

Name of Claimant KUDO, Minoru

Case 1195

Custodian File 6618

<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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					656.		359.91			359.91
<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			
40.00	10.00									10.00
<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									369.91	

DEC - 2 1947

claim 1195

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

BW

6618

Toronto

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

- (1) NAME KUDO MINORU (RCMP) Reg. No. 13546
(Print) Surname Given Name
- (2) Pre-Evacuation Address MISSION CITY, B.C.
- (3) Present Address PUBLIC GENERAL HOSPITAL, CHATHAM, ONT.
- (4) REAL ESTATE
 - (a) Street Address (if any) MUNICIPALITY OF MISSION, B.C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
WEST SIDE DEWDNEY TRUNK ROAD, MISSION, B.C.
LOT 6 OF THE NORTH EAST QUARTER OF SEC 28 TOWNSHIP T.
MAP 3031, SAVE AND EXCEPT 0.891 ACRES OUTLINED RED ON
SKETCH DEPOSITED WITH BY-LAW NO. 19492, DISTRICT OF NEW
WESTMINSTER, C.O.F.E. 50739.
 - (c) Type of Real Property (cross out words which do not apply):
 - (i) Farm
 - (ii) Residence Type of business _____
 - (iii) Business
 - (iv) Any other type of property (describe) _____
 - (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER
 - (e) Fair market value at date of sale (estimate this to the best of your ability):
 - (i) Land - - - - - \$ _____
 - (ii) Buildings - - - - - \$ _____
 - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
 - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 1,500.00
 - (v) Amount at which Custodian sold property and credited your account - - - \$ 656.00
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 844.00

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation
Hasting Park, Vancouver, B.C.
- (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")

Custodian

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

- | | | | |
|-----|--|--------------------|---------------|
| 1. | <u>Small Farm Tools</u> | Estimated Value \$ | <u>25.00</u> |
| 2. | <u>Nash Sedan Car the estimated</u> | Estimated Value \$ | |
| 3. | <u>price \$150.00 sold by Custodian</u> | Estimated Value \$ | |
| 4. | <u>at \$40.00 and netted me \$11.10</u> | Estimated Value \$ | |
| 5. | <u>after deducting \$28.89 as administrative</u> | Estimated Value \$ | |
| 6. | <u>expense, claim for loss</u> | Estimated Value \$ | <u>110.00</u> |
| 7. | | Estimated Value \$ | |
| 8. | | Estimated Value \$ | |
| 9. | | Estimated Value \$ | |
| 10. | | Estimated Value \$ | |

TOTAL CLAIM FOR PROPERTY LOSS \$ 135.00

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) - - - - - \$ 979.00

(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.

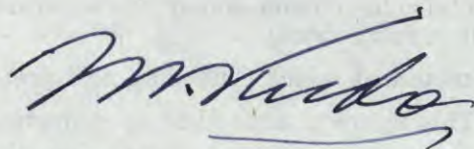
DOMINION OF CANADA)
County of Kent)
TO WIT:)

I, Minoru Kudo of the City
of Chatham in the County of Kent

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 Chatham)
in the County of Kent)
this 21st day of November)
A.D. 1947.)



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.



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CASE NO: 1195

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 1, 1948.

IN THE MATTER OF THE CLAIM OF

MINORU KUDO

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 J.A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

November 1, 1948.

IN THE MATTER OF THE CLAIM OF

MINORU KUDO

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., Official Reporter.



M. Kudo,
In chf.

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MINORU KUDO, the claimant herein, being first
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Perhaps I should say I am instructed to
withdraw the chattel claim, with the exception of the
claim for \$110. for the car.

Now, Mr. Kudo, is that your signature?

A. Yes.

Q. And the facts that are stated there are
based on information given by you, and are correct,
are they? A. Yes.

(REAL ESTATE FARM LAND CLAIM FORM, MARKED
EXHIBIT NO. 1)

Q. I would ask if my friend would file the
Soldier Settlement Board appraisal.

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

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. BREWIN: There are one or two details on
this Farm Appraisal Report which I want to discuss
with you. This is a report made ^{by} the Soldier Settlement
Board appraiser. First of all it says the nearest
rail town is Mission, a distance of 3 miles away.
I understand from you it is not that far; how far is
it? A. About 2½ miles at the most.

Q. It speaks of employment opportunities being
seasonal? A. I can't very well understand what
that means -- does it mean if we are on the farm
could we get other employment?

Q. I suppose that is what it means? A. Well,
if you wanted to work outside you could get work all



M. Kudo,
In chf.

1
2 year round; you could go down to Mission city in the
3 saw mill.

4 Q. There are a number of saw mills? A. Yes,
5 or you could go into the woods lumbering.

6 Q. It says this property is unfenced; it not
7 only says it here but it is repeated on page 3 that it
8 is unfenced. What was the situation when you left the
9 property? A. Well, I put up fences myself.

10 It wasn't a very first class fence and most of the part
11 where the land wasn't cleared I put two strands of
12 barb wire into standing trees, and where I couldn't get
13 /trees there I put cedar posts in, and where the farm
14 products are planted I put in a regular fence with
15 four strands of barb wire, so I can't understand why
16 they say it is unfenced.

17 Q. What date were you evacuated? According to
18 my information it was June 2nd; is that right?

19 A. Yes.

20 Q. And this report apparently was made before
21 you left, on May 20th? A. Yes.

22 Q. So there is no explanation why he says it
23 was unfenced. He also says there was no basement;
24 what do you say about that? A. I had a basement;
25 I made it myself.

26 Q. You should know then. I want to ask you
27 about the valuations they have put on it, because
28 I notice that your list of crops on Exhibit 1
29 differs very considerably from the crops referred to
30 in the appraisal report, Exhibit 2. What you have
shown on Exhibit 1 is an accurate statement of that



M. Kudo,
In chf.

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part of your farm that was in crop?

A. As far as I know. I can say that at the time of evacuation I wasn't on the farm, I rented it to my friend and just whenever I had time I would run up and do my farming, but the other part of the farm was all done by my friend who rented from me. That is what I found from him, how many acres of strawberries and so on.

Q. I take it apart from what you have told us today the full information is on Exhibit 1. There is just one other question I wanted to ask you -- you said a Mr. Catherwood said he could sell this property for \$1500. Now, Mr. Catherwood was in business in Mission City, he is a real estate man?

A. Yes.

Q. Did you consult him? A. I went to see him because maybe I would have a chance to sell it before I moved out from Mission. He asked me what I wanted. I said, what do you think it is worth, and he said, oh, you can get \$1500. easy for that, but I didn't sell it.

Q. That was just a conversation you had?

A. Yes, of course I didn't list it.

Q. And you didn't get him to put a report in writing or anything? A. No.

Q. Now, your other claim is in respect to a car. Is this your signature on this document?

A. Yes.

Q. Are the facts set out there correct?

A. I guess they are.

Q. I would ask you to put it a little more



M. Kudo,
In chf.

1 definitely than that. Do you know whether or not
2 they are correct? A. Yes.

3 (PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 3)

4 Q. Now, your claim is in regard to a car that
5 you bought in January, 1941, is that correct?

6 A. Yes.

7 Q. And you paid how much for that? A. It says
8 there \$300. but I think it was more than that, but
9 I couldn't tell you because I haven't the agreement
10 paper which I had some time after the evacuation, and
11 I moved from house to house so many times that I
12 los it.

13 Q. Who did you buy it from?

14 A. Haney Motors.

15 Q. That is at Haney? A. Yes.

16 Q. Presumably they would have a record of it.
17 I notice the R.C.M.P. in their report say that three
18 fenders on the car were in poor shape, and I think
19 they say the condition otherwise appears fair. Have
20 you anything to say about that? A. I can't
21 understand why they say it, because I know myself very
22 well, I drove the car all the time pretty near every
23 day and I didn't see no such thing myself. I don't
24 understand it.

25 Q. I don't suppose there is very much else you
26 can tell us about the car. It was otherwise in good
27 running order? A. I was driving every day until
28 I took it down to Hastings Barracks; that is all I
29 can say. It is an old car you know.

30 Q. Do you know how old it was when you bought it?

A. Yes, 1930, I think.



M. Kudo,
In chf.

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Q. It was a 1930 model car?

A. Yes, a Nash.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 28th of April, 1942; is that your signature?

A. Yes.

Q. I am tendering the J.P. Form as Exhibit 4.
(J.P. FORM MARKED EXHIBIT NO. 4)

Q. Prior to your evacuation what was your occupation? A. Japanese language school teacher.

Q. Did you ever earn a living from the farm?

A. Yes, for all my life in B.C. I was connected with farm life.

Q. Did you ever earn a living from this particular farm? A. Not very much.

Q. Then you did lease this property to a Mr. Girling? A. Yes, at the time of the evacuation.

Q. When was the last time you saw this farm prior to the evacuation? A. Oh, I couldn't say.

Q. Just tell me approximately?

A. I can hardly say.

Q. Would it be a month or two months or three months? A. Oh, not so long, two weeks -- maybe a month, no more than that I don't think. I was evacuated in June and quit teaching the end of the year some time -- I can hardly recall. I hadn't made any particular call on the farm, I passed by the farm.

Q. How do you remember the two acres of



M. Kudo,
cr. ex.

1 reappberries on this farm? A. Because my friend
2 had planted them, and part of the raspberries I
3 planted myself.

4 Q. Now, the appraiser says that most of the
5 canes and plants were either dead or of no account;
6 what do you say about that? A. Well, on that
7 particular matter I cannot understand why the
8 appraiser states that because the berry year of 1941
9 my friend had a crop of raspberries from the farm.
10 How it came to be dead or in that condition I cannot
11 understand. He picked the raspberries and I didn't
12 do it myself of course, but he did, and I wanted to
13 get very, very true information from him, and I wrote
14 that.

15 Q. Is this information on your claim from
16 Mr. Girling? A. No, no, he never done any
17 farming, he just wanted the house. He had no conn-
18 ection with the farm at all.

19 Q. Is all this information on this particulars
20 of real estate all of your own knowledge?

21 A. Yes, sure.

22 Q. What kind of a floor did the basement have?

23 A. The basement had no floor, just the ground.

24 Q. What kind of foundation did the house have?

25 A. I had only 12 inch square cedar posts and
26 in between the cedar posts there were cedar planks.

27 Q. And it was excavated underneath for a
28 basement, and was it a dirt floor? A. Yes.

29 Q. What did you use the basement for?

30 A. To store stuff, but I used the basement when



M. Kudo,
cr. ex.

1 I was on the farm for forcing rhubarb for several
2 years.

3 Q. Did Mr. Girling live in this house?

4 A. I don't know at present.

5 Q. Now, in regard to this Nash car, I notice
6 the report of the R.C.M.P. said it was a 1929 model?

7 A. 1929 or 1930. The paper said it was 1930
8 I remember.

9 Q. Are you telling the Commission you thought
10 it was a 1929 car? A. Yes, it was 1929, but it
11 says 1930, that is what I remember.

12 Q. I think it is a matter of valuation. That
13 is all, thank you.

14 (REPORT OF R.C.M.P. RE CAR MARKED EXHIBIT NO. 5)

15 (ASSESSMENT NOTICE FOR 1943 MARKED EXHIBIT 6)

16 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 7)

17 (EXTRACT FROM APPRAISAL BY CONSOLIDATED MOTORS
18 MARKED EXHIBIT 8)

19 (REAL PROPERTY SUMMARY MARKED EXHIBIT 9)

20 MR. CHRISTIE: It is submitted your honour, that
21 the real property was sold at its fair market value.
22 It is submitted the personal property consisting of a
23 Nash sedan car was sold at its fair market value.

(PROCEEDINGS ADJOURNED SINE DIE)

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

28 *J. B. McGregor*
29 J. B. McGregor,
30 Official Reporter.



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I, J. 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.

J. A. McGibbon,
Deputy Commissioner.

KUDC, Minoru

(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1190-1

DATE NOV 1 - 1948

13546

FILLED BY F. A. Brewin

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared -	13.44	1917	G. Selloway	\$ 400.00			
Cultivated not planted							
Cultivated and not in crop							
List Crops			I. HISAOKA		All uncleared	none	\$ 1,200.00
Raspberries	2						
Rhubarb	1						
Blackberries	1/4						
Nut Trees	1/4						
Strawberries	1/4						
Total	17.54						

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

Description	When Made	Cost					Estimated Value	
Cleared and cultivated four acres	1915 - 1937	\$ 1,200.00	(Labour and Material)					
Ditching 200'	1930	40.00						
Wells 3 x 4 x 13	1915	50.00						
Fencing 200' of 4 strand barbed wire	1930	100.00						
700' of 2 " " "								
BUILDINGS			Cost	Paid for	Value of	Allowance for	Estimated	
Type	Size	Finish	Date Built	Material	Labour	Own Labour	Depreciation	Value
House	20 x 24	Frame	1924	\$ 600.00	\$ 200.00	\$ 400.00	\$ 900.00	\$ 300.00
Lean-to	6 x 20	"	1923					
Woodshed	16 x 20	"	1923	200.00		200.00	325.00	75.00
Shed	12 x 16	"	1923	100.00		200.00	350.00	50.00
Rhubarb House	24 x 32	"	1926	300.00		150.00	400.00	150.00
								\$ 575.00

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

Assessment: 1943 - Land	\$ 704.00
Improvements	750.00
	<u>1,454.00</u>

M. Catherwood, a real estate agent in Mission City told the claimant he could sell his property for \$1,500.00 in 1942 without any trouble. The claimant did not want to sell.

SUMMARY

Estimated value Land	\$ 1,200.00
Buildings	575.00
	<u>\$ 1,775.00</u>

Original claim	\$ 1,500.00
Sold by Custodian	656.00
Claim	<u>\$ 844.00</u>

M. Kudo
Signature

BC 249-P

BC/249-P

EXHIBIT No. 1195-2
DATE NOV 1

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

Farm Appraisal Report

FILED BY K. J. Christie

File No. JL 118

Land Description Lot 6 of NE 1/4 Sec. 28, Tp. 17, Map 3031

Containing 17.44 Acres

Owner's Name KUDO, M. Post Office Address R.R., Mission, B.C.

Nearest Rail Point Mission, B.C. Distance 3 miles

Market Town Mission Distance 3 miles

Church (give denomination) All denominations Distance 3 miles

Nearest School Cedar Valley Distance 1/2 mile

State how property was identified: By map, roads and survey posts.

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

On Cade Road, gravel, good.

Is this district a good one? Fair, partly developed.

Employment opportunity Seasonal

Predominating Nationality and religion: Number of Jap holdings in this area.

Describe Fencing and its condition: Unfenced Value \$

Water supply: Wood-cribbed well about 10' deep Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 24	frame	9'	shgl	old	cedar posts	poor	150.00
Woodshed	6 x 20	"	8'	shk	"	on posts	"	-
BARN	X	"	7'	shk	"	on gnd.	"	-
Shed	12 x 16	"	6'	shk	20 yrs.	"	fair	50.00
BARN	X							
Rhubarb hse.	24 x 32	"	6'	shk	20 yrs.	"	fair	50.00
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 200.00

Total Value Buildings add to farm \$ 200.00

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

habitable? Habitable, hardly worth spending money on.

\$

Describe the basement and chimneys: No basement, stove pipe.

No. rooms downstairs? 3 Upstairs? Unfin. How finished Boarded.

Are buildings painted? No Condition of paint -

Distance from nearest bush 50 yards.

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

Cultivated Land

BC/249-P 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4	sloping	lt. clay & sdy. loam 8" - 12"	clay & gravel	not being farmed - poor	50.00	200.00
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
13.44	some level, mostly rolling part steep	lt. clay & sdy. loam 8"-12"	clay & gravel	clearing of bush & trees, some second growth & stumps	200.00	20.00
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	

460.⁰⁰
196.⁰⁰
656

Total value of Land \$ 468.80

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 668.80

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

Not being operated this year, not in good state of cultivation. Tenant living in house only, B.L. Girling, who works in sawmill, not seen.

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

Noxious weeds: Couch grass and common weeds.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Taxes \$30.18
Mission Municipality.

Date: May 20, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 19th day of May, 1942

Inspector's Signature

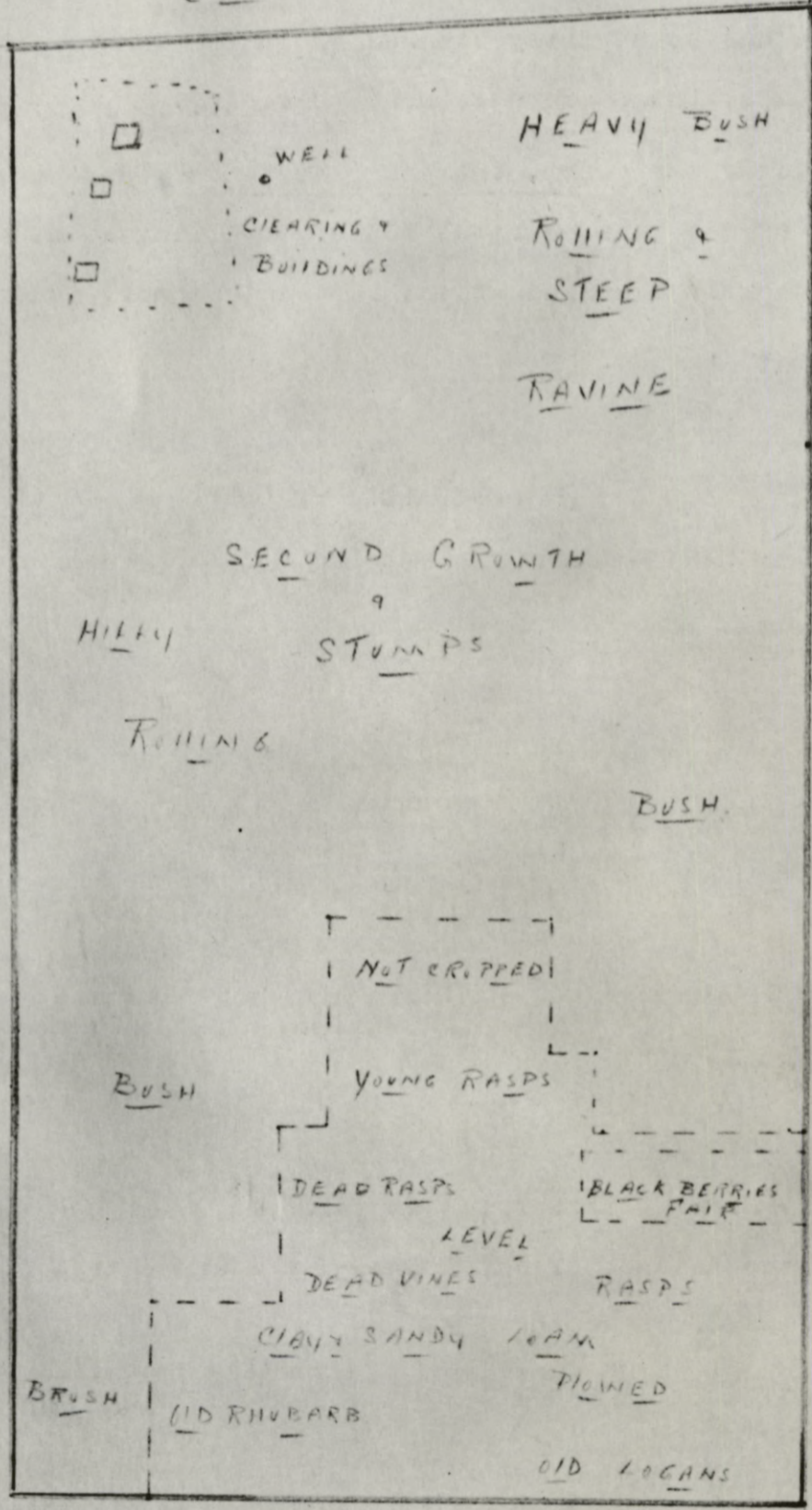
"R.W. BROWN"

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

Diagram of Property

HEAVY BUSH

GRADE ROAD



R.W. BROWN

SCALE - 2 CM = 1"

N

LOT 6, NE 1/4 SEC 28, T17 MAP 3031 - 1744 AC

M. KODD

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

value is \$ 450.00

NO FENCE

Date 23rd May, 1942

"I.T. BARNET"

District Superintendent.

KUDO, Minoru
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1195-3 13546
DATE NOV 17- 1948 Reg. No.
FILLED BY F. A. Brown

<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>
1930 Nash Car - Sedan	Jan. 1941	\$ 300.00	Used	Good	\$ 150.00

The claimant is claiming on the chattel listed above valued at \$ 150.00

Description of Storage of Goods:

Left with R. C. M. P.

SUMMARY

Estimated Value	\$ 150.00
Sold by Custodian	40.00
<hr/>	
Claim	\$ 110.00

General Statement as to Chattels not Described above:

Additional Comments, if any:

M. Kudo
Signature

**OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

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

PERSONAL INFORMATION

NAME: KUDo Minoru EXHIBIT No. 1195 - 4
 HOME ADDRESS: 505 - 7th St., Mission, B. C. DATE: Nov 1 - 1948
 REGISTRATION NUMBER 13546 SEX: male AGE: 55 FILED BY K.A. Christie
 OCCUPATION: Language School & Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hatsune

ADDRESS OF WIFE OR HUSBAND: Same

NAMES OF ANY LIVING CHILDREN: Kathleen Chisato (F)

ADDRESS OF CHILDREN: Same

AGE OF CHILDREN: 4 yrs

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

1. LOCATION AND DESCRIPTION: Title No. 32514E

Lot 6, of NE quarter of Section 28, twp 17, Map 3031, in the Municipality of Mission, in the District of New Westminster, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 roomed 2 storeyed wooden frame dwelling house. 1 roothouse 1 woodshed 1 tool shed.

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

4. TAXES (Amount and where payable) \$29.00 (about) 1939 paid to Mission, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) (Undecided) as yet

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Nut tree, cherry, apple, pear, gages,
plum trees, raspberry, loganberry, blackberry.

FORM "JP"

4. INSURANCE
5. MORTGAGE
- OTHER

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid):
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

6. MONEYS
7. BONDS, D
- New Pacific H
 Fraser Valley
 Riverside Lum
 War Savings C
8. BANK AC
9. LIFE INSU
 Home Assura
10. INTEREST
11. SAFETY D

LIABILITIES:

1. PERSONA
2. TRADE D

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
(Furnishings for 4 roomed house: may be leased later).
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
1 cat: to be looked after
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

I, the under
area as set out a
or other securiti

I certify th
 every descriptio
 and indirect.

Dated this.

FOR DEPART

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)

New Pacific Holding Co.- 4 shares #113. Pacific Co-op Union 12-\$10.00 shares.
Fraser Valley Milk Producers Assn-7 shares #29316 (8 at Hazelton --- 4 at Mission)
Riverside Lumber Co.Ltd. (B.C.) 600 shares #6 numbered 9452 to 10,051.
War Savings Certificates, two \$5.00 1 in declarants name and one in childs.

8. BANK ACCOUNTS:.....

9. LIFE INSURANCE: Canadian Mutual Benefit Assn. #B1256 \$1000.00.

Home Assurance Co. of Canada #31431 \$1000.00 Beneficiary wife, Hatsune in both policies.

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 28th day of April 1943 1942

(Signature) "M. Kudo"

"F.T. Williams"

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

March 2nd 1949

CORPORATION OF THE DISTRICT OF MISSION

BRITISH COLUMBIA

ASSESSMENT FOR THE YEAR 1943

File # 6618
Reg. # 13546

EXHIBIT NO. 1195-6

DATE NOV 1 - 1943

FILLED BY J. A. G. [Signature]

Mr. Minoru Kudo

ASSESSED OWNER	NATURE OF TITLE DEED HOLDER "D. H." AGREEMENT HOLDER "A. H." ASSIGNEE OF A. H. "A. A. H."	DESCRIPTION OF PROPERTY							NO. OF LOTS	ACREAGE	ASSESSED VALUE PER ACRE OR LOT	ASSESSED VALUE WILD LAND	ASSESSED VALUE IMPROV'D LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE OF LAND & IMPROVEMENTS
		NO.	LEGAL SUB-DIV.	QUARTER	SECTION	TOWNSHIP	DIST. LOT	BLOCK							
Kudo Minoru	D.H.	<u>11</u> <u>3</u>		<u>NE</u>	<u>28</u>	<u>17</u>		<u>6</u>		<u>17549</u>	<u>40</u>		<u>704</u>	<u>750</u>	✓

APPEAL TO COURT OF REVISION, MUNICIPAL ACT, Sec. (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 wrongly inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongly entered upon or omitted from the roll, or that any land or improvements has or have been valued 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 an 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 grounds 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.

DO NOT REMIT ON THIS STATEMENT

TAX DEMAND NOTES WILL FOLLOW

TAKE NOTICE that you are assessed as above specified for the year 1943 under the Statute.

If you deem yourself overcharged, or otherwise improperly assessed, you or your agent may notify me at the Municipal Hall, Mission City, B.C., by signing notice attached, of such overcharge or improper assessment, at least ten days previous to the first meeting of the Court of Revision, which will be held in the Council Chamber Mission City, B. C., commencing at 10 a.m., February 8, 1943, when your complaint will be tried in conformity with the Statutes.

TAKE NOTICE that I intend to appeal against the above assessment for the following reason, viz:

WILLIAM J. MANSON, Assessor
Mission City, B. C.

(Signed) _____

The Government of the Province
of British Columbia.
LAND REGISTRY OFFICE

EXHIBIT No. 1195 - 7
DATE Nov 1 1948
FILED BY K.A. Christie

No. 50739

Your file No. 6618

New Westminster, B. C.

- - - minutes 10 o'clock 9th day of December 1942

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

Lot 6 of the North East quarter of Section 28 Township 17 Map 3031

save and Except 0.891 acres outlined Red on Sketch deposited with Bylaw

No. 19492 Municipality of Mission in the District of New Westminster

Registered Owner: MINORU KUDO

Register of Indefeasible Fees Folio No. 32514E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 25107.

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

To Office of the Custodian.

"E.S. Stokes "
Registrar.

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

March 2nd 1949

E.L.

August 11/48

1195 - 8

EXHIBIT No. _____
DATE..... Nov 1 1948
FILED BY K.A.Christie

EXTRACT from File G/96/C

Car No.63

Appraised by Consolidated Motor Co.Ltd

Date of Appraisal - March 26/42

Amount of Appraisal - \$50.00

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

March 2nd 1949

E.L.

REAL PROPERTY SUMMARY

1195 - 9

EXHIBIT No. _____

Nov 1 1948

DATE.....

FILED BY

K.A.Christie

JAPANESE NAME: Minoru KUDO Reg No. 13546
CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/249-P First Offer.

PROPERTY ADDRESS: West side Dewdney Trunk Road, Mission, B. C.

LEGAL DESCRIPTION: Lot 6 of the North East quarter of Section 28, Township 17, Map 3031 Save and Except 0.891 acres outlined Red on Sketch deposited with Bylaw No.19492, Municipality of Mission, D.N.W.

TITLE: Registered in the name of Minoru KUDO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order No. 25107, dated December 10th, 1942.

ASSESSED VALUE: Land - \$704.00
Improvements - \$750.00 - \$1454.00 Taxes - \$30.00.

CLASSIFICATION: Fruit Farm, Dwelling and out-buildings.
Acreage - 17.549, containing the following: Nut tree, cherry, apple, pear, gages, plum trees, raspberries, loganberries, black-berries. 4 room 2 storey wooden frame dwelling house, 1 roothouse, 1 woodshed, 1 tool shed.

HISTORY OF ADMINISTRATION: Minoru KUDO leased this property to Boyd Gerling, Logger, of Mission on 13th May, 1942. Consideration being \$8.00 per month, commencing 1st June, 1942, also 25% of net proceeds from sale of fruit. Term being for Duration from 1st May, 1942. Any rentals accruing on a/c this property after December 31st, 1942, were wholly the affair of the Veterans' Land Act.

Lease given to S.S.B. July 21st, 1943.

SOLD: To The Director, The Veterans' Land Act for \$656.00 as at 1st January 1943.
Approval of Advisory Committee - 1st June 1943.

Funds released to the credit of Minoru KUDO as at May 20th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, also arrears of Taxes - \$105.65, leaving a net credit of \$532.35 from said transaction.

Certificate of Title No. 170730-E in the name of The Director, The Veterans' Land Act.

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

December 5th, 1945.

"D.A.Cramer"

D.A.Cramer

DAC:JS

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

March 2nd 1949

Ed