")	
2 only 1" (36", 42")	
1 Spike Hammer	1.25
3 Hand Drills	16.50
12" @ $3.50	
18" @ 7.00	
24" @ 6.00	
1 High Speed Drill - 7 pieces (1/32", 1/4")	.70
3 Expansion Auger Bits	8.50
one only 1 /2 - 2"	
one only 7/8 - 3"	
one only 7/8 - 3" - 18" long	
4 Nail Hammers	6.00
one only 22 ozs.	
one only 20 ozs.	
one only 16 ozs.	
1 Level Square	1.25
1 Mi tre Square	1.25
1 Combination Square Set	3.50
1 Marking Guage	1.75
1 Cutting Guage	1.25
Total	$ 80.95

4

TOOLS AND OTHER MISCELLANEOUS ITEMS - cont'd

2 Plumb and Level 28", 12"	6.00
1 Plumb and Level (wooden)	1.00
2 Spoke Shaves	2.50
2 Steel Tape 100", 50"	8.00
3 Planes	9.50
one only 2 x 12"	
one only 2 x 14"	
one only 2½ x 24"	
1 Rabbet Plane 1½"	1.75
2 Bench Axe	2.00
1 Boys Axe	1.00
2 Double Axe	2.70
3 Woodsman's axe	2.75
5 Wooden Chisels - 2", 1½", 1", 3/4", 1/2"	3.00
3 Half-round Wooden chisels 1½", 1", ¾"	3.00
3 Chisels - 4", 3", 2½"	8.50
2 Steell squares - 24", 12"	4.00
4 Door clamps	10.00
2 only 36"	
2 only 48"	
8 "G" clamps	8.00
2 only 10"	
4 only 8"	
2 only 6"	

Total 73.70

The following tools were made in Japan

21 Wooden Chisels		26.25
one only 1/8"	two only 1 1/2"	
one only 1/4"	two only 1 1/4"	
one only 3/8"	one only 2"	
one only 1/2"	one only 2 1/4"	
one only 5/8"		
one only 3/4"	----	
one only 7/8"	3/8", 1/2", 5/8", 3/4",	
two only 1"	1" and 1 1/4"	
3 Half-round Wooden Chisels - 3/~~8~~32, 1/2", 3/4"		1.50
19 Planes		28.50
four only 2"		
six only 2 1/4"		
six only 2 1/2"		
three only 3"		
10 Molding Planes ~~0~~ variety		7.50
8 Half-round Planes - inside and outside		6.00
two only 3/4"		
two only 1"		
two only 1 1/2"		
two only 2"		
4 Rabbet Plane - 3/8", 1/2", 5/8", 3/4"		2.00
4 Side Planes left and right		2.00
4 Double edges saw (rip and cross)		3.00
two only 10"		
two only 12"		
7 Saws		3.50
two only 5"		
three only 12"		
two only 16"		

Total 56.25

4

TOOLS AND OTHER MISCELLANEOUS ITEMS - cont'd

12 Keyhole Saws	3.00
four only 10"	
five only 12"	
three only 18"	
2 Squares	1.00
3 Adze	3.50
two only 4", one only 3"	
(end of tools made in Japan)	
1 Blow torch	6.50
3 Soldering copper - 1/2, 1, and 1 1/2 lbs.	1.00
2 Hack saw frames	1.50
1 Coping saw	.50
1 Draw knife	2.75
Over 2 dozens chisels and punches about .30 each	7.20
1 4½ Jaw steel vice	7.50
1 12" wood working vice	1.75
5 Machine hammers	5.00
one only 3 lbs.	
one only 2 1/4 lbs.	
one only 2 lbs.	
one only 1 1/2 lbs.	
one only 3/4 lbs.	
10 Wrenches	11.75
one only 15" - @ 3.50	
three only 12" 3.75	
two only 10" 2.00	
two only 8" 1.50	
one only 6" .60	
one only 4" .40	
7 Pipe Wrench	12.00
one only 24" one only 14"	
two only 18" two only 12"	
one only 6"	
1 7 piece Spanner set - small size 3/8 - 1"	4.00
5 Spanners - 3/8", 1/2", 5/8", 3/4", 7/8" Bolt size	7.50
1 Ellen Wrench Set - 8 piece	.75
1 Socket wrench - 52 piece set	35.00
2 Line man Pliers - 7",8"	2.75
4 Pliers - two only 6", two only 8"	3.00
2 Cutting Pliers - 6", 8"	1.50
1 Lever Jaw rench	1.25
6 Belt Punch No. 4, 6,8,10,11,12	1.20
18 Steel Drills 1/2" shank 1/4 - 1" 1/16" size & 13/32, 17/32, 21/32 and 25/32	9.00
2 Tin Snipers - 12", 8"	2.75
2 Round Tin Snipers - 12"	1.50
2 Outside Calipers - 12", 6"	5.00
3 Inside Calipers - 12", 8", 4"	4.50
1 Divider - 12"	2.50
9 Screw Drivers - variety	1.50
2 Plumb lines	.75
1 Threading set for pipes 3/8 - 1"	15.00
1 Pipe vice	3.00

Tot 88.95

Tot 102.45 Grand total ~~[illegible]~~ EH 6.00

Chuzaburo INABA

Itemized Claim for Personal property left in house

1 Wardrobe	18-00	Sold for	2-00
1 Dresser	15-00		1-00
1 Dresser	15-00		2-50
1 Chest of Drawers	10-00		4-00
1 Sideboard	20-00		
1 Kitchen Cabinet	5-00		
14 Kitchen Chairs	14-00		7-50 for 10
1 Baby High Chair	1-00		
5 Beds & Springs	36-00		15-50
1 Couch	3-00		1-00
1 Baby Crib	9-00		7-00
1 Dining Table	7-00		1-25
1 Kitchen Table	3-00		-50
1 Kitchen Range	20-00		2-00
1 Heater	8-00		-50
1 Clothes Rack	1-00		
1 Desk-writing	12-00		9-50
1 Vacuum Cleaner	35-00		12-50
1 Small Rocking Chair	2-00		
1 Gramaphone	1-00		
	235-00		

Goods valued at 205-00 sold for 66-75

EXHIBIT No. 991-S
DATE 27 apl 1948
FILED BY
J. W. G. Hunter.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8619 EXHIBIT No.

NAME Chuzaburo INABA REG. No. 12168

DATE
DECLARATION May 7/42
EVACUATION

INVENTORY
TAKEN BY J. Moryson
DATE July 8/42

DETAILS OF CLAIM		SALES AUCTION		SALES TENDER &c		SOLD WITH REAL PROP.	DECL. NOT FOUND
Kitchen range							
1 air tight heater with mat.							
1 bureau							
Writing desk ✓							
Robe chest							
2 chests of drawers							
1 kitchen cabinet & cupboard							
1 gramaphone							
Tables & chairs							
Baby high chair							
3 beds & springs							
1 crib							
1 couch							
Wiring							
Fencing							
Posts							
Water troughs							
Feed troughs							
8 nests							
2 electric brooders							
Bamboo baskets							
Water pails							
Garden tools							
Carpenters' tools							
Water barrels							
Milk can							
Crocks							
Cases of glass							
Elec. water pump							
3200 bd. ft. lumber							
1.Contents							
Small steel range		F					
Chairs		F		F			
3 beds		F					
Sewing machine							
Clothing & various ordinary items including kitchen utensils	250 00	F		F			
2. 2 Brooders	70 00						
3. Chicken feeding & watering troughs	75 00					75 00	
4. Full set mechanic tools for carpentry, also tools for clearing land, barrows, and general	600 00	T					
5. Assorted dimension lumber, over 4000'	100 00	L					
6. Firewood - 10 cords or over	60 00						
7. Misc. items of material, feed, egg crates & incidentals too numerous to mention	100.00	Misc					
	1255.00	F	51 25	F	17 00		
		T	3 00				
		L	1 25				
		Misc	7 75				
			$63 25				
			17 00				
			$80.25				

EXHIBIT No.
DATE 27 a
FILED BY
J. W.

LE No. 8619 EXHIBIT No. CASE No.

G. No. 12168 VENUE Ft. William

SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
	F								
				x					
	F								
								70 00	Sold by Inaba to his tenant, V. Buller, for $60.00 prior to evacuation (See extract of lease 31st May/42)
		75 00							
									No barrows or tools for clearing land listed on declaration of May 7/42.
						x			
						x			Listed in J.P. Form as 3200 bd. ft.
				x					
51 25	F 17 00								
3 00									
1 25									
7 75									
$63 25									
17 00									
$80.25									

Goods valued at approx. $1110.00 sold at auction or by appraisal for $80.25
" " " 75.00 sold as fixtures
" " " 70.00 sold by Inaba for $60.00

$1255.00

EXHIBIT No. 991-5
DATE 27 apl 1948
FILED BY J. W. G. Hunter.

The following chattels were sold to tenant by Inaba in addition to the 2 brooders noted above:

1 clock	$4.00
1 Washing machine	5.00
2 gas lanterns	1.50
1 bed complete	20.00
5 bales peat	7.75
4 bales straw	3.60
1 sack shells	.65
	$42.50

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 8619

MUNICIPALITY: Delta. Date: July 8th. 1942.

NAME: INABA, Chuzaburo. REGISTRATION NO. 12168.

ADDRESS: 1369 Bailey Rd., New Westminster, B.C.

PROPERTY: In wifes name & description of which is given on wifes JP.

ACREAGE:

KIND OF CROPS:

APPROXIMATE ACREAGE OF EACH:

HOUSE: VACANT: OCCUPIED

DESCRIPTION ROOF:

SIZE: NO. OF ROOMS

CONDITION:

See File # 4942

OTHER BUILDINGS:

EXHIBIT No. 991-6
DATE 27 apl 1948
FILED BY J. W. G. Hunter.

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: ON: OFF:

LIGHT: ON: OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house. (being used)

Heater.
Gramaphone.
High chair.
2 Chest of drawers.
Kitchen range.
" cabinet.
Writing desk.
~~Dining tables~~ not sold
~~Dresser.~~ not sold
Bed couch.
Wardrobe.
7 Kitchen chairs.
Clothes rack. (from ceiling)
2gal. stone crock.
Milk can. (lge.)

In doubled deck chicken house.
(May be used)

Easy seat.
Car jack.
Baby's crib.
3 Beds.
Trunk. (locked)
3 Ctns. (tied up)
Large wooden box. containing vacuum cleaner(old) & kitchen utensils & dishes(few) also the above mentioned 3 ctns. (tied up)

3 crow bars.
Shovel.
2 Sledge hammers.
3 bxs. carpenter tools.
6 Kitchen chairs.
6gal. Stone crock.
8gal. " "
10gal. " "
12gal. " "
2½ cases of window glass.
Heater. (small)
Gas. stove. (2 burners)
Spray pump & extention with rubber hose.
Roll tar paper.
2 Wheelbarrows.
Bdle. of garden tools.
Mattock.
Peavey.
Pick.
Scythe.
1500' lumber, (under (chicken hse

~~5 sold to tenant.~~
~~17/9/44 - Appraised by William Carlyle~~
not sold - wrong file

Signed:

J. Morgan

H. J. Lyar

4942 & 8619

11th March, 1943.

W. Page, Esq.,
The Brackman-Ker Milling Co. Ltd.,
P. O. Box 920,
New Westminster, B. C.

Dear Sir:

Re: Mr. and Mrs. Chusaburo INABA

Thank you for your letter dated March 9th confirming to us that the amount still owing to you by the above Japanese stands at $436.34.

We understand that previous balance of $596.34 was reduced by $160.00 through proceeds obtained by you from sale made by Mr. Inaba to Mr. Buller of some chickens. In connection with this credit of $160.00 Mr. Inaba advises us that he had agreed to sell to Mr. Buller 396 Leghorn hens at 70¢ each, making a total of $277.20.

In order that our records may be clear and complete would you please obtain confirmation for us of the statement made by Mr. Inaba, indicating how much of the amount due you have been able to collect and how much still remains to be collected from Mr. Buller in this connection. Mr. Inaba also states that he agreed to sell to Mr. Buller various chattels, including two electric brooder stoves, a bed, etc., for a total of $102.50. In other words, according to Mr. Inaba a total of $379.70 should be obtained from Mr. Buller covering both chickens and chattels, to be paid to you by Mr. Buller at the rate of $20.00 per month. Mr. and Mrs. Inaba are anxious that the entire $379.70 be collected by you and applied by you towards reduction in the amount owing to you by the Inabas. Of the $379.70 in question you have apparently collected only $160.00 to date, consequently we would appreciate hearing from you further in this connection.

Mr. and Mrs. Inaba have also requested that we forward to you any surplus remaining from the $12.50 monthly rental on their property after the payment of carrying charges on the property. At the present time funds on hand belonging to the Inabas in our possession amount to $50.90, and in view of the cost of the construction of the chimney for $46.00, regarding which you also wrote us on March 9th, and for which you will be forwarding us a bill in due course, we feel it advisable at this time to retain on hand credit balance of $50.90 mentioned above.

Yours truly,

R. P. Alexander
Manager

RPA:LF

EXHIBIT No. 991-7
DATE 27 apr 1948
FILED BY
D. W. G. Munster

Extract from Lease.

File #8619.& 4942.

Lessor: Chuzaburo INABA. (for Yoshio Inaba.

Lessee: Valentine BULLER.

Date: 31st May, 1942.

Term: 1 year from 31st May, 1942.

Consideration: $150.00, payable $12.50 per month in advance. Lessee to sell to Lessor 396 Leghorn Hens @ 70¢ each, total $277.20, of which $140.00 paid and balance of $137.20 to be paid at $20.00 per month on or about 1st each month commencing 1st June, 1942. No Taxes.

Property:

Land: S. ½ Lot ~~142 Blk.~~ 1 and 2 of lots 83 & 84 S.E.¼ Sec.36 Map 3422, Municipality of Delta.

House: Included.

Chattels: All tools and equipment. Lessee to purchase from Lessor:

2 Electric Brooder Stoves	-	$60.00
1 Clock	-	4.00
Washing Machine	-	5.00
2 Gas Lanterns	-	1.50
1 Bed Complete	-	20.00
5 bales Peat @ $1.75	-	7.75
4 " Straw	-	3.60
1 sack Shells	-	.65
		$102.50

Payment to be made as arranged.

no Schedule of Chattel attached to Lease

Lease given to SS6 July 30/43.

FORM NO. I. 15M. 7-42.

ESTABLISHED 1878 INCORPORATED 1899

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
NEW WESTMINSTER, VANCOUVER, VICTORIA, CHILLIWACK, ROSEDALE, SARDIS, ABBOTSFORD, LANGLEY PRAIRIE, CLOVERDALE, HANEY, COQUITLAM, LADNER, BRIGHOUSE, NANAIMO, COURTENAY, PORT ALBERNI, NELSON, ROSSLAND.

TRADE MARK B&K REGISTERED

CABLE ADDRESS: "BRACKMAN"
DOWLING'S GRAIN CODE
BENTLEY'S CODE

HEAD OFFICE:
P. O. BOX 920
NEW WESTMINSTER, B.C.

DISTRIBUTORS OF
PURITY FLOUR

April 7, 1943

EVACUATION SECTION
Rec'd APR 8 1943
File No.
Ans.
Referred Alexander

4942 - Anderson

Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Building
Vancouver, B. C.

File Nos. 4942 & 8619 Re Mr. & Mrs. Chusaburo Inaba

Gentlemen:

Replying to your letter of March 11th we were only able to contact Mr. Buller yesterday.

Re the account between him and the above Japanese, the original amount was $379.70 made up as follows:

396 Leghorn hens @ 70¢ each	$277.20
Chattels	$102.50
	$379.70

Of this amount Mr. Buller paid $140.00 cash, leaving a balance of $239.70. $160.00 has now been paid, which leaves a balance owing of $79.70.

Mr. Buller expects to be able to pay this amount during the next two months. We trust this is the information you require.

Yours truly,

THE BRACKMAN-KER MILLING CO. LTD.

W. Page

Credit Manager

WP:JP

8619 & 4942

June 18, 1943.

Mr. and Mrs. Chusaburo INABA,
Registration Nos. 12168 and 12512,
Slocan City, B. C.

Dear Sir and Madam:

You will be interested to hear that according to a letter we have just received from Mr. W. Page of the Brackman-Ker Milling Company Ltd. they have now been successful in obtaining from Mr. Buller the sum of $79.00. Mr. Page adds that this leaves a balance owing on your account of $257.34 not taking into consideration any commission on collections made in regard to the sale of hens and goods.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

FORM NO. I

ESTABLISHED 1878

INCORPORATED 1899

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
NEW WESTMINSTER, VANCOUVER, VICTORIA, CHILLIWACK, ROSEDALE, SARDIS, ABBOTSFORD, LANGLEY PRAIRIE, CLOVERDALE, HANEY, COQUITLAM, LADNER, BRIGHOUSE, NANAIMO, COURTENAY, PORT ALBERNI, NELSON, ROSSLAND.

TRADE MARK B&K REGISTERED

CABLE ADDRESS: "BRACKMAN"
DOWLING'S GRAIN CODE
BENTLEY'S CODE

HEAD OFFICE:
P.O. BOX 920
NEW WESTMINSTER, B.C.

DISTRIBUTORS OF
PURITY FLOUR

New Westminster, B. C.,
June 15, 1944.

File No. 4942/8619

EVACUATION SECTION
Rec'd JUN 17 1944
File No. 4942 & 8619
Ans.
Referred Anderson

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

Gentlemen: Re: Account Chuzaburo INABA.

We acknowledge receipt of your letter of the 9th instant enclosing cheque for $257.34, same being payment in full of account which we had against the above Japanese.

Thanking you for this remittance, we remain,

Yours very truly,

W. Page
Credit Manager.

WP/EB

4942
8619

June 9, 1944.

Mr. Chuzaburo INABA,
Registration No. 12168,
A-7, Bay Farm,
Slocan, B. C.

Dear Sir:

In reply to your letter of May 29th, we would refer you to the statement sent to your wife, dated May 10, 1944, outlining details covering the sale of your property, with an endorsed statement of your account on the reverse side. We trust you will find everything in order.

As sufficient funds are now available and the account owing to Brackman-Ker Milling Company in the amount of $257.34 has already been verified by you, we are today remitting a cheque to them in full payment.

We have not heard from you as yet regarding the claim filed by the B. C. Electric representing the balance of your light account and we would appreciate your reply. $1.19

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

EVACUATION SECTION
Rec'd JUN 26 1944
File No. 4942 8619
Ans. a m a.
Referred Claims Dept.

Mr. & Mrs. Chuzaburo. Inaba,
#a-7, Bay Farm, Slocan, B. C.

June 9th 1944.

Mr. W. E. Anderson,
Farm Department,
Department of the secretary of state
office of the custodian,
506 Royal Bank Building,
Hastings & Granville Sts,
Vancouver, B. C. Canada.

Re your file 4942 & 8619.

Dear Sir;-

We are in receipt of your letter of the 9th Inst, in connection with our property and the statement of same for which we thank you.

We, also thank you for your attention to settle the account for Messrs. Brackman-Ker Milling Co, in New Westminster, B.C.

We received the statement from B. C. Electric Co, therefore, kindly pay $1.19 to above mentioned firm to clear our account.

Thanking you for your attention to this matter and trusting we will receive our up to date statement every six month, we are

Yours very truly,

C. Inaba
.....
Chuzaburo. Inaba,
Registration #12168.
Slocan, B. C.

CI/CHIYO.

March 24th 1948.

The Custodian,
Department of Secretary of State,
675 W. Hastings St.,
Vancouver, B.C.

Dear Sir,

Enclosed please find letter from Chuzaburo Inaba, Reg.No.12168, asking for statement etc.

Yours truly,

Enc.

VW.

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