

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1228/		870.07			870.07
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount	% of Total	Amount	% of Total
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column		Sale Price of goods Sold by Tender		12% of Sale Price	
					% of Total	Amount	% of Total	Amount	% of Total	Amount
TOTAL RECOMMENDATION										870.07

CASE NO: 1009.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 5, 1948.

IN THE MATTER OF THE CLAIM OF

SHIGEO KATSURA

PROCEEDINGS AT HEARING.

Original.

CASE NO. 1009.

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

Toronto, Ontario,

May 5, 1948.

IN THE MATTER OF THE CLAIM OF

SHIGEO KATSURA

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.A. BEST, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

MRS. D.J. HANDFORD,

Official Interpreter.

A.G. VETTCH, Esq., C.S.R.

Official Reporter.

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S. Katsura
In-Chief.

SHIGEO KATSURA, the Claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. I am producing to you a real estate farm land claim.

Is that your signature?

A. That is right.

Q. And was that document prepared upon your instructions? A. Yes.

10 (PARTICULARS OF REAL ESTATE FARM LAND, MARKED EXHIBIT NO. 1)

Q. Now, this farm land for which you are claiming I understand is close to Mount Lehman, British Columbia. Is that correct?

A. Yes, sir.

Q. About how far from the town would it be?

A. Three-quarters to one mile.

Q. I understand the total acreage is around 19 acres. Is that correct?

A. That is right.

20 MR. BEST: And if my friend would put in the Soldiers Settlement Appraisal Report it would assist me.

MR. HUNTER: I tender as Exhibit No. 2 the Soldiers Settlement Appraisal Report.

THE COMMISSIONER: Very well.

(S.S.B. REPORT, MARKED EXHIBIT NO. 2)

MR. BEST: Q. I understand that just about two acres of this land was, according to your claim, uncleared. According to the appraisal made on the 12th of June, 1942, by R. W. Brown for the Soldiers Settlement Board there was about 4.2

30

S. Katsura
In-Chief.

acres, part of a deep ravine, steep, hardly suitable for cultivation. What do you say about that? Was that wooded land or was it just bare land which could not be used for cultivation?

A. It is a ravine to a certain extent.

THE COMMISSIONER: Do I take it from that that you agree that the ravine was not capable of cultivation?

A. Well, now that you put it that way, no.

10 Q. I want you to explain to me. I do not know it, myself. I would like your view of it.

A. The place is not cleared. There is still the ravine.

Q. Did you ever hope to bring it under cultivation?

A. Well, the way we have been working there it could be possible.

MR. BEST: Q. When you say that, do you mean it would be possible to bring it all under cultivation or only a portion of it?

20 A. Well, the rate they were going I guess it would be possible.

Q. I see.

Now, my lord, as to the valuation of the buildings on this land, I would like to put in as an exhibit if I may a letter signed by S.M. Gibson, the insurance department of the Custodian's office, addressed to Mr. Katsura, dated February 5, 1943, in which he says:

"Dear Sir:

S. Katsura
In-Chief.

"your property located on lot 17, S.E. $\frac{1}{4}$ of
"section 12, township 14, municipality of
"Matsqui. There is in force a policy with
"the Queen Insurance Company, being
"No. 22453, which expires on August 14, 1944.
"This policy covers for \$1,000 on the
"dwelling only.

"I notice there are other buildings on
"your property as follows:

10

"Packing shed, 14 by 14;

"Barn, 24 by 26;

"Garage, 10 by 16; and

"Pickers' house, 12 by 16,

"and I think that the insurance should be
"extended to cover these buildings. I have
"asked the insurance company to add \$100 to
"cover the packing shed, \$400 to cover the
"barn, \$50 to cover the garage, and \$75 on
"the pickers' house.

20

"Kindly advise immediately if you
"consider these amounts to be in line with
"the replacement value of the buildings in
"question, deducting, of course, normal
"depreciation according to the age of the
"buildings."

Did you receive that letter from the Custodian's
office in February, 1943?

A. Yes.

Q. Do you recall that letter?

A. Yes, sir.

30

(LETTER, S.M.GIBSON to CLAIMANT, DATED
FEBRUARY 5, 1943, MARKED EXHIBIT NO. 3)

S. Katsura
In-Chief.

MR. BEST: As to the value of the crop in 1942 ---

THE COMMISSIONER: Before you leave this other question would you ascertain from the witness what reply he made to the Custodian's question, set out in the letter?

MR. BEST: Yes, my lord.

Q. You have told us you did receive that letter in February, 1943. Did you reply to that letter?

A. I did not.

10 Q. You did not reply to it? A. No.

Q. Perhaps you can tell us why you did not reply?

A. The reason why I did not at the time was that I heard the Custodian took the property over and figured that - I could not see what they could do themselves - it was sold and I did not see the reason why I had to pay the insurance on it if the property was sold.

20 Q. The property was not sold at the time that letter was written. That was in February, 1943. You mean that you figured the Custodian would take action in any event?

A. No, but they have in the following year 1942, in the latter part, around June ---

30 Q. I want you to direct your mind just to this question of insurance. The Custodian wrote you about the matters contained in that letter of February, 1943, suggesting that you place additional insurance on the premises because the \$1,000 was obviously inadequate. Now you have told us that you did not reply because you thought

S. Katsura
In-Chief.

the Custodian was going to dispose of the property, or something to that effect, anyway. What his lordship would like to know and what we would like to know is what if anything did you intend the Custodian to do about this insurance? Were you just content to let it stand then?

A. No; but as I said I had arranged and I think you will find it in the letter, that this other party was to look after that and whatever it was I thought they would look after it.

10

Q. You thought these Roskewich people who had leased the place were going to pay for the insurance?

A. That is what was agreed to.

THE COMMISSIONER: Look at these figures the Custodian's office proposed you should insure for and tell me whether you agree that those figures represent the replacement cost of the several buildings mentioned. Do you agree with his estimate?

A. With those figures?

20

Q. Yes?

A. I presume he is pretty close.

Q. You think he was pretty close to it.

My question was directed to Exhibit 3.

MR. BEST: Well now, I understand that this property was leased to Mrs. K. E. Roskewich, for \$1,000 in 1942, which, I take it, was to include the crop for that year. Is that correct?

According to the Soldiers Settlement Board appraisal the \$1,000 payment for the rent for the year 1942, \$500 was paid upon signing the lease, and the other \$500 was to be paid on

30

S. Katsura
In-Chief.

taking the crop off.

Is that correct?

A. Well, I talked that thing over with Mr. Brown and I think there is more than that in that question.

Q. You may think that the crop was ^{worth} more than that?

A. No. That is not what I am pointing out.

Q. You will admit that you did enter into a lease with this lady, Mrs. Roskewich, in the spring of 1942, leasing the property for \$1,000? That was done?

A. Yes, that was done.

Q. And that was to include the crop for 1942?

A. Yes.

THE COMMISSIONER: Q. What is your answer?

A. That is right.

MR. BEST: With respect to this statement in your claim that the net value of the crops in the previous year - I would take it that would be 1941 - was approximately \$2,000, I would like you to just elaborate on that a little bit.

Do you mean that after paying help and various other expenses you still had \$2,000 left?

A. In the fall?

Q. Yes, in the fall? A. Yes, that is right.

Q. You did? A. Yes.

Q. That was for the crop year of 1941?

A. Yes, 1941.

Q. One other question about this land.

I understand there was an electric pump on the property, which pumped water into the house.

S. Katsura
In-Chief

Is that correct? A. Yes, that is right.

Q. And you have claimed for it on your chattels form rather than on the house. Is that correct? I mean, you considered that a separate chattel rather than going with the land?

A. That is true.

Q. I see.

Well now, speaking of chattels, is that your signature? A. Yes.

10 Q. And did you prepare that personal chattels claim form? Was it prepared on your instructions?

A. Yes.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO. 4)

Q. In relation to these chattels, I believe you signed a document, together with Mrs. Roskewich, the tenant, in which you agreed that certain chattels would be left on the premises and they were to be included in the \$1,000 rent for 1942?

A. Well, would you read this, what is on it?

20 THE COMMISSIONER: Speak up, witness.

MR. BEST: Perhaps I might read this aloud and put it in as an exhibit.

THE COMMISSIONER: Very well.

MR. BEST: I_t reads:

"Personal agreement"

It is not dated.

"The party of the first part, S. Katsura,
"whom is the lessor or the owner of the
"property.

30

"The party of the second part, Mrs. K.

S. Katsura
In-Chief

"Roskewich, whom is the lessee or the tenant.

"The party of the second part agrees
"after the wages, expenses in picking the
"crop paid off, the balance of the value will
"be shared in half with the party of the first
"part or the owner in the fall of every year."

There are two lists entitled "to be used" and "to
be taken care of."

10 I do not think we need bore the Court with
reading the whole amount but it closes with these
words, "to be paid in the fall of 1942" and there
are certain values placed opposite these items.
It is signed by Roskewich, the tenant and Katsura,
the owner.

Q. Is that your signature? A. Yes, sir.

Q. I wonder if you could tell us about what time
that agreement was signed? Would it be May 1942?

A. I think it was.

Q. About April.

20 I tender that as Exhibit No. 5.

(PERSONAL AGREEMENT, MARKED EXHIBIT NO. 5)

MR. BEST: My lord, so far as the chattel claim is
concerned I think it is largely a question of
evaluating it and I will not pursue it any further.

THE COMMISSIONER: Very well.

MR. HUNTER: It is submitted that the real property
was sold for its fair market value.

30 It is submitted that the chattels were
undeclared and were left in any case in the custody,



1 control or management of some person other than
2 the Custodian and that accordingly only those
3 chattels which came under the custody, control or
4 management of the Custodian are within the terms
5 of reference.

6 It is submitted that none of these ever did,
7 so that accordingly no claim should be made for
8 chattels.

9
10 CROSS-EXAMINATION BY MR. HUNTER:

11 Q. Is this your signature on this J.P. form?

12 A. Yes.

13 Q. And that form was drawn up according to your
14 instructions? A. Yes,

15 MR. HUNTER: It will be noted on this J.P. form, which
16 is dated April 16, 1942, that the claimant under
17 "statement as to personal property owned" has
18 declared "none", my lord.

19 (J.P. FORM, MARKED EXHIBIT NO. 6.)

20 Q. Why did you declare no personal property in your
21 J.P. Form? A. What is that?

22 Q. Why did you declare to the Custodian in that form
23 that you were leaving behind no personal property
24 of any kind?

25 A. In that form?

26 Q. Yes? A. Well, I believed that Mrs.
27 Roskewich was taking charge of the things I had.

28 Q. And she was to take them and sell them if possible?

29 A. No.

30 Q. Why did you tell the Custodian you were leaving

S. Katsura
Cross-Exam.

behind none? A. Now, at the same time didn't the Custodian take all the things that she had of mine, the property that she had of mine?

Q. The Custodian never saw your chattels because you told the Custodian you were leaving behind nothing.

A. Where did the Custodian get these statements?

Q. Pardon? A. Where did the Custodian get these statements?

10

Q. I will ask you the questions and later on you can make a statement, if you wish.

I wish to know from you why you did not declare to the Custodian personal property as being left behind?

A. Why didn't I?

Q. Why did you tell the Custodian that you were leaving behind no personal property?

A. At the time of the evacuation?

20

Q. Yes? A. I just finished stating that I left it in charge of this property that I agreed with.

THE COMMISSIONER: Mr. Hunter, I would call your attention to paragraph 3:

"Mrs. K. Roskewich has all the farm imple-
ments and personal effects."

MR. HUNTER: Yes; that is right, my lord.

Q. And it was therefore not your intention that the Custodian should take this over?

30

A. At that time?

Q. Yes, any time?

A. That is right, sir.

Q. Or, any time. Did you receive the original of this letter?

A. That is right.

Q. You did? A. Yes.

Q. This is a letter dated July 30, a copy of a letter dated July 30, 1947, to the claimant from the Custodian. In the third paragraph it is said:

10

"Your chattels and equipment were left with
"Mrs. Roskewich for sale and in order that
"your file may be complete please confirm
"to us that your instructions were carried
"out and the proceeds of the sale sent
"to you."

(LETTER, CUSTODIAN TO CLAIMANT, DATED JULY 30,
1947, MARKED EXHIBIT NO. 70)

Did you ever reply to that letter to the Custodian?

A. I think I did, I am not sure.

20 Q. Do you know? A. The exact date?

Q. Do you know actually whether you did reply?

A. I think I stated it was in charge of Mrs. Roskewich the chattels and ---

Q. The Custodian has no such reply on file.

Are you positive you wrote to the Custodian in reply to that letter?

A. I think I did, because the envelope had a stamped envelope in it.

Q. Yes; one was enclosed.

30

There is no letter on the custodian's file after

S. Katsura
Cross-Exam.
Re-Exam.

the date of Exhibit No. 7, the letter.

The assessed value of this property was, land, \$475, improvements \$1,200. That was for the year 1943, making a total assessment for 1943 of \$1,675.

It was sold to the Director of the Veterans' Land Act for \$1,228.

There are no further questions, my lord.

THE COMMISSIONER: Any re-examination?

10

RE-EXAMINATION BY MR. BEST:

Q. One further question:

About these chattels, was it your intention that Mrs. Roskewich should sell these or keep them for you?

A. To take care of them.

Q. To keep them for you?

A. Yes; that is right.

20 Q. Did you ever tell the Custodian that they had been left with Mrs. Roskewich to sell, for the purpose of sale? You said on your J.P. form that they had been left with her. Now you say that you intended that she just keep them. What we would like to know is did you ever say to the Custodian or any person acting on his behalf that you intended this woman to sell these things for you?

A. No.

Q. You did not?

A. No.

THE COMMISSIONER: Speak up.

30 THE WITNESS: No, I did not, sir.

S. Katsura
Re-Exam.

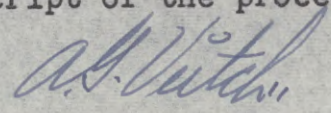
MR. BEST: Thank you, that is all.

THE COMMISSIONER: That is all, thank you, Mr. Katsura.

THE WITNESS: Thank you.

(PROCEEDINGS ADJOURNED SINE DIE)

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



"A. G. VEITCH"
Official Reporter

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20

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Case 1009

DEC - 2 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

[Signature]

4528
Toronto

12

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

(1) NAME KATSURA SHIGEO (RCMP) Reg. No. 13,000
(Print) Surname Given Name

(2) Pre-Evacuation Address Mt. Lehman B. C. (3775 Burgess Road)

(3) Present Address 117 Robert Street, Toronto, Ontario.

(4) REAL ESTATE
(a) Street Address (if any) _____
City or Municipality, Province

Brewer

(b) Legal description (lot number, block number, section number, etc.)
Matsqui Municipality, Burgess Road
Lot 17 S.E. 1/4 Sec. 12 Twp 14. Map. 2858

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence ~~Type of business~~ Picker's House, Garage, Barn, Packing Shed
(iii) ~~Business~~
(iv) Any other type of property (describe) Fruit Farm, 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.)... was Mosaburo Katsura-Father-Now Deceased
Title now under S. Katsura (son) Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 5000.00
(ii) Buildings - - - - - \$ 3500.00
(iii) If business, put value on business as going concern Additions & value for crops, going concern
(including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 3000.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 11,500
(v) Amount at which Custodian sold property and credited your account - - \$ 1,228
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 10,272

(5) PERSONAL PROPERTY
(of (E) Sec. V only 1100 was paid)
(a) Place or places at which property was left by the claimant at date of evacuation
Mt. Lehman, B.C.
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House, Farm, Garage See "4C"
(c) How stored or packed at time of evacuation
Furniture etc. left in house.

(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")

was left with Mrs. Kathleen Roskewitch and later taken away by Custodian.

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

1.	Farming Equipment	Estimated Value \$	375.00
2.	House	Estimated Value \$	2000.00
3.	Garage, barn, etc.	Estimated Value \$	1500.00
4.	(Furniture, furnishings, etc.)	Estimated Value \$	600.00
5.	(Electric water system.)	Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 4475.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 11,247.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
 (b) Do you require the services of an interpreter at the hearing? Yes or no.

Toronto

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 }
 of)
 TO WIT: }

I, Katsura, Shigeo of the City of Toronto in the County of York

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 Toronto in the County of York this 24th day of November A.D. 1947.

S. Katsura

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.

S. KATSURA

(Claimant's Name)

REAL ESTATE (Farm Land)

13000

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	2.07	1922		\$1500.00	Uncleared	nil	\$5000.00
Cultivated not planted	2.00						
Cultivated and not in crop List Crops	14.8						
.25 ac. Blackberries	1.7 ac. Grain						
2.5 ac. Asparagus	.25 ac.						
4.5 ac. Strawberries	.4 ac. Bulbs						
2.3 ac. Loganberries							
1.0 ac. Raspberries							
.4 ac. Goosberries							
Total							

EXHIBIT NO. 1009-1
 DATE 5 May 1948
 FILED BY A. a. Bert.

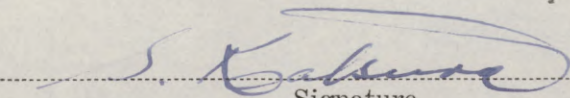
IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
Clearing and Cultivating	During years since purchase	About \$300. per acre

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	18. x 22 10 x 20	Frame	About 1922 or 1923	not known	not known	not known		\$1,000.00
Barn	16 x 20 10 x 19	Frame	1938	" "	" "	" "		400.00
Pickers Shack	14 x 18	Frame	1939	Approximately \$50.	" "	\$37.50	22.50	75.00
Garage	18 x 16	Frame	1940-1	\$25.00		30.00	5.00	50.00

Comments re Appraiser's report not covered by above information:

The Custodian insured the above buildings for the amounts set out in the estimated value (see letter Feb. 5, 1943). As to value given by appraiser for cultivated land, it is noted that \$1,000. clear was to be paid for crop for one year alone by tenant. Claimant says that net value of crops in previous year approximately \$2,000.


 Signature

Farm Appraisal Report

File No. JL 301

Land Description Lot 17, SE 1/4 Sec. 12, Tp. 14.

Containing 19.007 Acres

Owner's Name KATSURA, S. Post Office Address Mt. Lehman, B.C.

Nearest Rail Point Mt. Lehman Distance 1 mile

Market Town Abbotsford Distance 7 1/2 miles

Church (give denomination) Mt. Lehman United Distance 1 mile

Nearest School Mt. Lehman Distance 1 mile

State how property was identified: By roads and map.

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

On Fore Road, gravel, steep and twisty in places, one mile east of Mt. Lehman Road.

Is this district a good one? Fair.

Employment opportunity Seasonal.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Page wire on north, B.C.E. fence on south and west. Value \$

Water supply: Pumped to house by electricity. Tenant has purchased the electric pump. Value \$

BUILDINGS ON FARM

4528

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 22	frame	8'	shgl	20	cedar posts	fair	300.00
Veranda	10 x 20	4' wide.						
BARN	X							
BARN	16 x 20	frame	7'	shgl	20	sills on ground	fair	50.00
	10 x 19		7'	"				
GRANARY	X							
Pickers' shack	14 x 18	"	10'	"	20	"	"	75.00
Garage	12 x 16	"	8'	"	5	cedar posts	good	25.00
	X							

Total present day value \$ 450.00

Total Value Buildings add to farm \$ 450.00

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

Describe the basement and chimneys: No basement, brick chimney from ground.

No. rooms downstairs? 4 Upstairs? - How finished Boards & V-joint.

Are buildings painted? Frames only Condition of paint Poor.

Distance from nearest bush 50 yards.

EXHIBIT No. 1009-2
DATE 5 May 1948
FILED BY J. W. G. Munter

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
12.1	level & sloping & rolling	sdv. clay silt loam 12"-16"	sand & clay	small fruits, etc. good	60.00	726.00
2.7	pt. hilly, level and wet	"	"	some fruit trees, pasture	20.00	54.00
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
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
4.207	part deep ravine, steep, hardly suitable for cultivation		some stove wood		5.00	21.03

Total value of Land \$ 801.03

Total added by buildings to value of farm \$ 450.00

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

Total value of farm \$ 1251.03

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

Farm in good state of cultivation, has been well farmed, small fruits in good condition. Rented to Mrs. K.E. Roskewich for \$1000.00. She has paid \$500.00 cash on rent and is to pay the remaining \$500.00 when she receives crop returns.

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

Small fruits.

Noxious weeds: Some thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Taxes \$27.10. Matsqui Municipality.

Date: June 15, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 12th day of June, 1942.

Inspector's Signature

"R.W. BROWN"

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

Farm Appraisal Report

JI 301

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

Remarks: Property is located about one mile east of Mt. Lehman Station on the B.C.E. Hly., on the Fore Road which is only constructed to property and is steep and twisty in places. Property lies partly in a hollow and has a hogback running part way through the middle of it with the land sloping north and south from the ridge. Part of the cultivated land is rather steep with the balance slightly sloping and rolling. Property has been well farmed and is in a good state of cultivation. Crops are looking well. The soil is a sandy clay loam or silt of good depth and the fertility appears to have been fairly well maintained. There is some steep land around the buildings with a few fruit trees which is mainly used as pasture. There is also some low land along the B.C.E.H.R. track.

The house is in fair shape and the other buildings serviceable. Water is pumped to the house by an electric pump. Lot is fenced on the north with page wire and the B.C.E.H. Hly. fence bounds it on the west and south. There is electric light in the house.

(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

Approximate acreages in small fruits:-

1.3 ac.	aspargus
.25 "	blackberries
4.5 "	strawberries
2.3 "	loganberries
1.0 "	raspberries
.4 "	Roosevelberries.

Also 1.7 ac. grain, 0.25 ac. spuds and 0.4 ac. cubs

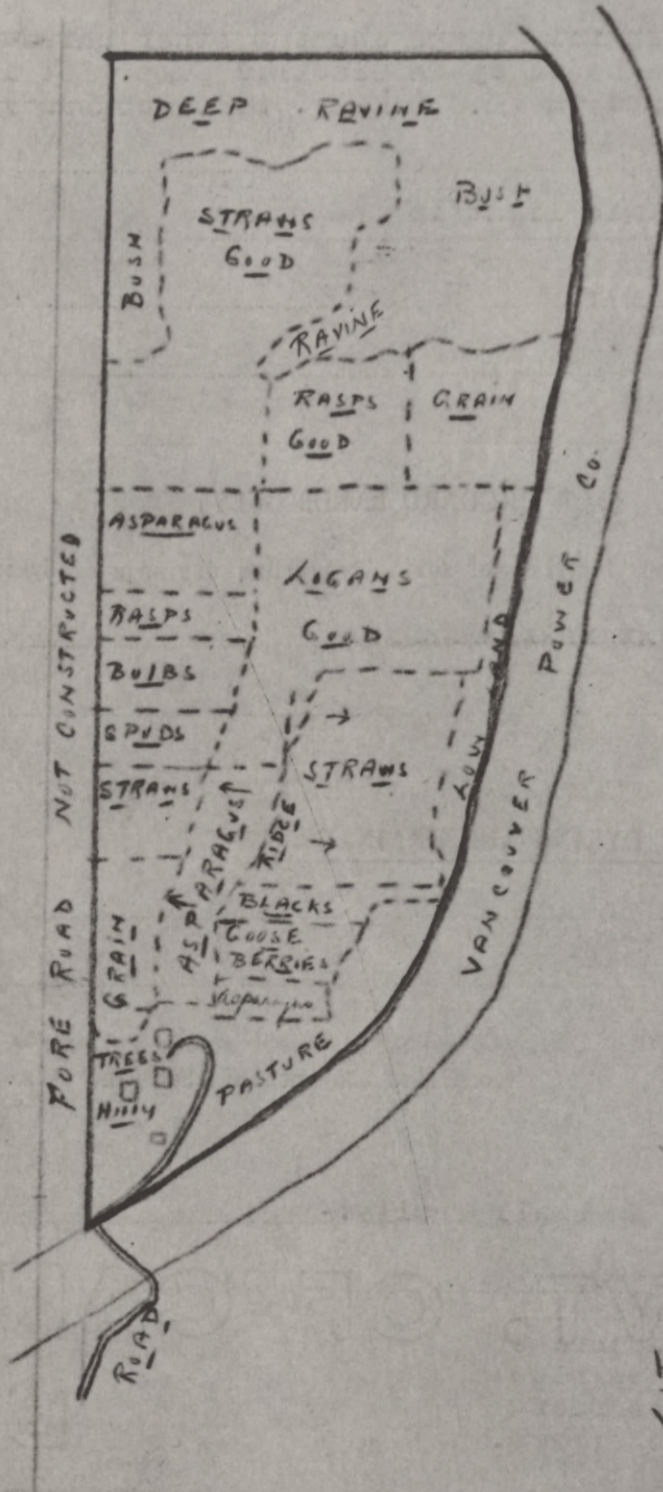
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

SCALE 1/4" = 1'

R.W. BROWN



LOT 17, SE 1/4 Sec. 12, T. 14 N., R. 14 W. = 19.007 AC.

N

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1200.00

Date 17th June, 1942.

"I.T. BARNET"
District Superintendent.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE No. 4528

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

5th February, 1943.

Mr. Shigeo KATSURA,
Registration No. 13000,
Arnaud, MANITOBA.

Dear Sir:-

With reference to fire insurance on your property located on Lot 17, S.E. $\frac{1}{4}$ of Section 12, Township 14, Municipality of Matsqui. There is in force a policy with the Queen Insurance Company, being No. 22453, which expires on August 14, 1944. This policy covers for \$1000.00 on the Dwelling only.

I notice there are other buildings on your property as follows:-

Packing Shed, 14 x 14
Barn, 24 x 26
Garage, 10 x 16, and a
Pickers' House, 12 x 16,

and I think that the insurance should be extended to cover these buildings. I have asked the Insurance Company to add \$100.00 to cover the Packing Shed, \$400.00 to cover the Barn, \$50.00 to cover the Garage and \$75.00 on the Pickers' House.

Kindly advise immediately if you consider these amounts to be in line with the replacement value of the buildings in question, deducting, of course, normal depreciation according to the age of the building.

Yours very truly,

S. M. Gibson

S.M. Gibson,
Insurance Department

Sec. 2 M.

EXHIBIT NO. 1009-3
DATE 5 May 1948
FILED BY R. a. Besh.

SMG:FM

Katsuma Sugeo
(Claimant's Name)

PERSONAL CHATTELS

13000
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
Single horse plow	1925	New	\$85.00	Good	\$50.00
1/4 H.P. motor pumps, with pipes, shed etc.	1927	"	\$275.00	"	\$150.00
1 tank sprayer & dust sprayer	1937	"	\$90.00	"	50.00
2 boxes tableware. (dishes, etc)	1938	"	140.00	"	75.00
1 suit coat etc	1939	"	55.00	"	35.00
Balance as per attached list					615.00
					<u>\$975.00</u>
				Estimated value	
				Claim	975.00

Description of Storage of Goods:

General Statement as to Chattels not Described above:

EXHIBIT NO. 1009-4
DATE 15 May 1948
FILED BY R-a-Best

Additional Comments, if any:

S. Katsuma
Signature

Personal Agreement

The party of the first part S. Katsuma whom is the lessor or the owner of the property.

The party of the second part Mrs. R. Roskewich whom is the lessee or the tenant

The party of the second part agrees after the wages, expenses in picking the crop paid off. The balance of the value will be shared in half with the party of the first part or the owner in the fall of every year.

To be used

- | | | |
|----------------------------------|--------|---|
| 1. Single horse plow | 50.00 | ✓ |
| 2. #1 cultivators | 35.00 | |
| 3. 10 garden holes | 12.00 | |
| 4. 4 shovels | 8.60 | |
| 5. 3 mattocks (hooked) | 6.00 | |
| 6. 4 garden forks & manual fork. | 7.00 | |
| 7. 2 Japanese forks | 2.50 | |
| 8. 1 duster | 20.00 | |
| 9. 3 clippers (fruit) | 5.00 | |
| 10. #1 clipper (fruit large) | 1.85 | |
| 11. 1 sprayer (tank) | 9.00 | |
| 12. 14 Japanese syctles | 14.00 | |
| 13. 1/4 HP motor pump. | 150.00 | |
| 14. 1 cross-cut saw. | 8.00 | |
| 15. 3 bedsteads | 10.00 | |
| 16. mattress | 12.00 | |
| 17. 3 tables & small tables | 25.00 | |
| 18. 10 chairs | 12.00 | |
| 19. 2 dressers | 15.00 | |
| 20. 1 davenport | 25.00 | |
| 21. carpet | 15.00 | |
| 22. heater | 10.00 | |
| 23. Cook-stove | 25.00 | |
| 24. Wheelbarrow | 15.00 | |

To be taken care of.

- | | |
|------------------------------|-------|
| 1. 1 pick | 28.00 |
| 2. 1 sledge hammer. | 4.00 |
| 3. 5 wedges. 1 following | 6.00 |
| 4. 2 pi-vis. | 5.00 |
| 5. 2 stump-pulling bars | 5.00 |
| 6. 1 cross-cut saw | 10.00 |
| 7. 5 standard axes | 15.00 |
| 8. 3 small axes | 10.00 |
| 9. 1 buck saw. | 5.00 |
| 10. 1 cement hoe. | 11.50 |
| 11. 1 garden sprinkler. | 1.00 |
| 12. 1 bicycle (English make) | 4.00 |
| 13. 1 carpenter's hammer. | 3.00 |
| 14. 1 angle | 1.50 |
| 15. 1 tank sprayer. | 5.00 |
| 16. 2 cable blocks. | 50.00 |
| 17. 2 logging chains | 25.00 |
| 18. 2 boxes tableware | 75.00 |
| 19. 2 " | |
| 20. 3 bot ea books | |
| 21. 1 trunk | |
| 22. 1 basket | |
| 23. 3 crocks. | |
| 24. 4 window blinds | |
| 25. plants. | |

Balance for car	\$300
Balance for crates	\$50
	<hr/>
	\$350

To be paid in the fall of 1942.

R. A. Raskewich

Tenant

S. Nakura
owner

Mount Lehman B.C.

**OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: KATSURA Shigeo

HOME ADDRESS: Mt. Lehman Rd., Mt. Lehman B.C.

REGISTRATION NUMBER 12000 SEX: Male AGE: 24

OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self

MARRIED? no

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

EXHIBIT NO. 1009-6
DATE 5 May 1948
FILED BY J. W. G. Hunter

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lot 17, S.E. 1/4 of Section 12, Township 14, Map No. 2358. Title No 14,0464E.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Storey wooden frame dwelling house 5 Rooms, 1 Bunk House, 1 Barn, 1 Packing shed.

3. INSURANCE (Give particulars; state where policies are) Queen Insurance Co. \$1000.00 Policy No. XX00222453

4. TAXES (Amount and where payable) \$26.50. Payable Municipality of Matsqui. B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Mrs K. Roskewich FIRE Ins. life Mount Lehman B.C. The above named with pay all taxes and insurance until

my return.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry office New Westminster B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Berries, and Asparagus.

Leased

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lot 17, S.E. $\frac{1}{4}$ of Section 12, Township 14,
Map 2858
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY Mrs K. Roskewich has all the farm
implements. and personal effects.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$50.00 Victory Bond, 3--\$500 War Savings Certificates, 1--\$100.00 War Savings Certificate.

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. \$1000.00 No. of Policy 2087118. Policy in declarants possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 16th day of April 1942.

(Signature) [Handwritten Signature]

Witness

FOR DEPARTMENTAL USE

July 30th, 1947

Mr. Shigeo KATSURA,
 Registration No. 13000,
 117 Robert St.,
 Toronto, Ont.

Dear Sir:

Attached hereto is Custodian cheque for \$104.81 which is balance of your account at this office. This amount is from the sale of your property and since writing you on August 17th, 1944 advising you that you had \$88.90 in your account a charge of \$15.00 has been made for legal fees and your account was credited with \$7.43 and \$23.48 respectively proceeds from the sale of meeting building and assets of the Yamato Nokai Society equally divided between members. These entries make your total credit balance \$104.81 as per the enclosed cheque.

The \$50.00 Dominion of Canada Bond and War Savings Certificates also the Sun Life Assurance Company policy were at all times in your possession and therefore did not come under the control of the Custodian.

Your chattels and equipment were left with Mrs. Roskewich for sale and in order that your file may be complete please confirm to us that your instructions were carried out and the proceeds of the sale sent to you. |||

For your convenience a stamped, addressed envelope is enclosed.

Yours truly,

C. H. Reed

C. H. Reed
 Accounting Department

CHR: BK
 Encl. 2

EXHIBIT NO. 1009-7

DATE 5 May 1948

FILED BY J. W. G. Hunter