Name of Claimant HORIUCHI, Yoshitaro Case 1241

Custodian File 8662

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					862.		728.12				728.12

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
			46%	125.00	57.50			57.50

TOTAL RECOMMENDATION	785.62

1540

CASE NO: 1241

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 11, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHITARO HORIUCHI

PROCEEDINGS AT HEARING.

Original

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,

November 11, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHITARO HORIUCHI

PROCEEDINGS AT HEARING.

APPEARANCES:

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

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

YOSHITARO HORIUCHI, the claimant herein, having been first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. And you swear the contents of it are true?

A. Yes.

(REAL ESTATE FARMLAND CLAIM FORM MARKED EXHIBIT NO. 1)

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

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. BEST: I understand that you lived near Haney, B.C. before the evacuation?

A. Yes.

Q. And you had a small holding there of slightly less than five acres? A. Yes.

Q. This man Miura that you bought this property from for $900. in 1925, was he another Japanese Canadian? A. Yes.

Q. And at the time you bought it it was just bushland, was it? A. Yes.

Q. Now, of the 4¾ acres do I understand it is all pretty well cleared now?

A. No, not all clear.

Q. How much if left uncleared?

A. About 1 acre.

Q. Did you clear it yourself or pay somebody to do it? A. I did it by myself.

Y. Horiuchi,
In chf.

Q. Then the cost of clearing here represents your own material plus powder and so on for stumping, I take it? A. Yes, and I had to hire a horse too.

Q. Now, this tile ditch -- do you mean by tha t that you actually lined 1500 feet of ditching with tile or was it wooden ditching?

A. It was half cedar and half tile.

Q. Apparently you dug two wells on this property -- were they both in use at the time of evacuation?

A. Yes, they were both in use at the time of evacuation.

Q. And there is a remark on the appraisal report that they are shallow wells and in dry years the supply is poor; do you agree with that?

A. They were shallow, about 14 feet. There was plenty of water in the winter, but some times during the summer there was a scarcity and for that reason I dug two wells.

Q. Was there any other water supply available other than these two wells?

A. You could have got it from the city but as there was not enough pressure to take it up to my house I cut it off and used the wells.

Q. The city water supply went by your property?

A. Yes.

Q. About this house -- there is a remark on your claim that the claimant feels the interior of the house was much better than the exterior appearance.

Apart from the remark that it is a wood finish there is nothing in the appraisal about the interior of the house; can you tell us just what you mean by that, whether it was decorated, or how was it finished?

A. The outside wasn't painted and the floors were varnished inside, but beyond that there is no particular reason.

Q. Was this wood shed standing when you left the property?

A. Yes.

Q. Now the appraisal says there were four rooms downstairs in this house, and your claim states there was one room upstairs not reported in the appraisal. Was there an apstairs to this house?

A. Yes, I made a room upstairs to the south, I put a sort of dormer in.

Q. Was that used as a bed room?

A. Yes.

Q. When was the concrete foundation put in this house; when it was first built?

A. In 1938, I think it was about.

Q. Were you occupied full time on this property or did you have another job?

A. Yes, I was working outside.

Q. What at? A. Fishing.

Q. What proportion of your income would you say you received from this farm?

A. Fishing was only two months and so I earned more than half of my income from farming.

Q. Can you give us an estimate of what your

income from the farm would be?

A. It varies according to different years -- $1000.

Q. Is that net? A. No, that is gross.

Q. Now, is that your signature?

A. Yes.

Q. Do you remember signing that least with a Mr. Sanborg on May 21st, 1942?

A. Yes.

Q. This was a lease for 9 months, from the time of the evacuation?

A. He doesn't seem to think it was 9 months, it was until the war ended.

MR. CHRISTIE: What is the date?

MR. BEST: May 21st, 1942.

Mr. Sanborg paid you $200. rent?

A. At first; after that he was supposed to pay $100.

Q. You understood, did you, that you were leasing this place for the duration ,not just for nine months? A. That was my idea.

Q. Now, the lease shows 1½ acres of strawberries, and your claim form shows 1½ acres of strawberries. The appraisal shows only .83 acres. Are you sure there was 1½ acres of strawberries there?

A. I am certain there was 1½ acres.

(LEASE ABOVE REFERRED TO MARKED EXHIBIT NO. 3)

Q. Are you equally certain there was three-quarters of an acre of raspberries? A. Yes.

Q. Is that your signature? A. Yes.

Q. Was that form prepared on your instructions? A. Yes.

Q. And you swear the contents of it are true?

A. Yes.

(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT NO. 4)

MR. CHRISTIE: I tender as Exhibit 5, the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 5)

MR. BEST: Now, apparently you left certain chattels on your farm when you were evacuated?

A. Yes.

Q. I notice that in your original claim and in the claim that you are making to the Commission today you are just asking for $125. for certain items. Apparently there were a great many items of furniture you are not claiming for at all, is that right?

A. That is correct.

Q. The lease pertains to the land alone so obviously you did not intend Mr. Sanborg to use any of these items of implements or furniture; is that correct?

A. Yes;there was no talk of lending any chattels or furniture.

Q. Now these stoves -- apparently one was a regular heater and the other was a brooder stove?

A. That is right.

Q. You have just lumped them together and are claiming $30?

A. Yes.

Q. You had two heater stoves?

A. There was one brooder stove and one heater stove.

Q. Now, you took one stove away with you; that was the kitchen stove, the cook stove?

A. Yes.

Q. So you left behind one heater stove and one brooder stove? A. Yes.

Q. Can you tell us how this $30. is broken up between those two stoves. What value did you put on the brooder stove?

A. When I bought the brooder stove it cost me $35.

Q. I take it the other stove cost you $25. when you bought it, is that correct?

A. Yes.

Q. Are you valuing the brooder stove at $15. and the heater stove at $15. for the purposes of this claim?

Al The brooder stove at $20., and the other stove at $10.

Q. Now, these five beds that were purchased over a period of 12 years for $120.; were they all double beds?

A. Three double beds, one single bed, and one three-quarter bed.

Q. Can you tell us just what is included in this $10. claim for farm implements?

A. Mattocks, a shovel, a hoe, a digger and

various hand tools.

Q. How many shovels? A. Three.

Q. Was it just one mattock, or two mattocks?

A. Two mattocks.

Q. Now, you have mentioned three shovels and a mattock and a post hole digger?

A. He had three or four scythes.

Q. Are you just being extremely modest in claiming $10. for all these implements or were they all very old?

A. I had bought them from time to time since I had been there, and there were some old one and some fairly new. I also had a spraying pump and some other things but I didn't mention them.

Q. Does he intend to include the spray pump in the $10. for farm implements too?

A. No.

THE SUB-COMMISSIONER: Did you forget about it?

MR. BEST: Apparently, if I may say so, this man seems to have not made anything like a complete claim. There is a letter from the Custodian regarding a davenport, and this he has not claimed for.

MR. CHRISTIE: He took some chattels away?

MR. BEST: He does seem to be rather remiss in his own interests.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form, dated the 8th of May, 1942; whose signature is that?

A. That is mine.

Y. Horiuchi,
cr. ex.

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

Q. Did you clear these four acres yourself or employ outside labour?

A. With the exception of a teamster for four or five days I did all the work myself. That is in one year.

Q. And this was done over the period of 12 years, and the same thing would apply to each year, would it?

A. Until 1938 I temployed the teamster.

Q. Did you ever have any poultry there?

A. Not at the time of evacuation.

Q. Did you have any poultry prior to the time of evacuation?

A. Yes, I have had poultry.

Q. Why did you give up poultry raising?

A. The price of eggs dropped to such a degree.

Q. It is suggested here the land was too low to have poultry; what does the claimant say in regard to that?

A. There was no reason to say that the place was not suitable for chickens.

Q. Were these fruit trees bearing fruit at the time of evacuation?

A. Yes.

Q. You told my friend your gross income was $1000. from the farm. What expenses would you have

out of that $1000?

THE SUB-COMMISSIONER: Did you buy the fertilizer? A. Yes.

MR. CHRISTIE: Did you have to buy any other things to carry on?

A. About $600. or $700.

Q. That only gave you a net income of $300?

A. No, $600. or $700. net.

Q. I am showing you another form; is that your signature? A. Yes.

Q. It is dated September 8th, 1942, and is signed by the claimant and he states the following chattels will be taken with him when evacuated, one kitchen stove, three matresses and kitchen utensils.

(FORM ABOVE REFERRED TO MARKED EXHIBIT 7)

Q. Did you leave these chattels in the care of Mr. Sanborg, was he to look after them?

A. No, and for that reason I put them in the brooder house and locked them up.

Q. You gave the keys to a representative of the Custodian? A. Yes. I gave it to Mr. Williams at Hastings Park.

Q. I think it is a matter of appraisal.

RE EXAMINATION BY MR. BEST:

Q. I am not sure the witness understood the business about net and gross income. After you paid your expenses for fertilizer and such things, how much would have have left from this farm?

Y. Horiuchi,
re-exam.

A. As I said before, $600. or $700.

MR. CHRISTIE: I submit as Exhibit 8 the tax statement for the year 1942, and on this statement the assessment is noted as, assessed value of land $500., improvements $800., making a total of $1300.

(TAX STATEMENT MARKED EXHIBIT NO. 8)

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 9)

(REAL PROPERTY SUMMARY MARKED EXHIBIT 10)

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

With regard to personal property, the various articles that are listed under the heading, "Not accounted for, theft", I do not think I can make a submission in this case that the chattels are over-valued. Certainly in the case of farm implements if he had a number of implements and they were usable at all I certainly would think $10. is a low valuation.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
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 and accurate copy of the evidence heard on the within claim.

M. A. Miller,
Deputy Commissioner.

DEC - 2 1947

Case No 1241

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

8662 Toronto

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

(1) NAME Horiuchi (Print) Surname Yoshitaro Given Name (RCMP) Reg. No. 09614

(2) Pre-Evacuation Address 8th Avenue, Haney, B.C.

(3) Present Address 20 Eden Place, Toronto, Ontario.

(4) REAL ESTATE

Best

(a) Street Address (if any) 158 8th Avenue, Haney, B.C. City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Block nine of the west half of section twenty (20) Township twelve (12) Map 1161

(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 - - - - - - - - - - - - - - - - $ 1000.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 1400.00
(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) - $ 2400.00
(v) Amount at which Custodian sold property and credited your account - - $ 859.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1541.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
8th Ave., Haney B.C.

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

(c) How stored or packed at time of evacuation
House Property rented to the tenent; brookerhouse stored under lock and key

(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") _____

In no one's care

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

1.	2 stoves	Estimated Value $ 30.00
2.	5 beds	Estimated Value $ 50.00
3.	1 sofa	Estimated Value $ 15.00
4.	1 table	Estimated Value $ 10.00
5.	1 bureau	Estimated Value $ 10.00
6.	Farm implements	Estimated Value $ 10.00
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 125.00

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) - $ 1666.00

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

Toronto

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

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

I, Horiuchi Yoshitaro of the City
of Toronto in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City)
of Toronto)
in the County of York)
this 27th day of November)
A.D. 1947.)

Y. Horiuchi

R A Best

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.

EXHIBIT No. 1241-1
NOV 11 1949
DATE
FILLED BY R A Bogle

HORIUCHI, Yoshitaro
(Claimant's Name)

REAL ESTATE
(Farm Land)

09614
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared ~~Uncleared~~ or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared							
Cultivated not planted							
Cultivated and not in crop							
List Crops Strawberry I.5	1 acre	1925	G. Miura	$900.00			
Raspberry .75							
Rhubarb&peas I.75							
Fruit Trees ~~10x20x~~ I0 trees					all uncleared	none	Land $1300.00
							Improvements 1100.00
							$2400.00
Total 5 Acres							

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

Description	When Made	Cost
clearing 4 acre	1925 - 1937	$1200.00 (material plus labor)
tile ditching 1500 ft.	1931 - 35	100.00
fencing 6½ chains	1930	50.00
2 wells	1925 & 1938	100.00
road 100 ft.	1930	75.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	20 x 30	frame	1925	$ 450.00		$300.00	$ 200.00	$ 800.00
1 Chicken House	18 x 54	frame	1930	(~~300.00 improvements~~)				
1 Chicken House	12 x 14	frame	1930	300.00		100.00	100.00	300.00
garage	9 x 15	frame	1931	50.00		20.00	30.00	40.00
woodshed	9 x 16	frame	1925	30.00		10.00	10.00	30.00

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

1. Claimant feels interior of house was much better than exterior appearance.
2. One room upstair not reported in appraisal
3. Claimant feels evaluation as too low.
4. The house has complete concrete foundation.
5. Claimant possesses Farm Lease papers showing

1½ acres of strawberry plus .75 acre respberry at time of leasing in 1942.

1942 assessment $1300.

Fire insurance on house and furniture at $1000.00 with the North West Insurance Company.

Summary:

Estimated value	$2400.00
Sold by Custodian	862.00
	$ 1538.00

Y. Horiuchi
Signature

BC-34-P
BC-1648-B

BC/34-P
BC/1648-B Page 1

EXHIBIT No. 1241-2
DATE NOV 1 1 1948
FILMED BY K A Christie

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

4

Farm Appraisal Report

File No. JL-150

Land Description Pcl.9 of W½ of Sec.20, Plan 1161.

Containing 4.73 Acres

Owner's Name Y. HORIUCHI Post Office Address Haney, B.C.

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

Market Town New Westminster,also local facilities Distance 24 "

Church (give denomination) Haney - all denominations Distance 1 "

Nearest School Haney Distance 1 "

State how property was identified: Map location and corner posts.

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

Property has direct access to 8th Avenue.

Is this district a good one? Yes. Co-operative marketing.

Employment opportunity Fair opportunities;2 sawmills,brickyard and peat plant.

Predominating Nationality and religion: Mixed, Japanese predominating.

Describe Fencing and its condition: Wire fencing - South & West - poor Value $

Water supply: Domestic water from two shallow wells; in dry years-poor supply. Value $

8662

Electric power available. Lights installed in house.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 26	Frame	1 st.	Shgl.	20	Posts on concrete	Fair	500.00
Chicken Hse.	18 x 54	"	1 "	"	20	Posts	"	125.00
" "	12 x 12	"	1 "	"	20	"	"	25.00
BARN	x							
Garage	9 x 15	"	1 "	"	20	Wood	Poor	-
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 650.00

Total Value Buildings add to farm $ 500.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Poor type of structure.

$

Describe the basement and chimneys: No basement. Chimney,brick on concrete to ground.

No. rooms downstairs? 4 Upstairs? How finished Wood finished.

Are buildings painted? No. Condition of paint -

Distance from nearst bush Approximately 150 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.62	Level 3.62 ac	Clay loam 14" to 20"	Clay	Mixed, small fruits	100.	362.00

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	
.70	Level .70 ac	Clay loam 14-20"	Clay	Clearing, stumping & breaking	150. to 175.00	15.00	10.50

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	
.41	Swampy .41	nil	15.00	6.15

4.73

4.73 ac Total value of Land $ 378.65

Total added by buildings to value of farm $ 500.00

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

Total value of farm $ 878.65

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

Property occupied by owner; land appears to be in fairly good state of fertility, but cultivation this spring has been limited.

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

Suitable for small fruit and poultry on a limited scope.

Noxious weeds:

No serious weed situation at present, but one will develope if land unattended.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: 1942 taxes - $25.35. District of Maple Ridge.

Date: May 27th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 21st day of May 19 42.

Inspector's Signature "H.L. SINCLAIR"

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

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

JL-150 - Y.HORIUCHI

Farm Appraisal Report

Remarks: This property has a limited acreage and for this reason is considered too small to be regarded as a self-sustaining unit.

The soil is suitable for growing small fruits and certain types of truck, but this land is too low lying for a satisfactory poultry proposition. This opinion is born out by the fact that the occupant has considerable poultry accommodation that has not been used for several years.

The soil generally is good but the limited extent is the main drawback to the property.

The buildings generally are poor types of structures; the house is set on three foot wooden posts on concrete blocks.

(FOR ORCHARD LANDS ONLY)

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

Nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

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

			Present Value
Strawberries	-	.83 acs.	$
Raspberries	-	.34 "	
Rhubarb	-	.33 "	$
Peas	-	.12 "	
Buildings, trees	-	2.00 "	$
& fallow	-		
			$
			$
			$
			$
			$
			$
		Total	$

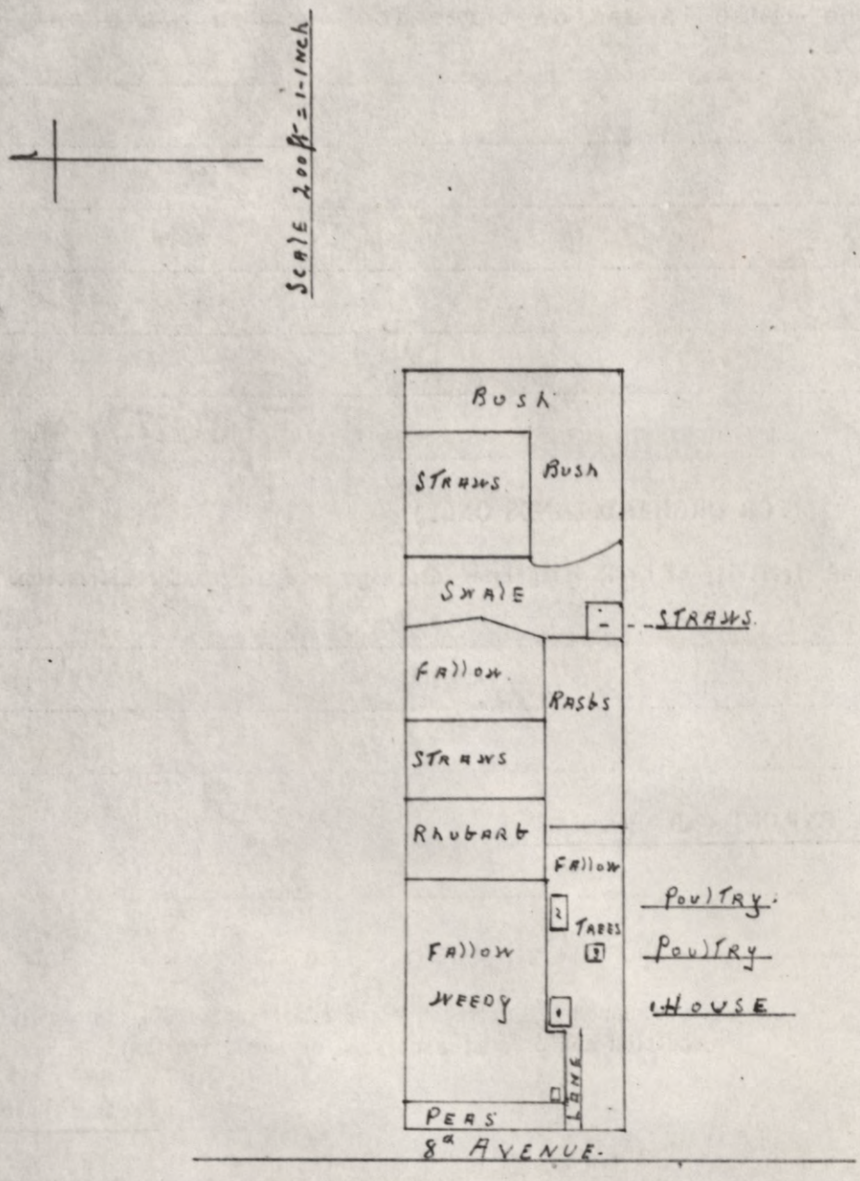
Amount fruit trees add to value of farm $

Diagram of Property

Pcl 9. of W½ of Sect. 20. Plan - 1161

Y. Horiuchi

4.73 Acs.



Following careful review of this appraisal report, it is my opinion that the present value is $ 800.00

Date 1st June 1942.

"I.T. BARNET"

District Superintendent.

EXHIBIT No. 1241-S
DATE NOV 11 1948
FILED BY R A Bast

FARM LEASE

THIS INDENTURE made in duplicate the 21st day of May A.D., 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:- YOSHITARO HORIUCHI of Haney

in the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

PATRICIA F. SANBORG (wife of Henry Sanborg) of Haney

in the said Province
Farmer
(hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT: for and in codsideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Maple Ridge in the District of New Westminster and Province of British Columbia, and more particularly described as:

Lot nine (9) of the West half of Section twenty (20)
Township twelve (12)

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in otherwise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of nine (9) months to be computed from the first day of May A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Two hundred ($200.00)
Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to payrent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever, except for firewood for personal use; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1943 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market allof the growing crops upon the said land, which growing crops consist of:-

One and one half (1½) acre strawberries

Three quarter (¾) acre raspberries

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandmanlike manner and will in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Maple Ridge Co-operative Produce Exchange and will in all respects carry out the obligations of the Lessor to Maple Ridge Co-operative Produce Exchange under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Maple Ridge Co-operative Produce Exchange.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Maple Ridge Co-operative Produce Exchange (an association incorporated under the Co-operative Association Act of the Province of British Columbia, having its registered office at Haney aforesaid) and for this purpose Maple Ridge Co-operative Produce Exchange is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants The Lessor covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy.

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

IT IS understood and agreed that the annual rental for the year 1943 and subsequent years until the return of the Lessor, shall be the sum of $ 100.00 per annum.

IT IS expressly understood and agreed by and between the parties hereto that the Lessee may assign this lease to any person capable of carrying out the provisions thereof, provided the approval and permission of the Lessor or his Agent is first had and obtained, and for the purpose of this clause Maple Ridge Co-operative Produce Exchange is the Agent of the Lessor.

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by

YOSHITARO HORIUCHI and PATRICIA F. SANBORN
in the presence of

Y. Horiuchi

M M Fletcher.

Patricia F Sanborn.

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see YOSHITARO HORIUCHI and PATRICIA F. SANBORN the parties thereto, duly sign and execute the within instrument, for the purposes therein named.

2. That the said instrument was executed at Mission City aforesaid.

3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.

4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in
the Province of British Columbia
this twenty-first day of May
A. D. 194 2 .

A Commissioner for taking affidavits
within British Columbia.

M M Fletcher

Dated 31st day of May A.D. 194 2

YOSHITARO HORIUCHI

TO

PATRICIA F. SANBORG

FARM LEASE

Lessor

JAMES M. CAMPBELL
Barrister - Solicitor
MISSION CITY - - B. C.

HORIUCHI YOSHITARO
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1841-4
DATE NOV 11 1948
FILLED BY R. A. Beals

09614
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
2 stoves (1 brooder 1 heater)	1925 & 1930	new	$ 60.00	good	$ 30.00
5 beds	1925 - 1937	new	120.00	good	50.00
1 sofa	1928	new	40.00	fair	15.00

Total claim as per column 3, analysis of

Personal Property Claim, $125.00

Description of Storage of Goods:

All chattels stored in house and in brooder house. House locked and key handed over to Custodian representative, Mr. Williams.

Summary:

Estimated value	$ 125.00
Sold by Custodian	zero
Claim	$ 125.00

General Statement as to Chattels not Described above:

Additional Comments, if any:

All articles claimed declared in J. P. Form.

Claimant had 2 heater stoves, one which he took with him and the other which he claims.

Claimant possessed chattels other than claimed and seeks only a fair compensation.

Y. Horiuchi
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8662 EXHIBIT No.

NAME Yoshitaro HORIUCHI

REG. No. 09614

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 8 May 42	TAKEN BY			AUCTION	TENDER &c		
EVACUATION 19 Sep 42	DATE						
2 Stoves		2 stoves	30				
1 Brooder ~~xxxx~~ stove		5 beds	50				
5 Beds		1 sofa	15				
1 Sofa		1 table	10				
Farm implements		1 bureau	10				
Carpenter tools		farm implements	10				
Kitchen utensils							
China ware		ALLEGED LOSS	125				
TO BE LEFT IN THE HOUSE.							
IF I DO NOT RENT THE							
HOUSE THE KEY WILL BE							
LEFT IN CARE OF THE							
MAPLE RIDGE CO-OP. UNION							
8 Sep 42 - THE FOLLOWING							
CHATTELS WILL BE TAKEN							
WITH ME UPON EVACUATION:							
1 Kitchen stove							
3 Mattresses							
Kitchen utensils							
Sgd: Y. Horiuchi							

ANALYS

Chattels to est. claim value of $ 125.

JC/..

LE No. 8662

G. No. 09614

EXHIBIT No.

EXHIBIT No. 1241-5

DATE NOV 11 1948

FILLED BY K. D. Christie

CASE No.

VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	TAKEN BY CLAIMANT WHEN EVAC.	REMARKS
UCTION	TENDER &c								
						15 (1)	~~15~~	15 (1)	
						50 (5)			3 Mattresses taken upon evacuation
						15			
						10			Not declared, but presume he had one
						10			do
						10			
						125			

ANALYSIS OF CLAIM

attels to est. claim value of $ 125.00 Not accounted for

FORM "JP"

FILE No.

FRASER VALLEY

HANEY

OFFICE OF THE CUSTODIAN

EXHIBIT No. 1241-6

DATE NOV 1 1 1948

FILLED BY

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: HORIUCHI, Yoshitaro

HOME ADDRESS: Haney, B. C.

REGISTRATION NUMBER 09614 SEX: Male AGE: 53

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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Haruno

ADDRESS OF WIFE OR HUSBAND: Haney, B. C.

NAMES OF ANY LIVING CHILDREN: Kazuko (F) Yasuko (F) Akemi (F)

ADDRESS OF CHILDREN: Haney, B. C.

AGE OF CHILDREN: 13, 9, 5

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

1. LOCATION AND DESCRIPTION: Subdivision 9, W½ quarter of Section 20, R. District of Maple Ridge,

2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room dwelling, 2 chicken houses 1 garage, woodshed

3. INSURANCE (Give particulars; state where policies are) $1000 on dwelling and furniture in the North West Fire Ins. Co. Policy No. 193977 in my possession

4. TAXES (Amount and where payable) $23.14 for 1941, payable at Maple Ridge paid 2 or R.

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself. I might rent it before I leave.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home

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

9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, rhubarb, peas

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: ---

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

2 stoves, 1 brooder stove, 5 beds, 1 sofa, Farm implements, carpenter tools, kitchen utensils, chinaware, to be left in the house at 158 - 8th Ave., Haney, B.C. If I do not rent thehouse the key will be left in care of the Maple Ridge Co-op Union

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 dog, 1 cat

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

FORM "JP"

4. INSURAN

5. MORTGAG
OTH

6. MONEYS

7. BONDS, D
$50 Vic
35 shar

8. BANK AC

9. LIFE INSU

10. INTEREST

11. SAFETY I

LIABILITIES:

1. PERSONA

2. TRADE D

I, the unde
area as set out
or other securit

I certify th
every descriptio
and indirect.

Dated this...

FOR DEPARTI

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
$50 Victory Bond, at home ~~Twx~~ $5 War Savings Certificates,
35 shares in the Maple Ridge Co-op Union, at home

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 8th day of May 1942.

(Signature) Y. Horiuchi

R. Williams
Witness

FOR DEPARTMENTAL USE

8662.

green

I

EXHIBIT No. 1241-7
DATE NOV 11 1948
FILLED BY R A Christie

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 10 1942

Tat 14 11

Watson

Hastings Park,
September 8, 1942.

ADDITIONAL REGISTRATION

Name HORIUCHI, Yoshitaro

Address Haney, B. C.

Reg. No. 09614

The following Chattels will be taken with him when he is evacuated.

1 Kitchen Stove

3 Mattresses

Kitchen Utensils

SIGNATURE Y. Horiuchi

WITNESS D. T. Williams

3

DETAILS OF TAXATION

IMPROVED LAND		WILD LAND	
General Rate	16 Mills	General Rate	30 Mills
School Rate	15.6 Mills	School Rate	15.6 Mills

TAXES ON 50 PER CENT OF IMPROVEMENTS FOR SCHOOLS
TAXES ON 20 PER CENT OF IMPROVEMENTS FOR GENERAL PURPOSES

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

TAX STATEMENT, 1942

EXHIBIT No. 1241-P
DATE NOV 11 1948
FILLED BY
No. K. A. Kristie

Y. Horiuchi
Haney B.C.

1. Add 6 per cent interest on all Arrears and Delinquent Taxes from January 1st, 1942, to date of payment.
2. Add 10 per cent on 1942 taxes which are not paid by August 31st, 1942.

Fifty Cents is the Minimum for Municipal Taxes

3. Notice Column "B". Taxes in Arrears. This property will be sold for Taxes on September 30th in the year following this notice, unless the taxes now in arrears are sooner paid.
4. Notice Column "A". Delinquent Taxes. This property will be sold for Taxes on September 30th in this year, unless the delinquent taxes are sooner paid.

C.B. Folio

T. R. Folio

Roll No.	Description of Land—Twp 12 Subdivision	Quarter	Sec. Lot	Assessed Value of Improvements	Assessed Value of Land	SUMMARY OF 1942 TAXES General	School	Wild Land	Sidewalk or Sewer Main tenance	Sewer Tax	Library Tax	T'l 1942 Levy if Paid by Aug. 31, 1942	Column "B" Arrears 1941	Column "A" Delinquent 1940 & Prior
2373	9	W½	20	800	500	10 56	14 04				.75	25 35		

PLEASE READ THIS:

Make remittances payable at par to "District of Maple Ridge" and remit by Certified Cheque, Money Order, Express Order or Bank Draft.
If the property described has been transferred, please forward this notice to the person now liable for the taxes.
All or a portion of the taxes will be accepted at any time during office hours.
Send stamped addressed envelope for mailing receipt back to you.

This Notice Must be Presented When Paying Taxes

H. M. Davenport, C.M.C., and Collector,
(Postal Address) **Haney, B.C.**

EXHIBIT No. 12 41 - 9

DATE NOV 21 1948

FILLED BY R A Christie

FORM 31—10M-1241-5431

No. 50816

Your file No. 8662

2

CERTIFICATE OF ENCUMBRANCE

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY OFFICE

file 8668

New Westminster, B.C.

- - - minutes 10 o'clock 15th day of December, 1942

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

Block 9 of the West half of Section 20 Township 12 Map 1161 Municipality of Maple Ridge in the District of New Westminster

viz.:

Registered Owner: YOSHITARO HORIUCHI ✓ Reg # 09614 A

Register of Indefeasible Fees Folio No.59872E

Registered Charges: Certificate of Vesting in the Custodian Filed No.25183

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

E. A. Stokes

Registrar.

To Office of the Custodian

EXHIBIT No. 1241-10
DATE NOV 11 1946
FILLED BY R A Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshitaro HORIUCHI Reg. No. 09614 File No. 8662.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act. BC/34-P First Offer.

PROPERTY ADDRESS: 158 - 8th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Block 9 of the West half of Section 20, Township 12, Map 1161, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Yoshitaro HORIUCHI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 25183, December 14th, 1942.

ASSESSED VALUE: Land - $500.00
Improvements - $800.00 - $1300.00. Taxes - $25.35.

CLASSIFICATION: Yoshitaro HORIUCHI declared on his JP Form, signed May 8th, 1942, 4-room dwelling, 2 chicken houses, 1 garage, woodshed. Crops - raspberries, strawberries, rhubarb, peas.
Custodian's inspector reported property as having an acreage of 4 acres cleared and planted to the following crops - ½ acre strawberries, ¾ acre raspberries, 12 mixed trees, balance in meadow and plowed under. 1½ storey frame shingle dwelling consisting of 6 rooms and pantry, in fair condition. Brooder house 12 x 12, Chicken house 18 x 50, Woodshed 8 x 10, Bath and woodshed 8 x 22, Garage 10 x 16. Property is in fair condition.

HISTORY OF ADMINISTRATION: The above property was rented on the 25th May, 1942, by Yoshitaro HORIUCHI to Patricia F. Sanborg as from the 1st of May, 1942, for a period of 9 months, with option to extend the lease for the year 1943. The rental consideration was $200.00 for 1942 and was paid to Yoshitaro HORIUCHI. The rental for subsequent years was to be $100.00 per annum. This lease was extended by collateral agreement by the Custodian to the 31st August, 1943, at the rental of $100.00, which accrued to the Veterans' Land Act. Lease and collateral agreement given to the Veterans' Land Act 7th August, 1943.

SOLD: To The Director, The Veterans' Land Act for $862.00 as at January 1st, 1943.
Approval of Advisory Committee - June 1st, 1943.

FUNDS: Released to the credit of Yoshitaro HORIUCHI, Sale Price - $862.00, plus Rental from the Pacific Co-operative Union 1942 - $100.00, Refund Insurance - $14.49, Total $976.49, less Certificate of Encumbrance - $1.00, Taxes - $25.35, Insurance $19.05, Registration - $3.00, Legal Fee - $15.00, Total $63.40. Net amount released - $913.09.

TITLE: Included in Certificate of Title No. 169944-E, and payment of consideration included in cheque to the Custodian dated March 13th, 1944.

OLD CERTIFICATE OF TITLE
No. 59872-E. Yoshitaro HORIUCHI states on his JP Form, signed May 8th, 1942, that Title is in his possession.
Certificate of Ownership on file states Registry Office delivered Title to David T. Abe, 203 Powell St., Vancouver, B.C., 25/3/25.

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

DATED: August 14th, 1946.

Jan MacPherson

IM:JS