

<u>REAL PROPERTY</u>										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% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					171.00		359.04			359.04
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										359.04



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CASE NO. 1093

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JAPANESE PROPERTY CLAIMS COMMISSION

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Toronto, Ontario,

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October 5, 1948.

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IN THE MATTER OF THE CLAIM OF

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KESAGUMA UCHIMARU.

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PROCEEDINGS AT HEARING.

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Original

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IN THE MATTER OF THE "INQUIRIES ACT"

PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J. A. MCGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

October 5, 1948.

IN THE MATTER OF THE CLAIM OF

KESAGUMA UCHIMARU.

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C., appearing for the
Dominion Government.

F. A. BREWIN, ESQ. appearing for the
Claimant.

A. SMITH, ESQ., Secretary,
G. N.R. UPTON, ESQ., Official Interpreter.
J. B. MCGREGOR, ESQ. A Official Reporter.



K. Uchimaru,
In chf.

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KESAGUMA UCHIMARU, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Mr. Uchimaru, is this your signature on this document entitled "Real Estate, Farmland"? A. Yes.

Q. And are the facts stated in this document true? A. Yes.

Q. May I file that then as Exhibit 1.

(CLAIM IN RESPECT TO FARM PROPERTY IN THE MUNICIPALITY OF MAPLE RIDGE, MARKED EXHIBIT NO. 1)

Q. You are the father-in-law, are you, of Mr. Goryo, who gave evidence in the last case? A. Yes.

Q. And this property did not have a house or residence on it? A. There was no residence, there was just a packing house.

Q. Perhaps I should at this stage ask if my friend would file the Farm Appraisal Report. I might ask one or two other questions while that is being produced.

How long have you been farming in British Columbia? A. From 1909 onwards.

MR. CHRISTIE: I am tendering the Farm Appraisal Report as Exhibit 2.

(FARM APPRAISAL REPORT, MARKED EXHIBIT NO. 2)

MR. BREWIN: I notice this Farm Appraisal Report refers to a packing shed. It says it was built on a road allowance. Do you know anything about that; was it on your property? A. It was on my property.



K. Uchimaru,
In chf.

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Q. I see you have given the particulars of it in Exhibit 1. Now, the Farm Appraisal Report shows 1.9 acres in strawberries. What do you say about that?

A. There was three acres of strawberries; three acres cleared and in strawberries.

Q. So the appraiser you say is wrong when he says there was only 1.9 acres? A. By the number of strawberry plants which I planted, which was 24,000 I estimate that there were three acres in strawberries.

Q. 24,000 strawberry plants? A. Yes.

Q. Did you have any special experience in growing strawberries? A. From about thirty years experience of strawberry culture I should say I had experience.

Q. Now I notice that the balance of the property is said to have been second growth heavy bush-logged off land, some alder firewood? A. There was also some fir and some maple.

Q. And was that saleable commercially at all?

A. This type of tree was salable but I used it for myself although I had the idea of later on cutting it down and selling it.

Q. Did you ever receive any offers to purchase any of the wood on the property? A. Yes, on several occasions from the saw mill.

Q. And how much would they offer to pay for it?

A. \$12. a thousand feet.

Q. Was that as it stands or after it has been cut? A. Before it was cut, or standing.

Q. And can the witness give any idea as to the



K. Uchimaru,
In chf.

1 number of feet of wood there might have been on these
2 properties? A. I figure roughly 100,000 feet.

3 Q. I see the Appraisal Report says the
4 opportunity for employment around there was extremely
5 limited. Does the witness know of the opportunities
6 for employment in the neighbourhood? A. Beyond the
7 saw mill there was little opportunity for work as there
8 were no other factories or things like that there.

9 Q. Now, does the witness agree with what was
10 said in the former case, that this property might well
11 be sold with the adjoining Lot 8 that belonged to
12 his son-in-law, Mr. Goryo? A. That may be so but
13 I am making my claim on my own now.

14 Q. Yes, I understand that, but the question
15 was just whether he thought that the two properties
16 together could perhaps get a better value than selling
17 one individually? A. It might be beneficial from the
18 point of view of the larger acreage and one thing and
19 another like that.

20 Q. Was my friend raising any question about title?

21 MR. CHRISTIE: I file, your honour, the
22 Certificate of Encumbrance as Exhibit 3.

23 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.3)

24 MR. BREWIN: Perhaps we might also put in the
25 assessment on this property.

26 MR. CHRISTIE: I will file Notice of Assessment
27 as Exhibit 4.

28 (NOTICE OF ASSESSMENT, MARKED EXHIBIT NO.4)

29 MR. BREWIN: I see, Mr. Uchimaru, although the
30 appraiser values this property at \$174. you paid \$800.
for it in 1937; is that correct? A. Yes, that is so,



K. Uchimaru,
In chf. - cr. ex.

1 I paid \$800. for it, I think it was in 1936.

2 Q. And it was all uncleared bushland at that
3 time? A. Yes.

4 Q. That is all, thank you.

5
6 CROSS-EXAMINATION BY MR. CHRISTIE:

7 Q. From whom did you buy this land? A. From
8 a Japanese by the name of Fujiwara.

9 Q. Was any portion of the land in strawberries
10 at that time? A. No.

11 Q. Did you measure off the amount of land
12 that was in strawberries or are you only estimating it
13 by the number of strawberry plants? A. I didn't
14 take any measurements, I estimated it by the number of
15 plants.

16 Q. What did you do with the strawberry crop
17 in the year prior to your evacuation? Did you sell it
18 or was it for your own consumption? A. I sold them
19 to the jam factory.

20 Q. What did you receive? A. \$1500. a year.

21 Q. I am producing the J.P. Form, is that your
22 signature? A. Yes.

23 Q. I am filing this, your honour, as Exhibit 5.
24 (J. P. FORM, MARKED AS EXHIBIT NO. 5).

25 Q. Was any use made of the land apart from the
26 strawberry crop? A. I just worked on it myself. I
27 just had the strawberries, that is all; no other fruits.

28 Q. No other crop of any kind? A. I just had
29 the strawberries on my own property, and I used to live
30 over at my son's place.

Q. What was the packing house used for?



K. Uchimaru,
cr. ex.

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A. I took the strawberries there and put them up into crates.

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Q. Where were you employed? A. I wasn't doing any other work; I worked at the C.P.R. sometimes.

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Q. How often did you work at the C.P.R.?

7

A. About three years when I had time to spare from my farming.

8

9

Q. But how many days in each year would you work for the C.P.R.? A. About three months,

10

11

November, December and January.

12

Q. And did you employ anyone to help you with the cultivation and marketing of the strawberries?

13

14

A. Yes.

15

Q. And what would this labour cost you?

16

A. About \$1.75 a day.

17

Q. What would be the total cost in marketing this crop of strawberries, in raising and marketing this crop of strawberries? A. For pickers and sundry work \$1500.

20

21

Q. Did it cost you \$1500.?

22

A. He alters it to \$1200. now.

23

Q. Now, in regard to the amount of land in bush; did you derive any profit from the amount of land in bush? A. No, I didn't receive any revenue from

24

25

the other part of it.

26

Q. What type of wood was on this land?

27

A. Alder, fir and cedar. I sold about \$150. worth of cedar.

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Q. In what period of time? A. I think it was in 1928 or 1929.

30



K. Uchimaru,
cr.ex - re-exam.

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Q. That is all thank, you.

RE-EXAMINATION BY MR. BREWIN:

Q. I thought I might clear up this problem about what you get from the land and what you put on it. Do I understand you to say your total revenue from crops on this particular property of two or three acres was \$1500? Was that the gross revenue? A. That \$1500. was derived from the three acres.

Q. And it was the total income? A. Yes.

Q. Then you said that the cost of labour and marketing would be -- first you said \$1500. and then \$1200. I was wondering if that was in regard to the crop from this particular three acres or was with reference to something else? A. No, that \$1200. was from the other 12 acres.

Q. What does he refer to as the other ten acres?

A. There was asparagus --

Q. I don't want to know what was on it; but which other ten acres was it?

MR. CHRISTIE: Your honour, I don't want to interrupt my learned friend, but I don't think we are interested in the other ten acres.

A. There was another ten acres over this three acres.

MR. BREWIN: Let us try to get this straight. He is making a claim here in respect to three acres or two acres that were in strawberries on lot 11? A. Yes.

Q. Now, he told us a minute ago that he estimated a cost of producing the crop of \$1200. and then he said



K. Uchimaru,
re-exam.

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it was on some other property, another ten acres. What other ten acres is it? A. That was property in my son's name.

Q. That is what I thought. Now, if it was \$1200. it might cost to take the crop off your son's farm, can you give us any estimate on the expenses of labour or any other expenses in taking the strawberry crop off these three acres that we are discussing here?

A. Generally speaking \$200. or \$300.

Q. Did he use his own labour or was that his family or did he hire someone? A. From outsiders that I employed, I paid \$200. to \$300.

Q. Would there be any other expenses in connection with the strawberry crop? A. Oh, just very small things.

Q. I suppose baskets and things? A. Crates.

Q. Just small things? A. Oh, bone meal -- I used every year about three tons of bone meal on the three acres.

RE-CROSS EXAMINATION BY MR. CHRISTIE:

Q. In arriving at your estimated value of \$2000. how much value per acre did you put upon the land in strawberries and how much value per acre did you put upon the land that was in bush? A. The cleared land is worth \$500. an acre.

Q. That is the strawberries? A. Yes.

Q. And the balance, am I to take it, the land that is in bush is worth \$1500. Is it \$500. for each acre for the strawberry land? A. Yes,

Q. Oh, \$500. an acre for the strawberry land --



K. Uchimaru,
Re-cr.ex.

1 \$500. is the valuation for the bush land and \$1500.
2 for the strawberries; is that it? A. Yes, on the
3 basis of my calculation, \$1500. for the cleared portion
4 and \$500. for the other.

5 Q. I notice in the Farm Appraisal Report they
6 value the strawberries at \$50. an acre. How do you
7 account for the value put by you of 10 times that, or
8 \$500. an acre. Is he out to that extent?

9 A. I bought the property for \$800. and have
10 cleared the three acres, and planting it and getting
11 plants and one thing and another like that, it cost me
12 about \$1500.

13 Q. That is hardly an answer to my question.

14 MR. BREWIN: I do not want to object to my
15 friend but he is asking this man to argue his own case
16 and figure why the Soldiers' Settlement Board --

17 THE SUB-COMMISSIONER: He is entitled to be
18 cross-examined.

19 MR. BREWIN: He is entitled to be cross-examined,
20 but your honour, he is not entitled to be asked that.

21 THE SUB-COMMISSIONER: The question is
22 perfectly simple. He valued the three acres at \$1500.
23 and valued the whole thing at \$2000. I think the
24 question is perfectly proper. The whole thing is
25 probably he doesn't know how to answer it.

26 MR. BREWIN: Neither could anybody else answer
27 it. He is asked to explain the difference between
28 his valuation and the Soldiers' Settlement Board
29 appraisal, which is something he shouldn't be in a
30 position to answer, and should not be asked.

MR. CHRISTIE: Your honour, I am trying to be



1 helpful in this matter, and frankly what bothers me is
2 this -- I read the Farm Appraisal Report which puts a
3 value on the strawberries of \$50. an acre -- now the
4 claimant puts it in at \$500. an acre. What I am trying
5 to arrive at is, has he anything in mind in making up
6 his valuation that might have been overlooked by the
7 appraiser for the Farm Appraisal Board. If there is,
8 I think he should tell us what it is.

9 THE INTERPRETER: He is trying to arrive at
10 this by an estimation of the price, and the man finds
11 it difficult to do so. He is trying to estimate the
12 price of the strawberries and the cost of clearing it.

13 MR. CHRISTIE: I do not wish to press this
14 point if he cannot answer it. If he cannot give me any
15 reason for it I will have to leave it.

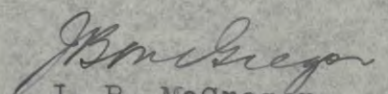
16 MR. BREWIN: He has given you some reason
17 already.

18 MR. CHRISTIE: That is the end of my examination.
19 By way of defence it is submitted that the real
20 property was sold at its fair market value, and I am
21 tendering the Real Property Summary as Exhibit 6.

22 (REAL PROPERTY SUMMARY, MARKED AS EXHIBIT NO.6)

23 (PROCEEDINGS ADJOURNED SINE DIE)

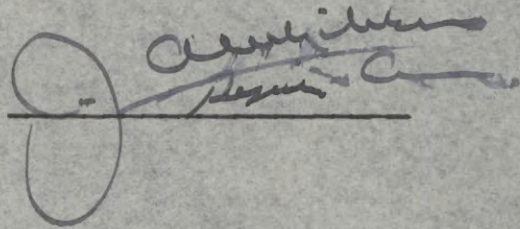
24 I hereby certify the foregoing to be a true
25 and accurate transcript of the proceedings
26 herein.

27 
28 J. B. McGregor,
29 Official Reporter.
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I, John A. McGibbon, Deputy Commissioner,
appointed to hear a Commission to investigate
claims of Japanese Canadians for property loss,
do certify the foregoing is a true copy of
the evidence heard on the within claim.



Inle 4821

Case no 1090. NOV 24 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]

Toronto

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

- (1) NAME UCHIMARU KESAGUMA (RCMP) Reg. No. 13533
(Print) Surname Given Name
- (2) Pre-Evacuation Address 3178 Chapman Rd Whonock B.C.
- (3) Present Address 81 Darcy St. Toronto
- (4) REAL ESTATE
 - (a) Street Address (if any) Maple Ridge BC Province British Columbia
City of Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
Lot 11 of the SW 1/4 of Sec 6. Twp 15 Map 2721. Dist of New Westminster. COPE 51479
 - (c) Type of Real Property (cross out words which do not apply):
 - (i) Farm
 - (ii) ~~Residence~~ Type of business Strawberry Farm
 - (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.) _____
 - (e) Fair market value at date of sale (estimate this to the best of your ability):
 - (i) Land - - - - - \$ 2000.00
 - (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) - - - - - \$ 2000.
 - (v) Amount at which Custodian sold property and credited your account - - \$ 171.
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1829.
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation _____
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____
 - (c) How stored or packed at time of evacuation _____

(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")

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

- | | | | |
|-----|-------|--------------------|-------|
| 1. | _____ | Estimated Value \$ | _____ |
| 2. | _____ | Estimated Value \$ | _____ |
| 3. | _____ | Estimated Value \$ | _____ |
| 4. | _____ | Estimated Value \$ | _____ |
| 5. | _____ | Estimated Value \$ | _____ |
| 6. | _____ | Estimated Value \$ | _____ |
| 7. | _____ | Estimated Value \$ | _____ |
| 8. | _____ | Estimated Value \$ | _____ |
| 9. | _____ | Estimated Value \$ | _____ |
| 10. | _____ | Estimated Value \$ | _____ |

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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) - - - - - \$ 1829.00

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

I, K. Uchimaru of the city
of Toronto in the country 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 country of York)
this 19th day of November) Kesaguma Uchimaru
A.D. 1947. F. Brewin) 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.

UCHIMARU Kesaguma
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT NO. 1094-1
DATE OCT 5 1948 13533

FILLED BY
Cleared *F. A. Brewin*
~~Uncleared~~ Improvements
or cultivated at date of Purchase
at date of Purchase
Reg. No.
Estimated value at Date of Sale

LAND	Acres	Date of Purchase	From Whom	Cost Price	or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	7						
Cultivated not planted							
Cultivated and not in crop							
List Crops							
Strawberry, 3 acres	3	1937	Mr. Fujiwara	\$ 800.00	All uncleared (bush)	None	\$ 2,000.00
Total	10 acres						

Total

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

Description	When Made	Cost
Clearing 3 acres	1937 - 41	\$ 1,100.00
Ditching, open and closed, 600 ft.	1941	200.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Packing House		12x20	Frame	1939	\$ 30.00		\$ 10.00	\$10.00	\$30.00

Summary

Estimated value	\$2,000.00
Sold by Custodian	171.00
Claim:	\$1,829.00

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

Claimant feels appraisal is too low.
Claimant states 3 acres were in strawberry and not 1.90 acres.
Appraisal states no building, but also lists the above packing house.

K. Uchimaru

Signature

Estimated Value at Date of Sale	Date of Purchase	Estimated Value at Date of Purchase	Cost	When Made	From Whom	Date of Purchase	Area	Character	Remarks
\$1,000.00	None	All enclosed (bush)	\$1,000.00	1937	Mr. B. W. ...	1937	10 acres	Total	...

IMPROVEMENTS SINCE THE BASE OTHER THAN BUILDINGS (e.g., cultivation plants, trees or stumps)

Estimated Value	Allowance for Depreciation	Value of Own Labor	Material	Cost	Date Made	From Whom	Date of Purchase	Area	Character	Remarks
\$30.00	\$10.00	\$10.00	\$20.00	\$40.00	1937	...	1937

1093

Estimated Value \$1,000.00
Sold by ... \$171.00

...

... is too low. ...
... in ... and not 1.75 acres.
... but also lists the above
... house.

BC-191-P

Farm Appraisal Report

EXHIBIT No. 861 5
DATE
FILED BY
File No. JL-323

Land Description Lot 11 of SW 1/4 of Sec.16, Tp.15, Map 2721, N.W.D.

Containing 9.83 Acres

Owner's Name UCHIMARU, Kesagama Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock, B.C. Distance 1 mile

Market Town New Westminster, Distance 26 "

Church (give denomination) C.of Eng. & Presb., -Whonnock, B.C. Distance 1 "

Nearest School Whonnock Public School Distance 1 "

State how property was identified: One corner post located; map and road check.

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

Property has access to No.2 Road; very narrow at present, but is 66' road.

Is this district a good one? Only fair.

Employment opportunity Extremely limited.

Predominating Nationality and religion: British, Protestant; Japanese predominate in immediate area.

Describe Fencing and its condition: No fencing. Value \$

Water supply: No well. Value \$

BUILDINGS ON FARM

4821

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NO BUILDINGS						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
Packing shed	12 x 20	Pole & Shk.		built on Road Allowance				
	X							
	X							

No electric light available.

Total present day value \$

Total Value Buildings add to farm \$

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.90	Southern exposure <i>r.90</i>	10"gravelly to sdy.loam	Clay	Strawberries	50.00	95.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
7.93	Rising hill-side. <i>7.93</i>	10"grav. sdy.loam	Gravel to clay	2nd growth heavy bush-logged off land; some alder firewood.	150.00 an ac. up	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
<i>9.82</i>						

Total value of Land \$ 174.30

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 174.30

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

Land has been cleared within the last 6 or 7 years. Japanese owner and family are taking off crop.

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

Small fruit and poultry-with necessity for outside work.

Noxious weeds:

Thistles are bad in places, but have been kept under control.

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

Maple Ridge Municipality - Haney, B.C.

Land assessed at \$700.00
Improvements at \$150.00
\$850.00 - 1942 Taxes - \$24.52.

Date: 20th June 1942.

Place: New Westminster, B.C.

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

Inspector's Signature

"L.B. PLUMBLY"

32-323 - K. UCHIMARU

Farm Appraisal Report

Remarks: This property is on No. 2 Road & 28th Avenue runs into it. Land has a gradual slope to the North, which gives it a Southern exposure, and in my opinion in very dry season land would dry out badly. As you go up the slope the land appears to get more gravelly.

There are no buildings on this property. The married daughter's husband, Y. Goryo, owns the adjoining lot 8, with fair house, but little cleared on it. The lots 8 & 11 would make one fair holding, but would then only be subsistence farms, and outside work is extremely scarce.

(FOR ORCHARD LANDS ONLY)

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

No fruit trees.

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

1.45 acres - 1st & 2nd year Strawberries.

\$.....

.45 " - New planting of strawberries.

\$.....

1.90 " - Cleared - balance bush land.

\$.....

\$.....

\$.....

\$.....

\$.....

\$.....

\$.....

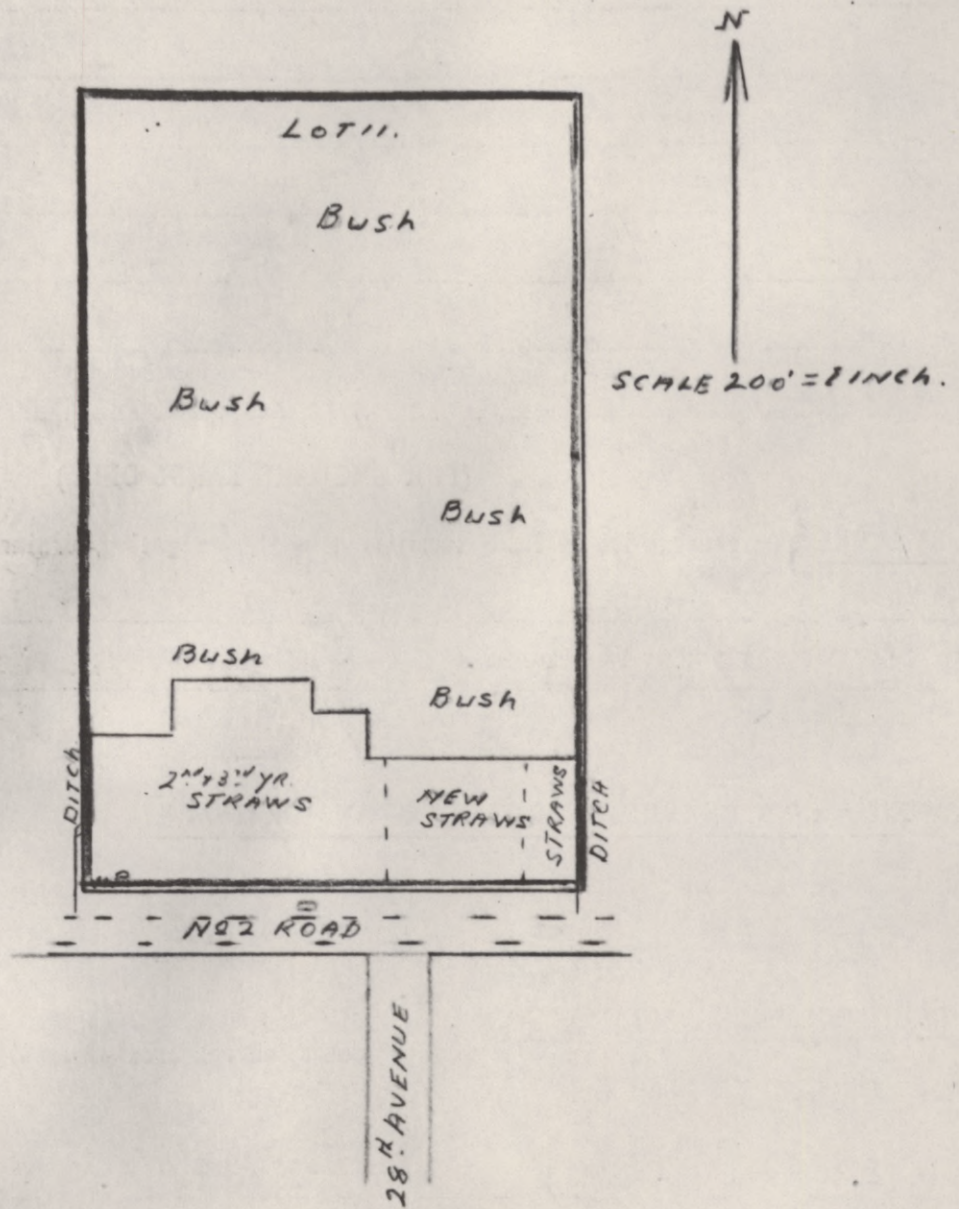
Total \$.....

Amount fruit trees add to value of farm \$.....

Diagram of Property

KESAGUMA UCHIMARU

LOT 11 of SW 1/4 of SE 6. THIS MAP 2721 N.W.D
9.83 ACRES



Following careful review of this appraisal report, it is my opinion that the present value is \$ 150.00

Date..... 22nd June 19 42.

"I.T. BARNET"

District Superintendent.

CERTIFICATE OF



ENCUMBRANCE 1095-J

LAND REGISTRY OFFICE

DATE OCT 5 1943
FILLED BY A. A. Christie
New Westminster, B.C.

[Handwritten signature]

--- minutes 10 o'clock 24th day of March, 19 43

I HEREBY CERTIFY that the following is the state of the title to -----

Lot 11 of the South West quarter of Section 6 Township 15 Map 2721
Municipality of Maple Ridge in the District of New Westminster

Registered Owner: KESAGUMA UCHIMARU

13533 A

viz.:

Register of Indefeasible Fees Folio No. 129020E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 25618

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

[Handwritten signature]
Registrar.

To Office of the Custodian

91
[Handwritten marks]

Notice of Assessment, 1943.

Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
2491	11	134	6	15	2721	9.83	\$ 150—	\$ 700—	\$
								EXHIBIT No. 1098-4	
								DATE OCT 6 1943	
								FILLED BY R. E. Christie	

TAKE NOTICE that the above property is assessed as above for the year 1943. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.30 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

File 4821
Reyo # 13833

Keaguma Uchimaru,

Shanack, BC.

C/o Custodian

BUREAU HASTINGS PARK

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

EXHIBIT No. 1093 - 5

NAME: UCHIMARU, Kesaguma

DATE: Oct. 5 1948

FILED BY

HOME ADDRESS: P. O. Box 225, Whonnock, B. C.

K. A. Christie

REGISTRATION NUMBER 13533

SEX: M

AGE: 59

OCCUPATION: Strawberry Grower

(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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yoshi

ADDRESS OF WIFE OR HUSBAND: P. O. Box 225, Whonnock, B. C.

NAMES OF ANY LIVING CHILDREN: Sachiko, (F)

ADDRESS OF CHILDREN: P. O. Box 225, Whonnock, B. C.

AGE OF CHILDREN: Will be 16 on the 27th April, 1942

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

1. LOCATION AND DESCRIPTION: 10 acres of land $\frac{1}{2}$ miles East of

Whonnock, B. C. on 27th Avenue. Does not know exact description.

2. BUILDINGS AND OTHER IMPROVEMENTS: House, frame 10' x 20'

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) About \$25.00 per year

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

6. OCCUPANCY AND LEASES (If vacant so state) Vacant

4. INSURANCE

5. MORTGAGES

OTHER

6. MONEY

7. BONDS
\$100.

in my

8. BANK

9. LIFE

10. INTEREST

11. SAFETY

LIABILITIES

1. PERSONAL

2. TRADE

I, the undersigned, certify that the above is a true and correct statement of the insured's assets, liabilities, and interests, as of the date hereof.

I certify every description and indirect

Dated this

"M.

FOR DEPARTMENT

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registration office,
New Westminster, B. C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN $\frac{1}{4}$ a cre. strawberries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 1 mile west of Whonnock P. O., B. C.
Dwelling.

2. LANDLORD'S NAME AND ADDRESS: My son, Iwawo UCHIMARU. Whonnock P. O. B.C.

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 belonging to me.

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 None

office,
Westminster, B. C.

FORM "JP"

FILE No.

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)
\$100.00 shares in Pacific Co-operative Co., Mission, B. C.
in my wife's possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

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 20th day of April 1942

(Signature) "K. Uchimaru"

"M. H. Brandon"
Witness

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

FOR DEPARTMENTAL USE

Dec. 14, 1943

C. J. ...

SUPPLEMENTARY LIST of Kesaguma UCHIMARU, Registration No. 13533

Kesaguma UCHIMARU wishes to inform the Custodian that he has an Insurance Policy in the Western Mutual Benefit Association for \$1000, beneficiary his wife Yoshi UCHIMARU. Policy No. 3878/5049 in his possession

Also that he has a $\frac{1}{2}$ -ton 1940 Ford light delivery truck
in custody at Hastings Park

7

EXHIBIT No. _____
 DATE..... Oct. 5 1948
 FILED BY K. A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Kesaguma UCHIMARU -m- Reg. No. 13533.

CATALOGUE NO.: Part of the Director the Veterans' Land Act first offer.

PROPERTY ADDRESS: 3178 Chapman Road, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 11 of the South West quarter of Section 6 Township 15 Map 2721 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In the name of Kesaguma UCHIMARU.

ENCUMBRANCE: Vesting 25618 - 25th March 1943.

ASSESSED VALUE: 1942 -
 Land \$700.00
 Improvements \$150.00 Total \$850.00 Taxes \$24.52

CLASSIFICATION: There is no report by the inspector referring to this land. The owner declared a farm of 10 acres of which $\frac{1}{4}$ acre was in strawberries and a frame house 10 x 20.

HISTORY OF ADMINISTRATION: From the file it would appear that this property was occupied by B. E. LIDSTONE as tenant from the owner during the season of 1942, and as the account is credited with \$25.38 on the 3rd November 1942, it is presumed that this represents rental received from Lidstone.. On the 19th March 1943, the Custodian leased the property to C. B. TELFORD for 10 months as from the 1st March 1943 to the 31st December 1943 with storage space for chattels reserved. The consideration in this lease was that the lessee should pay the taxes for 1943. Whether he did so or not is not on record.

SOLD: To the Director the Veterans' Land Act for \$171.00 as at 1st Jan. 1943. Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Kesaguma UCHIMARU, sale price \$171.00, plus rental \$25.38, total \$196.38; less Certificate of Endumbrance, \$1.00, registration fee \$3.00, legal fee \$15.00, total \$19.00, Net amount released \$177.38.

TITLE: Included in C. of T. 169888-E and payment of consideration included in cheque to the Custodian dated March 22nd, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED May 10th, 1946.

IM:ML

"Ian Macpherson"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.

Dec. 14, 1948

C. McLaughlin
 Ed.