

<u>REAL PROPERTY</u>											
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total		
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total			
					516.	521.99			521.99		
<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				
		450.		128.25	36.00	166.00	74.70		238.95		
<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 Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
							7.40 171.60		125.30	3.85	121.45
<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				
30.00	10.40	3.12	34.66	160.50	55.63				58.75		
TOTAL RECOMMENDATION										941.14	



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CASE NO: 1176

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 26, 1948.

IN THE MATTER OF THE CLAIM OF

NAOICHI KARATSU

PROCEEDINGS AT HEARING

Original.

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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

HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 26, 1948.

IN THE MATTER OF THE CLAIM OF

NAOICHI KARATSU

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,

A.G. VEITCH, ESQ., Official Reporter.



1 THE SUB-COMMISSIONER: So far as the Real
2 Estate claim in this case is concerned, it is the same
3 as the last?

4 MR. BREWIN: Yes. In this case the claimant,
5 himself, is ill. I will tender the evidence of his
6 son in his place.

7 THE SUB-COMMISSIONER: All right. Is it the
8 wish of counsel that the evidence put in on the Okada
9 claim as to real property should apply on this one,
10 too?

11 MR. BREWIN: Yes. There are one or two addit-
12 ions or corrections.

13 THE SUB-COMMISSIONER: I do not mean that it
14 should be the exclusive evidence, but that that evidence
15 should be considered also in connection with the
16 Karatsu claim?

17 MR. CHRISTIE: The Farm Appraisal Report and
18 the different exhibits?

19 THE SUB-COMMISSIONER: And the witness' own
20 evidence.

21 MR. CHRISTIE:, Yes. I am satisfied with that.

22
23
24 PETER KARATSU, being first duly sworn, testi-
fied as follows:

25 DIRECT EXAMINATION BY MR. BREWIN:

26 Q. What is your father's name?

27 A. Naoichi.

28 Q. And he, I understand, was the joint owner,
29 together with Mr. Okada, who has just given evidence,
30



P. Karatsu,
Dir. ex.

1 of a farm in Whonnock? A. That is right.

2 Q. And what is your father's state of health
3 now? A. My father has got a heart ailment and
4 any sort of excitement or nervous strain on him in-
5 creases the beat of his heart and he feels very uncom-
6 fortable and in fact he becomes very sick.

7 Q. And, has he requested you to give what
8 facts you can about the claim? A. Yes. All along
9 through these proceedings I have always appeared on
10 his behalf.

11 Q. You heard the evidence given by Mr. Okada?

12 A. Yes.

13 Q. Now, as far as the form of Real Property
14 which was filed is concerned, are the facts stated in
15 that correct? A. Yes. The facts stated in
16 the form are correct.

17 Q. You are apparently drawing a distinction
18 between the form and what was said?

19 A. Yes.

20 Q. What was said with which you do not agree?

21 A. Well, I think Mr. Okada made a statement that
22 there was only four and one-half acres cleared when
23 he was asked but I maintain that there were seven
24 acres of that cleared property.

25 Q. You said you maintain that. Do you know?

26 A. Yes.

27 Q. I see this property was purchased for \$1,350
28 in January 1932. Is that right?

29 A. Yes. That is right.
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Q. And, it says "From whom: - Mr. 'Halbert' and 'Mengies'?"

A. It should be "Harold Menzies." it

Q. And he was from whom the property was bought?

A. Yes.

Q. And at that time apparently two acres were cleared only?

A. Yes, sir. That is right.

Q. There was one house on the property?

A. That was purchased with the land.

Q. And the other house was built just shortly before the evacuation?

A. That is right, yes.

Q. This form which was marked as an exhibit in the last case says cultivating and planting five acres. Was that work done after the property was purchased?

A. Yes, that was.

Q. And who did it?

A. It was done by the people who were renting the property from us. We did not take anything for rent. They paid the taxes on it and we let them stay on the place with the understanding that they would clear the property for us.

Q. How do you come to estimate the cost of doing that, of cultivating and planting five acres at \$1,500.?

A. Well, we put that sum there, of \$1,500., on the basis of what it would have normally cost us if we had had someone else do the clearing and cultivating for us.

Q. So, that is not the actual cost; that is



1 an estimate of what it would take to clear the land
2 and cultivate? A. Yes.

3 Q. What you actually did was for --- Mrs.
4 Shimozi who had a family of five ---

5 Q. She and her family paid the taxes and did
6 this work and you did not charge them any rent?

7 A. No.

8 THE SUB-COMMISSIONER: Q. How long were they
9 on the land as tenants?

10 A. They were on the land there I think - two
11 years after we purchased the place they asked permission
12 to move in and my father and Mr. Okada gave them
13 permission to move in on the understanding that they
14 would pay the taxes and do the clearing.

15 Q. And how long, altogether were they there?

16 A. I would say they were there for about eight
17 years.

18 Q. Which would make the rent you were charging
19 them about \$200. a year?

20 A. Yes. It would work out to about that much,
21 I think, plus the taxes, of course.

22 Q. And were they living in the old house on
23 the place?

24 A. Yes. They were living in the house which
25 Mr. Okada was living in prior to evacuation.

26 MR. BREWIN: Then, I will not go into any
27 details.

28 Q. I notice there were two sheds on the property
29 not mentioned in the Farm Appraisal Report. Is that
30 right? A. Yes.



P. Karatsu,
Dir.ex.

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Q. Yes; and he says the old house was not worth repairing. Have you any comment to make on that?

A. I think it is absurd, that statement, because the Shimozi family had been living in that quite comfortably and Mr. Okada was living in that house, too. As far as I know it was in fairly good condition when we left it.

Q. Is there anything else about the property which you wish to say - that is, the farm?

A. No, I do not think there is.

Q. Now, your father is also making a claim in regard to Personal Property.

A. There is one other thing I want to mention about that farm, that the new house which we built prior to leaving that place, I think Mr. Christie said that the place was unfinished but it was finished with shingles outside, with ship-lap on the inside, tar-paper and shingle siding on it. The only thing which was not finished on it was the painting. It was not painted.

THE SUB-COMMISSIONER: Q. The way you would describe that, I take it the tar-paper was on the inside. The tar-paper would be on the outside with siding over it?

A. The ship-lap with the tar-paper and the shingle siding on top of the tar-paper so that if the house was painted it would be absolutely finished.

MR. BREWIN: Q. Now, your father is also making a claim in regard to a fishing vessel?

A. Yes, he is.



1 Q. Did you supply the facts that are contained
2 in this form, Personal Property, Fishing Vessels?

3 A. I did not get that.

4 Q. Did you give the information which is in this
5 form for Personal Property, Fishing Vessels?

6 A. Yes.

7 Q. And is the information true to your knowledge?

8 A. Yes.

9 MR. BREWIN: I see. Now, I do not know, your
10 honour, whether there is any point in having this
11 signed by the claimant's son, or whether I simply
12 tender it as a convenient way of putting his evidence
13 in.

14 MR. CHRISTIE: I am satisfied with that, as
15 long as it is on the record.

16 MR. BREWIN: Yes. I am tendering that as
17 Exhibit 1.

18 (PARTICULARS OF PERSONAL PROPERTY, FISHING
19 VESSELS, MARKED EXHIBIT NO.1)

20 Q. You have set out here that this fishing
21 vessel was purchased in 1937 for \$1,200.? Is that
22 right?

23 A. Yes.

24 Q. Do you know in what condition it was when
25 it was evacuated?

26 A. The vessel was in first-class repair condition.

27 Q. I notice particularly that in the appraisal
28 by John Gould it says the crankshaft is slightly bent.
29 What would you say about that? A. I think that

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statement is crazy because of the fact that the engine was in perfect condition. The engine, itself, was only about six years old.

Q. Just tell us what you know about it. You do not need to comment on Mr. Gould, because after all something might have happened to it since you were there.

A. As far as I know that crank-shaft was not bent when my father handed it over.

THE SUB-COMMISSIONER: Q. When did you last use the boat?

A. The last time we ever used it was when it was impounded. We had to take it over to New West Minster.

Q. How did it run then? A. I personally took the boat over there and it was in very good running condition.

Q. Did you take it over under its own power?

A. Yes, sir.

MR. BREWIN: Q. I suggest if the crank-shaft was bent could you have navigated it all right?

A. If the crank-shaft was bent there would be a terrific knock in the motor.

Q. And you did not notice any such thing?

A. No.

Q. I see in 1939 your father spent \$250. in having the engine and vessel reconditioned?

A. Yes, sir.

Q. Apparently there is a statement here "The



1 record from the vessel shows repairs of \$490.52 made
2 in 1944." Do you know anything about that?

3 A. Yes. If repairs was made in 1944 I think
4 it is because of the fact that after the vessels were
5 impounded by the Navy the majority of those vessels
6 sank while they were impounded. In order to make it
7 salable the Custodian or whoever was in charge of those
8 vessels had to repair it before they could be sold.

9 Q. What I am asking you about is do you know
10 anything about that? A. I was not informed of
11 anything.

12 Q. You were not there? A. No, and I
13 was not informed of anything.

14 Q. Is there anything else about the value of
15 the boat of which you can tell us which is not in the
16 form? A. Nothing which is not in the form.

17 Q. Well, then, I am showing you a document
18 headed Personal Chattels, which gives some facts in
19 regard to some of the Personal chattels for which
20 your father is claiming. Did you, after consultation
21 with your father, give the instructions on which this
22 form is based?

23 A. Yes. My father made out the list.

24 Q. Your father made out the list?

25 A. Yes.

26 Q. Have you personal knowledge of the matters
27 set out there? A. Yes, sir.

28 Q. And are they correct?

29 A. Yes, they are correct.
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(PARTICULARS OF PERSONAL CHATTELS,
MARKED EXHIBIT NO.2)

THE SUB-COMMISSIONER: Exhibit 1 says
"Approval by John Gould" which would mean "Appraisal"?

MR. BREWIN: Yes.

I ask that my friend file the Personal Property
Claim Analysis.

MR. CHRISTIE: I tender as Exhibit 3 the
Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM,
MARKED EXHIBIT No.3)

MR. BREWIN: I take it that the list there,
details of claim with valuations, follows the descrip-
tion of the items for which your father was claiming,
and were filed with the claim? A. Yes.

Q. Can you tell us anything about how he arrived
at or how the values set out in there were reached?

A. Well, I personally helped him with all those
valuations. We took into account the price for which
we purchased it minus the fair amount of depreciation,
if there was any. On some articles there was no
depreciation at all.

Q. I see that a very full inventory was
taken by the Custodian's officials in this case, so
that I will not go into any details.

I notice that four spools of stainless trolling
wire which you value at \$68. were abandoned. Can
you say anything about the value of such trolling
wire? A. Yes. The value was \$17. a spool when
we bought those spools.



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Q. And you had not used it at all?

A. They were absolutely brand new.

Q. Thank you.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am producing a J.P. Form dated May 8, 1942. Do you know **whose** signature that is?

A. That is my father's.

Q. And did you have anything to do with the preparation of this? A. No, I do not think I did.

MR. CHRISTIE: I file the J.P. Form as Exhibit 4.

(J.P. FORM, MARKED EXHIBIT NO.4)

Q. Did you tell my learned friend that you helped with arriving at the estimated values of the real property? A. Yes. We figured that all out together.

Q. That is, you and your father?

A. And Mr. Okada and his sons.

Q. I have a letter here dated March 4, 1947, addressed to the Custodian of Enemy Alien Property, Japanese Division, Vancouver, B.C., and it is signed Naichi Karatsu? A. Yes.

Q. Whose signature is that?

A. That is my father's.

Q. There is just one paragraph I would like to place on the record.

"The 30 acres of land owned by Mr. Okada and myself was sold for below its assessed value

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"with no consideration for a new house I built with an approximate cost of \$500. at that time. I have all the receipts for the amount I paid to the Builders Supplies during the construction of that house."

I file this as Exhibit 5.

(LETTER, MARCH 4, 1947, MARKED EXHIBIT NO.5)

And I wish to file at this time as Exhibit 6 the Appraisal of John Gould.

(APPRAISAL, MARKED EXHIBIT NO.6)

MR. BREWIN: In most of these cases there was an additional appraisal made by the J.F.V.D.C.

MR. CHRISTIE: I will put that in.

In the same Exhibit 6 will go this summary taken from the vessel's records in which the F.J.V.D.C. valuation of \$345. is noted.

--- (See Ex. No.6)

MR. BREWIN: The actual valuation is not available?

MR. CHRISTIE: No. That is all I have.

MR. BREWIN: Thank you.

MR. CHRISTIE: That is the way it is noted on them all. I have not anything further on that.

Q. You estimated the value of that boat at \$950.?

A. Yes.

Q. Are you familiar with the Certificate of Registration of the boat? Will you look at that and tell me if that is the certificate of registration



1 of your boat? A. Yes. That is my father's
2 boat.

3 Q. This is your father's boat?

4 A. Yes.

5 Q. The actual owner's name, "N. Karatsu,
6 Clayoquot, B.C." and on that registration it says
7 "Value present, \$750."

8 THE SUB-COMMISSIONER: Who signs the certifi-
9 cate?

10 MR. CHRISTIE: The actual owner's name is
11 printed, and I presume therefore it is a copy: "N.
12 Karatsu" at the bottom.

13 THE SUB-COMMISSIONER: That is, this witness'
14 father?

15 MR. CHRISTIE: That is, this witness' father.
16 I presume that he signed the original. It is a
17 registration of a boat.

18 THE SUB-COMMISSIONER: Who is supposed to fill
19 out this form for registration, the owner of the boat?

20 MR. CHRISTIE: Q. Do you know that?

21 A. No. I think that was done by the J.F.V.D.C.

22 Q. No. This is a registration before that.

23 A. When is that dated?

24 Q. They have to have a registration for each
25 boat. You have to have a registration certificate in
26 order to operate a boat? A. Yes, sir.

27 Q. According to the law?

28 A. Yes, sir.

29 Q. That is correct? A. Yes.

30



1 A. I do not see a date on it.

2 A. But, in view of the fact that it has a
3 lot of Japanese printing on there I think it was done
4 by the J.F.V.D.C.

5 Q. No. It is the custom in most places that
6 you have a registration certificate for the boat?

7 A. But the registration certificate is
8 different from that.

9 Q. Perhaps I am not calling it by the right
10 name.

11 A. That is not a boat registration.

12 THE SUB-COMMISSIONER: We will not argue it
13 now, anyway.

14 MR. CHRISTIE: The reason it is made in English
15 and Japanese is so that the Japanese can understand
16 that he is giving the information for making out
17 this certificate.

18 Exhibit 7 will be the certificate of regis-
19 tration.

20 THE WITNESS: That is not an official regis-
21 tration paper for the boat, though.

22 MR. CHRISTIE: Is that not a matter for argu-
23 ment?

24 I am submitting this as Exhibit 7.

25 (REGISTRATION OF VESSEL, MARKED EXHIBIT NO.7)

26 Q. When was this high-tension magneto pur-
27 chased? A. That was purchased a year before

28 the war.

29 Q. And what did you pay for it then?

30



1 A. I paid \$90., or \$92., or something like that.

2 Q. Was it operating at the time?

3 A. Yes.

4 Q. I note that 200 bait hooks, salmon, one
5 high-tension magneto, 200 spoons with hooks you value
6 at \$60. and \$80. sold collectively for \$3.85.

7 MR. BREWIN: My friend says that, that is from
8 the form, but I think if my friend looks into the
9 auction sheets it occurred to me that that was not
10 possible. What appears here may not give a correct
11 picture.

12 MR. CHRISTIE: I will file the auction sheets.

13 MR. BREWIN: I just do not think the question
14 should be put to the witness.

15 MR. CHRISTIE: I was going to ask the witness
16 for the information, if he has any comments to make
17 on that.

18 THE WITNESS: I do not exactly remember for
19 how much certain things were sold but I do know
20 that ^{all} of those articles you just mentioned were stored
21 by us.

22 Q. Were they all usable? A. Yes; pra-
23 ctically all those things in there except for the
24 magneto was new.

25 Q. And was there a market for them?

26 A. Taken to the right place there was.

27 Q. I guess this was not the right place.

28 A. As far as I know, I think those goods in
29 the report I got from the Custodian were taken to

30



1 Mission City.

2 They were taken to Mission City and auctioned
3 there, whereas, had the Custodian exercised fairness
4 and sold at Vancouver we would have got much more for
5 those fishing articles. They were very scarce and
6 Edward Lipsett would have been glad to buy them
7 back for what we purchased them.

8 Q. Where did you buy these spools of trolling
9 wire? A. Edward Lipsett's in Vancouver.

10 Q. And, how old did you say they were?

11 A. They were unused.

12 Q. Are they in common use? Is there a market
13 for them? A. That is what we used for
14 trolling.

15 Q. It is something that anybody else could use?
16 What I am surprised at here is that they are abandoned.
17 Have you any explanation of why they should be
18 abandoned? A. The only explanation I could
19 give is that they were useless taken to a farm; all
20 that they could be used for was for antennae wire,
21 or something like that, for a radio. Nobody would
22 want four spools of that which contained 600 feet to
23 a spool.

24 Q. How old were the gramophone records, and
25 the gramophone? A. The gramophone I think was
26 purchased in 1937.

27 Q. Was it the kind you wind up by hand?

28 A. Yes.

29 Q. What did you pay for it when you bought it?

30



1 A. I think dad paid somewhere close to about
2 \$80. when he bought it.

3 Q. How old were the records?

4 A. The records were bought all through the
5 following years from the time we purchased the grama-
6 phone.

7 Q. Had the records been played a great deal?

8 A. A fair amount, I suppose.

9 Q. And what was the condition of the records
10 at the time of the evacuation?

11 A. There were none broken.

12 Q. Were they all Japanese?

13 A. No. I think there were 50-percent Occident-
14 al records.

15 Q. Do you know how old these school books
16 were?

17 A. Those schoolbooks were some two
18 years old and some were just bought the year I graduated
19 from highschool. That was when we were evacuated,
20 I mean, the year before we were evacuated. They were
21 all my science, chemistry and physics books.

22 Q. How old was the linoleum?

23 A. The linoleum would be, I think, about
24 three years old.

25 Q. How old were these diningroom chairs?

26 A. Two years.

27 Q. And, how old were the kitchen chairs?

28 A. About the same.

29 Q. Were there any old chairs in the house
30 at all? A. There were not any real old ones;



1
2 some of them were bought before we left the fishing
3 village to come to this farm. There may have been
4 one or possibly two which were five or six years old,
5 I am not sure.

6 Q. That is all, thank you.

7 THE SUB-COMMISSIONER: Nothing more, Mr. Brewin?

8
9 RE-EXAMINATION BY MR. BREWIN:

10 Q. In respect of the letter written by the
11 claimant, let me have a look at it.

12 I do not know whether you can give us any
13 explanation of this or not, but I am showing you now
14 Exhibit 5, a letter from your father, apparently, or
15 signed by him, although I presume that somebody else
16 wrote it for him --- A. Yes; I wrote it.

17 Q. --- complaining that it was sold far below
18 its assessed value with no consideration for a new
19 house "I built with an approximate cost of \$500. I
20 have all the receipts for the amount I paid to the
21 Builders Supplies during the construction of the
22 house." Does that \$500. referred to in the letter
23 include any item for labour at all? A. No. We
24 built the house ourselves. Mr. Okada helped us and
25 Mr. Okada's sons helped us. The \$500. mentioned
26 there is an amount just on material alone.

27 Q. And the receipts which you then had
28 apparently or which your father than had, paid to the
29 Builders Supplies, amounted to roughly \$500.?

30 A. Yes, it would be roughly \$500.



1 MR. CHRISTIE: I will file as Exhibit 8 the
2 Real Property Summary and Personal Property Summary.

3 (REAL PROPERTY SUMMARY & PERSONAL PROPERTY
4 SUMMARY, MARKED EXHIBIT NO.8)

5 And I will file as Exhibit 9 the Auctioneer's
6 Sheets.

7 (AUCTIONEER'S SHEETS, MARKED EXHIBIT NO.9)

8 It is submitted, your honour, that the real
9 property was sold at its fair market value.

10 It is submitted that the fishing vessel gear
11 and equipment were sold at their fair market value.

12 It is submitted that those articles of personal
13 property which were sold at auction were sold at their
14 fair market value.

15 It is submitted that the valuation of those
16 articles which were abandoned was excessive.

17 It is further submitted that those articles
18 of which the Custodian had no record and which were
19 not sold by him, the Custodian is not responsible for.

20 MR. BREWIN: I wonder if my friend would just
21 put in, to help us here, these reports of these
22 auctions, because I find it very hard to understand
23 why nearly \$300. worth of fishing gear was sold for
24 \$3.85.

25 MR. CHRISTIE: This is all I have.

26 MR. BREWIN: This is the only auction sheet
27 there is?

28 MR. CHRISTIE: The only one.

29 MR. BREWIN: And, I wish to point out from this
30 document is that it is a report of the auction sale



1 and first of all it reads:

2 "Large quantity missing, in fact everything
3 except goods auctioned and the following left
4 on the property as having no resale value:
5 2 mattresses, 2 pkt wall paste rice bowl, bed
6 spring, umbrella, 4 boxes, wire, books, etc,
7 gun boots, stove pipe, 1 lantern, used --"
8 something or other -

9 "Lamp base cracked, old slothes and hats ----"
10 and a number of other things, which I will not read.

11 THE SUB-COMMISSIONER: Are you putting that
12 in?

13 MR. CHRISTIE: Yes.

14 (SUMMARY, MARKED EXHIBIT NO.9)

15 MR. BREWIN: It is in as Exhibit 9.

16 "This house was not occupied until March 1943
17 and as it was isolated, was ransacked."

18 There is included fishing tackle and old net \$1.00;
19 box fittings and sundries, \$2.25; fish lines and
20 irons, 60 cents; is included in one item of \$10.40
21 odd.

22 The reason I call attention to that is that it
23 explains the rather peculiar situation that is
24 suggested here by the Analysis that all these items
25 which are valued by the claimant at somewhere around
26 \$300. were sold at \$3.85. Actually, when one looks
27 at the auction sheet, it would be extremely doubtful
28 whether they were sold, or not, or whether they were
29 included among the things ransacked, before that.

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The sheet is so vague in its language it rather detracts from the statement here that items to the value of \$331. were auctioned for \$10.40.

MR. CHRISTIE: We are here indicating what the line of defence is. I do not doubt that the auctioneer will be called in Vancouver and these different items will be explained in cross-examination there.

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

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.11)

(FARM APPRAISAL REPORT, MARKED EXHIBIT NO.12)

(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.

I, M.A. Miller, 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.

M.A. Miller,
Deputy Commissioner.

Case 1176

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

PW

8666
Toronto

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

(1) NAME KARATSU NAOICHI (RCMP) Reg. No. 12057
(Print) Surname Given Name

(2) Pre-Evacuation Address _____

(3) Present Address 2 MOUTRAY STREET TORONTO CANADA

(4) REAL ESTATE

(a) Street Address (if any) 19^B AVENUE MAPLE RIDGE B.C.
Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) The West Half of the North East quarter of Section Twenty-Two (22) Township Twelve (12) 50th AND EXCEPT part (Fifteen and thirty one-hundredths (15.30) acres) shown coloured red on Map Three thousand and Forty-one (3041) and that portion subdivided under Map Five thousand and Fifty-two (5052) in the District of New Westminster

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

- (i) Farm _____
- (ii) ~~Residence~~ Type of business BERRY 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.) was owner of one half, other party being Mr. TADAICHI OKADA now at 57 Sussex Ave Toronto

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land - - - - - \$ 2300.00
- (ii) Buildings - - - - - \$ 1000.00
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ _____

(v) Amount at which Custodian sold property and credited your account - - - \$ 1032.⁰⁰

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2268.00

(One half this amount)

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation on own farm at 19^B Avenue, Municipality of Maple Ridge, Br. Columbia

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) was left in new house built in 1942 on own farm.

(c) How stored or packed at time of evacuation Most valuable goods packed in boxes and placed neatly in locked room - furniture and other articles left in another room - some packed in boxes and others such as chairs etc. left loose.

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

In no one's care

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

1. <u>See attached list (\$624.00)</u>	Estimated Value \$	
2. <u>Amount realized by Custodian (\$10.00)</u>	Estimated Value \$	<u>614.00</u>
3. _____	Estimated Value \$	
4. <u>Wooden Boat - 33' long 7'5" beam</u>	Estimated Value \$	
5. <u>15 Hp. semi-heavy gasoline engine (Vivian)</u>	Estimated Value \$	
6. <u>equipped for deep sea trolling</u>	Estimated Value \$	
7. <u>Sold by Custodian (\$450.00)</u>	Estimated Value \$	
8. _____ Value <u>\$950.00</u>	Estimated Value \$	<u>500.00</u>
9. _____	Estimated Value \$	
10. _____	Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 1114.00

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) - - - - - \$ 2248.00

(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 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)
 County of York)
 TO WIT:)

I, Naoichi Karatsu 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 19th day of November)
 A.D. 1947.)

Naoichi Karatsu

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.

(2) Itemized description of personal property which is the subject of the claim.

		VALUES.
3	pieces mahogany planks 1" x 12" x 4'	4 00
1	Box boat supplies and fishing equip- ment - listed in detail below.	16.00
	200 bates hooks for salmon trolling	16.00
	1 high tension magnets	60.00
	200 spoons with hooks	80.00
	12 bearings (shaft)	24.00
	1 universal joint	5.00
	6 sprockets (chain)	9.00
	4 spools stainless trolling wire	68.00
	2 " used " trolling wire	15.00
	swivels, bronze rings, hooks	30.00
	2 valve guards	3.00
	1 spark coil (Atwater - Kent)	20.00
	1 timer for cylinder gas engine	15.00
		→ 345 00
2 doz.	new & used paint brushes	10 00
3	double beds	18 00
2	linoleum	12 00
4	dining room chairs	8 00
2	kitchen chairs	3 00
	quantity of wall paper.	5 00
200'	cedar shiplap (1" x 10")	5 00
5	cases empty preserve jars (large)	7 50
3	large platters	10 00
5	gallon croque	3 00
1	iron rice kettles	10 00
2	double bed springs	10 00
1	stool	4 00
1	Cooked rice receptacle (brass band)	2 00
1	consol gramophone 90 records	90 00
2	packages wallpaper paste	50
1	basket - kitchen utensils (pots, pans, china etc.	10 00
1	rubber mat	1 00
1	office file	1 50
1	Box school supplies	10 00
10	Bundle school books (text books large Webster dictionary etc.	15 00
		674 00

PERSONAL PROPERTY

(Fishing Vessels, gear and equipment)

EXHIBIT No. 1176-1 ~~120~~ 12051

Reg. No.

DATE OCT 26 1948

FILLED BY F. A. Brewin

KARATSU Naoichi
(Claimant's Name)

NETS:

<u>Type</u>	<u>Size</u>	<u>Mesh</u>	<u>Fathoms</u>	<u>Age at Evacuation</u>	<u>Original Value</u>	<u>Estimated value at Evacuation</u>
-------------	-------------	-------------	----------------	--------------------------	-----------------------	--------------------------------------

VESSELS SOLD BY CUSTODIAN

<u>NAME</u>	<u>Reg. No.</u>	<u>Type</u>	<u>Date Purchased</u>	<u>New or Used</u>	<u>Price Paid</u>	<u>Maintenance Work</u>	<u>Condition When Evacuated</u>	<u>With whom Left</u>	<u>Estimated Value</u>
" N" K		Troller	1937	Used	\$1200		Good	Mavey	1200 950

Improvements to Vessel since date of purchase:

<u>Type</u>	<u>Date</u>	<u>Cost</u>
Vessel & engine rebuilt and reconditioned	1938	\$250.00

OTHER GEAR:

<u>Description</u>	<u>Date Purchased</u>	<u>New or Used</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at date of evacuation</u>
--------------------	-----------------------	--------------------	-------------------	---------------------------------	--

Arrangements made for storage when evacuated:

Appraisal by John Gould says "crankshaft slight bent" the claimant says crankshaft in first class condition. Record from Vessel shows repairs of \$490.52 made in 1944.

Summary

Estimated Value	\$950
Stolen by Custodian	450
	<u>\$500.</u>

Additional Comments, if any:

.....
Signature

PERSONAL PROPERTY

(Reporting assets, gear, and equipment)

Reg. No.

Original Value	Age at Acquisition	Hours	Class	Reg. No.	Type	Year Purchased	New or Used	Price Paid	Maintenance Work	Condition When Acquired	With whom Acquired	Estimated Value
\$1200					Trolley	1937	Used			Good	None	\$200
						1938		\$20.00				

1176

HOWARD SMITH

AST BOND



Estimated Value \$200
 Acquired by Custody in 1937

Estimated Value \$200
 Acquired by Custody in 1937

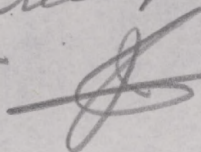
Karatsu

File 8666

Case 1176

Exh 2 Amendment to chattels in amount
of \$18. - presumed to be 2 items noted
on Analysis of blaim as "no record"
& totalling \$18. -

Cobus of McMaster's office will
advise upon receipt of word
from Brewin

 26/1/49

File No.

Reg. No.

Date

Name

Your Account has been **CREDITED**
DEBITED as follows

Custodian of Enemy Property

KURATSU Naoichi
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1176-2 12051
DATE OCT 26 1948 Reg. No.
FILLED BY F. A. Brewin

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
Console Gramophone 90 Records	1935 (Gramophone)	New	\$73.00 Gramophone \$100.00 Records	Good	\$ 90.00
200 Spoons with hooks	1935 45 Records				
1 High Tension magnete	1941	New	\$120.00	"	80.00
4 Spools of Stainless Trolling Wire (Never used)	1940	"	\$90.00	"	60.00
	1941	"	\$68.00	"	68.00

Description of Storage of Goods:

The Claimant is claiming on the chattels listed in column 3 of the Analysis of Personal Property Claim valued at \$566.50 (note minor changes in total).
All the chattels were stored in house. The majority stored in boxes and left in upstairs room.

General Statement as to Chattels not Described above:

Additional Comments, if any:

Letter dated March 14, 1945 and signed by W. Anderson indicated house ransacked and many goods stolen.

Summary

Estimated value	\$566.50
Sold by Custodian	10.40
Claim	<u>\$556.10</u>

.....
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 8666

EXHIBIT No. _____

NAME Naoichi KARATSU

REG. No. 12051

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>8 Sep 42</u>	TAKEN BY <u>Cstdn</u>					
EVACUATION <u>12 Sep 42</u>	DATE <u>28 Oct 42</u>					
THE FOLLOWING CHATTELS LEFT IN HOUSE...KEY IN CHARGE OF MR. B RYAN 21st AVE. WHONNOCK, BC 3 mahogany planks 1"x12" x4" 1 box boat supplies 1lge box school supplies 14 pieces Glass (2 boxes) package school supplies package school books 3 steel bed springs 1 chesterfield 2 mattresses 1 willow pattern platter 3 bxs Mason jars & caps 1 bskt Kitchen utensils 2 pks Paste (wallpaper) 1 gramophone & records 2 dble iron beds 1 rice bowl (brass band) 1 5gal crock 4 Kitchen chairs 1 stool 2 pieces Mats (linoleum) 2 rubber mats 1 office file 1 bed spring 1 iron kettle ABOVE CONTENTS IN LOCKED ROOM ...KEY LEFT WITH CUSTODIAN. ***** Copy of the above list (undated) was signed by both Karatsu and Bernard RYAN.	3 mahogany planks 1 box school supplies 14 pieces glass 1 Jap. dragon kite 3 steel bed springs 2 mattresses 1 willow pattern plater 3 boxes Mason jars & caps 1 bskt kitch. utensils 2 pkts wall paste 1 gramophone & records 2 dble beds 1 rice bowl (bras bound) 1 gal crock 1 piano stool 3 dining chairs 1 kitchen chair 2 pos Linoleum mats 2 rubber mats 1 office file 1 bed spring 1 iron kettle 1 box containing: ships compass water pump steering wheel fog horn tin shears lge quan fish. tack small vise quan. pipe fittings quan brass odds & ends lge quan nuts & bolts misc boat fittings 1lge box Xmas decorations approx 6# sheet lead 5 window blinds 1 umbrella (poor) 4 shallow boxes 1 tool box w. fishing tackle 1 ctn Xmas decorations 3 sm sheets brass (approx 2#) sm quan wire 2 clocks, thermos bottle, sm quan dishes, 5 pt sealers, 1 wooden tray 10 bdles books 1 pr gumboots 3 lgths stove pipe 2 lanterns 1 gas iron 1 box books & quan books 1 gas lamp shade 4 bdles lumber 4 posts 2"x2" tied 6' 1 lamp base (cracked) 1 roasting tin, 10 cups 4 wood bowls, 3 qt sealers 2 pails 1 box old clothes 2 Jap. flashlights 3 sm Xmas decorations 1 bag brass wire 4 hats	3 pc Mahogany planks 1"x12" x4" 4 1 box Boat Supplies & Fishing Equipment: 200 bait hooks (Salmon) 16)FG 1 high tension magneto 60)FG 200 spoons with hooks 80)FG 12 shaft bearings 24 * 1 universal joint 5 * 6 chain sprockets 9 * 4 spools stain-less trolling wire 68 2 spools used stainless trolling wire 15 Swivels, bronze rings, hooks 30)FG 2 valve guards 3 * 1 sparker coil (Atwater-Kent) 20 * 1 timer for 2 cylinder gas engine 15 * 2 doz new & used paint brushes 10 3 double beds 18 2 Linoleum 12 4 Dining Room chairs 8 2 Kitchen chairs 3 Quantity of wallpaper 5 200' cedar shiplap 1"x10" 5 5 cases empty preserve jars 7 50 3 large Plates 10 K 5 gal Crock 3 K 1 Iron Rice Kettle 10 K 2 double bed springs 10 1 Stool 4 1 cooked rice receptacle (brass band) 2 K console Gramophone 90 recs. 90 2 pks Wallpaper paste 50 1 bskt Kitch. utensils (pots pans, china etc) 10 K 1 rubber mat 1 1 office file 1 50 1 box School Supplies 10 10 bdle School Books (text books, lge Webster Dictionary etc) 15 TOTAL AS PER CLAIM 624 K CORRECT TOTAL 584 50 M xxxx FISHING VESSEL 950 less Cstdn credit 450 ALLEGED LOSS 500.	3 85 1 sold with springs 45 (1 sold with mat) 1 60 (Incl. 1 bed) 1 10 Sold with chair 1 80 Kitchen utensils 1 60 Misc. items 10 40 10 40			
JC/..						Items to claim do do do do

SALES	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UN SOLD	REMARKS
3 85					4		
				68			
				15			
sold with springs			10		12		
45 (1 sold with mat)			8	12			
					7 50		5 Pres. used on premises as house unfinished 5 do
1 60 (Incl. 1 bed)					4		
1 10				50			Broken when sold
old with chair					1 50		
				10			
				15			
1 80 Kitchen utensils							
1 60 Misc. items							

(* Not specifically mentioned when declaration made or inventory compiled by Cstdn.

ANALYSIS OF CLAIM

Items to claim value of \$	331.00	Auctioned for \$10.40
do	18.00	No record at anytime
do	76.00	Could be the "Misc. Boat Fittings" on inventory - if so, unaccounted for. unless sold as "Sundries"
do	120.50	Abandoned
do	29.00	Not accounted for
do	10.00	Note on file 'considers' used on premises.
	<u>584.50</u>	

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8666

EXHIBIT No. _____

NAME Nachi KARATSU

SHEET #2

REG. No. 12051

DATE DECLARATION _____ EVACUATION _____	INVENTORY TAKEN BY _____ DATE _____ CONTINUED:	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
	1 aluminum pulley 10" 1 8' belt 1 candy pail 4 Jap. calendar pictures 1 large funnel 1 crock bowl 2 aluminum pots 2 bake pans 1 canvas life preserver 1 lge ballpane hammer 5 lbs grease proof paper 3 deep sea fishing lures 1 sad iron 1 chesterfield chair 1 chest drawers (no drawers) 2 sm Tables HM 4 pictures & frames 1 food cupboard 2 wooden bowls (small) 1 HM wood bed 1 gal candy jar 1 Jap tub full contents unknown 1 jap bowl (2 pieces) 1 metal box lino on front room 1 sea shell ash tray 1 wedge sm quan fishing tackle 1 pr binoculars (poor) sm piece lino on kitch floor few Jap decorations on wall 3 shallow boxes 1 lid for 5 gal crock sm quan fir wood					

FRASER VALLEY

Haney, 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 INFORMATIONNAME: KARATSU NaoichiEXHIBIT No. 1176-4HOME ADDRESS: 19th Ave., R. R. #1., Haney, B. C.DATE: Oct. 26 1948

FILED BY

REGISTRATION NUMBER 12051 SEX: Male AGE: 55

K. A. Christie

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: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: SenADDRESS OF WIFE OR HUSBAND: 19th Ave., R. R. #1., Haney, B. C.NAMES OF ANY LIVING CHILDREN: Yoshikazu (M) Misao (F) Yukiye (F)Toshiey (F) Akaro (M) Chizuko (F)Michiko (F)ADDRESS OF CHILDREN: 19th Ave., R. R. #1., Haney, B. C.AGE OF CHILDREN: 20, 18, 16, 14, 12, 9, 8.**STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)**

1. LOCATION AND DESCRIPTION: Half interest in the following land. W. $\frac{1}{2}$ of the N. E. $\frac{1}{4}$ of Section 22, Township 12. Save and except part 15.30 acres. Shown colored red on Map 3041. and that portion subdivided under Map 5052. District of New West. TITLE NO. 108455E.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 Room Dwelling -- on above Land.4 Room dwelling House at Stub Island, B. C.3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) Taxes \$56.65. Payable at Maple Ridge1941 paid.

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

none6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarant's possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Yes Tadaichi Okada,
Haney, B. C.

9. IF FARM LAND STATE CROPS SOWN 1 Acre Straeberries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2,

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:

Chesterfield. Chairs, Carpenters tools ~~Kitchen~~ Kitchen Utensils, 2 Beds,

Farming Tools and Implements, 1 Bureau, Gramophone Galvanized Chain; Flower

Covering Fishing Gears, Coil $\frac{1}{2}$ " Cotton Rope. All to be left in house at 19th.,

Ave., R. R. #1., Haney, B. C.

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

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, in declarant's possession

8. BANK ACCOUNTS: Royal Bank of Canada, Main and Hastings Vancouver
Account No. K331.

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 8th day of May 1942...

(Signature) "N. Karatsu".....

"F. T. Williams"

Witness

FOR DEPARTMENTAL USE.....

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

Feb. 26, 1949

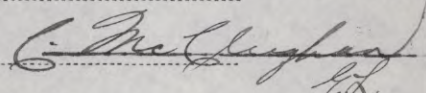


EXHIBIT No. _____
DATE _____ Oct. 26 1948
FILED BY _____ F. A. Brewin

189 Elm Street,
Toronto, Ontario,
March 4, 1947.

Custodian of Enemy Alien Property
Japanese Division,
Vancouver, B. C.

Dear Sirs:

I think you have already been informed by the Dept. of Labour (Japanese Division) that I and the rest of my family have relocated to Toronto, to make a permanent home and I am sure that within a short time you will be sending me the remnants of my account at your office.

However, I wish to make clear to you and stress to you through this letter that I have no intention of accepting the money at your office as a final payment for all my estate and property left in your care as a "protective measure only" at the time of our evacuation from the Pacific coast.

I wish to remind you of a few of the unjust sale of my sale property made by your department. The 30 acres of land owned by Mr. Tadaichi Okada and myself was sold far below its assessed value with no consideration for a new house I built with an approximate cost of 500.00 at that time - I have all the receipts for the amount I paid to the "Builders Supplies" during the construction of that house. My personal property left in that house has been sold by auction at an absurd sum of \$10.00. I have the list of the goods left there when I was evacuated. It was sent from your office after you sent a man to check up; requested by you of me to apply my signature thereon, if I found it correct. This I did and remailed same to you. The approximate value of these goods I assess at \$500.00, with the exception of an easy chair and bed spring. These were sent to me in Sandon at my request. My fishing boat was also sold far below its value. Complete fishing gear for two boats (my son's and my own) was sold by you to farmers with with the chattels left in my house in Haney.

I wish to remind you that I am prepared to contest the sale of all my property in court if the need arises and shall never accept the sum of money left there at your office so please hold it there until you receive my request to send it.

I also wish to inquire what became of my claim for \$89.90 against the Green Cove Salteries. Would you kindly endeavour to trace this claim, shed some light upon it. Thanking you, I remain,

Yours truly,

"Naoichi Karatsu."

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

Feb. 26, 1949

C. McLaughlin
C. McLaughlin

EXHIBIT No. Oct. 26 1948
 DATE.....
 FILED BY F. A. Brewin

JOHN GOULD

Marine Surveyor and Appraiser

Vancouver, B. C.

No. 101A.

"N K"

SURVEY REPORT

To whom it may concern:

Name	"N K"		
Official No.	N/ 2375	Type	Troller
Owner	N. Karatsu.		
Dimensions	L. 32 ft.	B. 7 ft.	D. 3.5 ft.
Engine	Gasoline.	Vivian.	
Horsepower	15 B.H.P.		
Fuel	Gasoline.		
Tank Capacity	60 Gallons		
Pumps	None		
Lighting	Electric.	Drive	Off main engine.
Anchors	None.		
Chains	None.	ROPE:	NONE
Compass	None.		
Stoves	None.		
Fire Extinguishers	None.		
Valuation	Five Hundred (\$500.00) dollars.		
Estimated Market Value	Five Hundred fifty (\$550.00) dollars.		
Remarks	Crankshaft slightly bent.		

August 1942.

Vancouver, B. C.

"John Gould"

Marine Surveyor.

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

Feb. 26, 1949

L. McLaughlin
 L.M.

SUMMARY TAKEN FROM VESSELS RECORDS

Date: February 29, 1944
Name: KARATSU, Naoichi Reg. No. 12051 File: 8666
Boat File No.: Custodian Boat 8666
Name of Vessel: "N.K." 2375, 32' x 7' x 2 $\frac{1}{2}$ ' (1920) Vivian 15 HP (1930)
Lic. or Reg. No.: None
Naval No.: None
Owner's Valuation: \$750.00
JFVDC Valuation: 345.00
Custodian Valuation: 500.00
Date of Sale: September 28, 1942.
Purchaser: Francis Tooker, Wheletown, B. C.
Signature on Sales Papers: Custodian Sale
Selling Price: \$450.00
Paid to ~~JFVDC~~ or Custodian: \$450.00
Supervision Costs: 61.11 - *Supervision, Insurance, Survey*
Balance due Owner: 388.89
Paid to: Credited to Account of Naoichi KARATSU
Location of Boat at Sale: Coal Harbour (ex New Westminster)
Claim Against Canadian Govt.:

Repairs: Claim 403 - Vancouver Shipyards - \$490.52 (Paid)
Inventory Claim 536 - Francis Tooker 36.00 (Unpaid) "Pd.26/4/45"

"See Chattel Inventory"

Additional Information: This boat did not carry licence number.
Statutory Declaration dated December 2, 1943, taken as proof of ownership.
XXX |||

"F. M."

\$21.75 Transportation claim from Steveston to Tofino, credited to KARATSU'S account on the 11th April, 1945.

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

Feb. 26, 1949

C. McLaughlin
C.L.

EXHIBIT No. 1176-7

DATE OCT 26 1948

FILLED BY K. A. Pharis

Naval Control Number
(海軍省ノ番號)

Name of Vessel (船名) N. K. 2375 Official Number (登記番號)

Port of Registry (登記港名) _____ Date of Registry (登記期日) _____

Length (長サ) 32' Width (幅) 7' Depth (深サ) 2 1/2'

Make of Engine (Present) (機械ノ名) (現在ノ) 15 Vivian Gas Date When Re-Installed (若シ入替ヘタ場合ハ其ノ期日) 1930

Horse Power (馬力) 15 H.P. Knot (Speed) (速力) _____

When Hull Built (船体建造期日) 22 years old When Hull Rebuilt (若シ改造ノ場合ハ其ノ期日) _____

Type of Vessel: (船ノ型) Seiner Packer Gill-Netter Troller Trawler Other

Formerly Used as (従来ノ用途) Salmon trolling Value (Replacement) (船價) (建造スル場合) _____

Date When Surveyed Last (最近ノサーベイサレタル期日) _____ Value (Present) (船價) (現在ノ) \$750.00

Pace of Operation (使用區域) West Coast Vancouver Island Value (Insured) (船價) (保険ヲ附スル場合) _____

Charter Rate: 1940 (傭船料金率) _____ 1941 _____ Chartered To: 1940 (傭船先) _____ Own Use " " 1941 " "

Amount of Mortgage, If Any (抵當權ノ金額) Nil Mortgaged To: (抵當權書入先) _____

Registered Owner's Name (登録船主名) N. Karatsu Actual Owner's Name (現實所有者名) N. Karatsu
ADDRESS (住所) Clayoquot B.C. ADDRESS (住所) Clayoquot, B.C.

◎ Please refer to "Certificate" of British Registry in filling this blank; special attention is required in cases of "Length" "Width" and "Depth"
此ノ書式ヲ御記入前ニ充分『登録證』ヲ御覽下サイ 特ニ『長サ』『幅』及『深サ』ニ御注意願ヒマス

(Willing to charter, but not for sale)

8

DATE Oct. 26 1948

FILED BY K. A. Christie

Files 8666, 8692

REAL PROPERTY SUMMARY

V. L. A. B. C. 125-P

JAPANESE NAME: Naoichi KARATSU -- Reg. No. 12051.
 Tadaichi OKADA -- Reg. No. 11960. } *Joint ap*

CATALOGUE NO.: Sold by Special Arrangement to the Director the Veterans' Land Act.

Original offer as at 1st Jan 43.

PROPERTY ADDRESS: End of 19th Ave., Whonnock, B. C.

LEGAL DESCRIPTION: West half of the North East quarter Section 22 Township 12 SAVE AND EXCEPT part 15.30 acres shewn colored Red on Map 3041 and portion subdivided under Map 5052 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In the names of Tadaichi OKADA and Naoichi KARATSU.

ENCUMBRANCE: Vesting 24511 - August 20th, 1942.

ASSESSED VALUE: 1943 -
 Land \$1650.00
 Improvements 800.00 Total \$2450.00 Taxes \$61.69.

CLASSIFICATION: Berry and fruit farm. Inspector reported October 20th, 1942, a farm of 29.9 acres approximately 4 acres cleared with 1 acre in strawberries, 1/2 acre raspberries and 22 fruit trees, with a 1 1/2 storey frame house 18 x 24, 3 rooms in fair condition. A lean-to 12 x 20, woodshed 10 x 12, barn 16 x 22, chicken house 6 x 10, bunk house 10 x 18,

HISTORY OF ADMINISTRATION: At the date of evacuation the property was occupied by Mrs. SHIMOJI under a verbal arrangement with the owners and had been for about 9 years, the owners being absent and employed as fishermen. Mrs. SHIMOJI, with the knowledge of the owners, rented the property as from the 18th May 1942 for a period of 9 months from the 1st May with option to renew lease for 1943, through the Maple Ridge Co-operative Produce Exchange. The rental for 1942 was \$400.00 which was paid to Mrs. SHIMOJI. The property was vacant from September 1942 to March 1943 and was leased by the Custodian from the 1st March 1943 to the 31st December 1943 to Bertha RANN at a rental of \$75.00. This rental was paid and allowed to the Director the Veterans' Land Act as accrued rental.

SOLD: To the Director the Veterans' Land Act for \$1032.00 as at 1st January 1943.
 Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of the joint account OKADA and KARATSU, sale price \$1032.00, less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$19.00. Net amount released 1013.00.

TITLE: Included in C. of T. 171295-E and payment of consideration included in cheque to the Custodian dated March 22nd, 1944.

SOLD OF C. OF T. NO. 108455-E: In possession of Naoichi KARATSU.

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

DATED August 16th, 1946.
 IM:ML

"Ian Macpherson"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
 Feb. 28, 1949

PERSONAL PROPERTY SUMMARY

File No. 86 66

9th May, 1947.

Re: Naochi KARATSU - Reg. No. 12051CHATELS:

The above Japanese registered with this office on the 8th May, 1942, and at that time declared leaving household furniture, farm tools and fishing gear in his house on 19th Avenue, Haney.

On the 8th September, 1942, he sent the Custodian from Hastings Park, a more itemized list of goods left on his property (see attached chattels schedule), and signed it as being correct. He was evacuated to Sandon, B. C. on the 12th September, 1942.

This property was inventoried by our fieldmen on the 20th October, 1942, and KARATSU'S list of goods were found in the house, together with miscellaneous other small items. A copy of this inventory was sent to KARATSU, which he signed and returned as correct on the 23rd November, 1942, with the exception of 12 rolls of wallpaper. The wall paper was not found. *claiming an additional*

On the 9th November, 1942, he asked for shipment to him at Sandon, B. C. of a chesterfield chair and two beds. These were shipped to him on the 10th February, 1943.

All saleable goods were removed and sold at public auction on the 7th & 14th March, 1945, for the net sum of \$6.34, and at that time, Mr. Anderson noted on the file that a quantity of goods were missing, and he listed the goods that were abandoned as not being worth the expense of handling. "The auction sheet dated Mar. 7 & 14, 1945 is the only record of goods removed - Mr. Anderson's memo Mar. 14, 1945 indicates the goods abandoned." *at Mission*

It should also be noted that this house was not occupied for over a year and as it was at the end of 19th Road, in an isolated position, it was an easy prey for vandals. *Dep. to Mack = 7 months*

On the 15th March, 1945, KARATSU asked for shipment of further goods to him, and he was advised of the disposition of his chattels on the 25th April, 1945.

A mail box was sold 29th November, 1943, for the net sum of \$2.00, and was credited to the joint account of KARATSU and T. OKADA, with whom his property was jointly owned.

There is a memo on file dated 5th April, 1946, that Mrs. Betty Farmer is holding an anchor belonging to KARATSU at Clayoquot, which she has not been able to sell as yet.

SPECIFIED ARTICLES: Fishing Vessel "N. K." 2375, 32' x 7' x 2½' (1920) Vivian 15 HP (1930) was sold through the Custodian, see attached brown edged sheet dated 29th Feb. 1944.

Fishing Vessel "Beau Geste" 36'7" x 10'3" x 5' (1941) Easthope 30 HP was sold through JFVDC 40, and proceeds credited to son, Yoshikazu KARATSU, see attached brown edged sheet dated 29th February, 1944.

ACCOUNTS RECEIVABLE: KARATSU filed a claim of \$100.00 against Mrs. Natsu YOSHIDA. This was collected on the 9th February, 1946 and credited to his account.

KARATSU filed a claim on the 4th March, 1947, against the Green Cove Salteries Limited for \$89.90. We has no previous record of this claim. A letter was written to P. S. Ross who are administering this Company. No reply has been received as yet.

BONDS & INVESTMENTS: KARATSU declared a \$50.00 Victory bond, but this was not brought under control by the Custodian.

BANK ACCOUNT: Karatsu declared having a bank account at the Royal Bank, Main & Hastings, but this also was not brought under control by the Custodian.

PERSONAL PROPERTY SUMMARY (cont'd.)

- 2 -

LIFE INSURANCE: KARATSU did not declare any life insurance, nor does his file reveal any, but at his request, 4 premiums were paid on his son's, (Yoshikazu) North American Life Insurance policy:-

16th Oct. 1943 - \$35.30
11th Oct. 1944 - \$46.62
2nd Nov. 1945 - \$46.62
27th Sept. 1946 - \$46.62

When registering KARATSU declared having a 4 room dwelling house on Stub Island, B. C. Tadaichi OKADA, with whom KARATSU jointly owned property at Whonnock, also had a house on this Island. Mrs. Betty Farmer of Clayoquot, B. C. in referring to these houses in letter dated 11th October, 1945, states:-

"These houses are on a different part of the Island to our buildings and it was impossible for us to see what went on. The flying was evidently done at night - boats being able to pull in there quite unbeknown to us. At present the houses are in a very delapidated condition and quite unfit for habitation."

This file reveals no other personal property assets.

The above summary is certified to be in accordance with the information on file.

"W. E. Anderson"
"per H. A."

HA

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

Feb. 28, 1949

C. McLaughlin
C.L.

5

EXHIBIT No. 1176 - 9
DATE Oct 26 1948
FILED BY K. A. Christie

File No. 8666

Date Mar. 14/45

SUMMARY

Name: "Naichi Karatsu"

Address: "19th Ave., Whonnock"

(1) - We have today moved to auction room at Mission effects as per enclosed list at a total cost of \$ _____ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at _____ where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ _____ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

"Large quantity missing; in fact everything except goods auctioned and the following left on the property as having no resale value - 2 mattresses, 2 pkt. wall past, rice bowl, bed spring, umbrella, 4 boxes, wire, books, etc., gum boots, stove pipe, 1 lantern, used lbr., lamp base cracked, old clothes & hats, candy pail, grease paper, chest drawers (no drawers), 2 HM tables, wooden bowls, HM bed, ash tray, fishing tackle, broken binoculars, linoleum."

The tenant gave us the following explanation:

"This house was not occupied until March 1943 and as it was isolated, was ransacked."

"B. Anderson"

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

Mar. 1, 1949

C. M. [Signature]
C.L.

NAME KARATSU, NaoichiREGISTRATION NO. 12051FILE NO. 8666

The following chattels were sold by public
 auction at Mission, B. C. on March 7 and 14, 1945.

Spring	\$ 1.25 -
2 Springs and Bed	0.35 -
Kitchen Utensils	0.25 K
- Broken gramophone	1.10 -
Kitchen chair and mat	0.45 -
<i>Box</i> - Box fittings and sundries	2.25 <i>FF.</i>
- Fishing tackle and old net	1.00 <i>FF.</i>
- Xmas decorations	0.35 M
Box of sundries	0.50 M
- Lantern	0.25 M
- Kitchen utensils	0.60 K
Aluminum pulley	0.50 M
Bowl	0.60 K
2 Pots	0.35 K
- Fish lines and iron	0.60 <i>FF.</i>

Total	(Auctioneer's Fee: \$1.04	\$10.40
Less Expenses:	(Advertising: 0.13	
	(Moving: 2.87	\$ 4.04
Net Proceeds Credited:		\$ 6.36

Members of Custodian Staff Present. Mr. W. E. Anderson

Extracted from Auctioneering List No. Mission 18

Remarks: "Original sent Apr. 25/45."

I hereby certify that the foregoing words are a true copy of the original
 whereof they purport to be a copy.
 Mar. 1, 1949

C. Mac Cleghane

1176

Exhibits

10-11-12

Same as Exhibits

1, 6 & 7 of

Case No. 1175-
