

Name of Claimant

RYOJI, Kazata

Case 1245

Custodian File

6991

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1380.		1358.54			1358.54
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 & Recorded Now Missing		45% of amount in next preceding column		
									50.00	
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 Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATELS										
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			
336.57	117.80	35.34	35%	1513.43	529.70	150.	18.00	583.04		
TOTAL RECOMMENDATION									1991.58	



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CASE NO: 1245

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
November 12, 1948.

IN THE MATTER OF THE CLAIM OF  
KAZUTA RYOUT

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,  
November 12, 1948.

IN THE MATTER OF THE CLAIM OF  
KAZUTA RYOJI

PROCEEDINGS AT HEARING

APPEARANCES:

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

C. P. OPPER, ESQ.,                              appearing for the  
Claimant.

\_\_\_\_\_

A. SMITH, ESQ.,                                  Secretary.

D. J. HANDFORD, ESQ.,                        Official Interpreter.

J. B. MCGREGOR, ESQ.,                        Official Reporter.



K. Ryoji,  
In chf.

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KAZUTA RYOJI, the claimant herein, being first  
duly sworn, testified through the  
interpreter as follows:

3

4

DIRECT EXAMINATION BY MR. OPPER:

5

Q. I am showing you a document entitled Real  
Estate, Farmlan; is that your signature there?

6

7

A. Yes.

8

Q. Was this sheet prepared under your  
instructions? A. Yes.

9

10

Q. Do you swear the contents are true?

11

A. Yes.

12

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

13

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

14

15

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

16

MR. OPPER: Prior to evacuation you owned  
certain land composed of 10 acres near Dewdney, B.C.

17

18

A. Yes.

19

Q. The Dewdney Trunk Road, Haney?

20

A. Yes.

21

Q. And that was a fruit farm, was it?

22

A. Yes.

23

Q. And you bought the land in 1920 for \$2000?

24

A. Yes.

25

Q. At that time it was not cleared at all?

26

A. It was all bush.

27

Q. And when you were evacuated what was the  
condition of the property?

28

A. About half of it was cleared.

29

30

Q. You have stated here there was 7 acres



K. Ryoji,  
In chf.

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cleared and cultivated, would that be correct?

3

A. Yes, I believe about seven acres.

4

Q. What kind of bush was on that property?

5

Was it thick or light or what?

6

A. It was quite heavy bush.

7

Q. Was it easy or hard to clear?

8

A. It was hard to clear.

9

THE SUB-COMMISSIONER: That is all on his

10

statement and he has already sworn to it.

11

MR. OPPER: You stated in your claim it cost

12

you about \$400. an acre to clear the land; how did

13

you arrive at that figure?

14

A. There were many big heavy stumps and

15

it took quite a lot of powder and caps and so on and

16

was very difficult to clear. That is why it cost

17

so much.

18

Q. What was the condition of the other

19

buildings other than the house on the property, the

20

hen house, brooder house and garage?

21

A. From my viewpoint they were in fair

22

condition.

23

Q. Were you using them?

24

A. No, I had discontinued using them for

25

some time.

26

Q. In other words, when you say you discontinued

27

using them do you mean all these buildings or just

28

the hen house or garage or what did you discontinue

29

using?

30

A. I was using the garage until I was evacuated



K. Ryoji,  
In chf.

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but the other places I had discontinued using.

Q. What did you raise principally on this farm of yours?                   A. Strawberries and raspberries chiefly.

Q. Was the property in good tillage or poor tillage at the time you left?

A. The soil was good quality.

Q. Did you get good crops from it?

A. Yes.

Q. Did you make money out of it?

A. I was able to make a living out of it.

Q. You had some fruit trees on this property too?                   A. Yes.

Q. Were they bearing fruit?                   A. Yes.

Q. Did they bear much fruit, or how good were they?                   A. The pears and plums were quite good yields.

Q. What else did you have?                   A. There was green gages and one cherry tree and an apple tree.

Q. How did they bear?                   A. I was able to send quite a bit to the cannery and keep some myself.

Q. I am showing you another sheet entitled Personal Chattels; is that your signature?

A. Yes.

Q. Was this form prepared under your instructions?                   A. Yes.

Q. And do you swear the contents to be true?

A. Yes.



K. Ryoji,  
In chf.

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(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 3)

2

MR. CHRISTIE: I tender as Exhibit 4 the

3

Analysis of Personal Property Claim.

4

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED  
EXHIBIT NO. 4)

5

6

MR. OPPER: Now, dealing with the 1937 Nash  
car, you surrendered that car to the R.C.M.P.?

7

8

A. Yes.

9

MR. CHRISTIE: I tender as Exhibit 5 the  
Vehicle Report of the R.C.M.P. in regard to a Nash  
sedan car.

10

11

12

(REPORT OF R.C.M.P. RE CAR MARKED EXHIBIT 5)

13

14

MR. OPPER: Did you pay \$1000. for this car  
when you bought it second hand?

15

A. Yes.

16

17

Q. How long before the evacuation did you  
purchase this car?

18

19

20

21

A. Soon after I bought it I had an accident  
and it was in the garage for some time, so I only  
used it for a very short time before I surrendered  
it to the R.C.M.P.

22

23

24

Q. Did the accident deteriorate the car to  
such an extent that it was worth less than what you  
paid for it?

A. No.

25

26

27

28

Q. Were the repairs completed when you were  
evacuated?

A. As a result of the money from  
the insurance the car was completely repaired by the  
time it was handed in at Hastings Barracks.

29

30

Q. So you actually purchased the car in 1942  
and you couldn't have had it more than three or four



K. Ryoji,  
In chf.

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months; would that be correct?

A. Yes, that is correct.

Q. What kind of dining room suite was this?

A. A table and chairs.

Q. How many pieces?

A. It was a 9 piece set.

Q. What kind of wood was it, was it oak or mahogany or what was it?

A. It was like oak.

Q. You are claiming for six beds, were they metal beds or wooden beds or what?

A. They were all metal.

Q. Did they have springs?

A. Yes, they all had springs.

Q. Mattresses? A. Yes, they all had mattresses.

Q. How many pieces were in the Japanese dinner set? A. There was quite a lot; I don't know the exact number.

Q. For how many people?

A. Enough for about 22 people.

Q. What kind of washing machine was this?

A. A Beatty.

Q. And you paid \$160. for it new in 1940?

A. Yes.

Q. Had it been used much? A. No, it hadn't been used very much.

Q. How many were in your family? A. Six.

Q. Where was this coal stove?

A. In the brooder house.





K. Ryoji,  
In chf.

1  
2 Q. Was that for the purpose of heating the  
3 brooder house or did you just store it there?

4 A. It was for heating the brooder house.

5 Q. Had you used it recently or shortly before  
6 evacuation? A. No, I had discontinued raising  
7 chickens.

8 Q. So it had not been in use for some time.  
9 What shape was it in?

10 A. It was fairly new.

11 Q. You are claiming for six saws, seven feet  
12 long -- what kind of saws were those?

13 A. Those were for cutting logs.

14 Q. One man gets on either side of the saw?

15 A. Yes.

16 Q. And you had five axes? A. Yes.

17 Q. Now, where were all these goods stored?

18 A. In the brooder house.

19 Q. Everything, including the dining room suite?

20 A. Yes, including the dining room suite.

21 Q. You moved everything out of your house and  
22 put it in the brooder house?

23 A. Everything was left in the brooder house  
24 with the exception of the crockery and pots.

25 Q. Where were they left?

26 A. Those were in the upstairs of the house.

27 Q. Were any of these things locked up?

28 A. Yes.

29 Q. The brooder house and house? A. The  
30 brooder house was locked and the room where the  
other things in the house were left was also locked.

Q. Who was looking after your house ?



K. Ryoji,  
in chf.

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A. Mr. Gordon Cratty. It was leased to him.

Q. And did he occupy the house or just lease  
the land? A. No, he was just occupying  
the house.

Q. He was only occupying the house?

A. Yes.

Q. Did you give him permission to use your  
chattels? A. No.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the  
30th of April, 1942, whose signature is that?

A. That is my signature.

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

Q. Did you have another occupation besides that  
of farmer? A. Yes, I worked in the saw mill.

Q. How many months of the year did you work  
in the saw mill? A. I was working at the saw  
mill most of the time.

Q. What net income did you derive from the  
farm?

A. About \$400. (four hundred dollars).

Q. And looking at the particulars of real  
estate, you did most of the work yourself in erecting  
the house and garage and other butbuildings?

A. Yes, I did some of the work myself and also  
employed an outside carpenter.

Q. It was only on the house you employed an  
outside carpenter, is that correct?

A. Yes.



K. Ryoji,  
cr. ex.

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2 Q. The appraiser says that the land was  
3 overgrown and in poor tillage, what do you say in  
4 regard to that?

5 A. In the front we hadn't grown anything for  
6 some time and there probably were some weeds and  
7 grass.

8 Q. I show you a copy of a letter dated the  
9 21st of July 21st, 1948. It says:

10 "On April 12th last we wrote you for an  
11 itemized and detailed description of the  
12 personal property for which you are claiming,  
13 showing the amount claimed for each separate  
14 item. To date this information has not been  
15 received. We would ask therefore that you  
16 supply us with details of farm implement,s,  
17 furniture, and kitchen utensils, so that  
18 your claim may be properly analysed before being  
19 presented to the Commissioner.

20 An early reply is anticipated."

21 Q. Did you receive that letter?

22 A. Yes, I received that.

23 (LETTER ABOVE REFERRED TO MARKED EXHIBIT 7)

24 Q. Then where were all these kitchen utensils  
25 that you are claiming \$700. for and which were sold  
26 for \$9.50; where were all the kitchen utensils  
27 located?

28 A. They were all left in the house. I  
29 didn't take anything with me.

30 Q. Were they all in the kitchen?

A. They were all left in the upstairs of the



K. Ryoji,  
cr. ex.

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house. There was enough for six people.

Q. Did you have electricity in your home?

A. Yes.

Q. Did you have an electric refrigerator?

A. No.

Q. An electric stove? A. No.

Q. You had a washing machine? A. Yes.

Q. And it was electric? A. Yes.

Q. I understand that was sold to a Mrs. Michelson. Do you know anything about that, it was sold for \$150?

A. Yes, I believe that is correct.

Q. There is a statement here that it was sold for \$150, this being Ryoji's price for same. Did you agree to that price and were you notified by the Custodian?

A. I didn't agree to the price but the Custodian sold it for that anyway.

Q. The Custodian notified you it was being sold for that? A. Yes.

Q. Did you ever receive the funds from the Custodian for this washing machine or was it put to your credit?

A. It was credited to my account.

Q. I don't seem to see that on the Analysis at all, it seems to be in a separate transaction.

Q. Well then, apart from this washing machine which sold in 1944 separately, without going into detail, how did you make up the item of \$700. for kitchen utensils. That seems to be a lot of money to



K. Ryoji,  
cr. ex.

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me for a small house. What did it consist of?

A. There was some quite expensive Japanese  
crookery.

Q. Is this for crockery, pans, dishes and  
articles of that type in the kitchen? A. Yes.

Q. Where was this water pump located?

A. It was in a small structure close to the  
well.

Q. And was it operating at the time of your  
evacuation? A. Yes, it was quite new at that  
time.

THE SUB-COMMISSIONER: When you left did you  
leave it in this small structure near the well?

A. Yes.

MR. CHRISTIE: And there would be pipes going  
into the ground from the water pump?

A. Yes, it was still in use.

Q. Through what period of time was this  
furniture bought? A. A period of about  
five years.

Q. Was it all stored upstairs too?

A. That was all in the brooder house; that was  
quite big.

Q. The brooder house was 12 x 14?

A. Yes.

Q. And some of this furniture was bought  
secondhand by you? A. There was some secondhand  
and some new.

Q. And these farm implements; through what



K. Ryoji,  
cr. ex.

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period of time were they purchased?

A. From the time I first started farming.

Q. That was in 1920?      A. Yes, I was buying farm implements practically every year from 1920 onwards in connection with clearing the land and so forth.

Q. That is all.

I submit as Exhibit 8 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 8)

(NOTICE OF ASSESSMENT MARKED EXHIBIT 9)

(REAL PROPERTY SUMMARY AND PERSONAL PROPERTY SUMMARY AND MEMORANDUM RE CAR MARKED EXHIBIT NO. 10)

(USED CAR APPRAISAL MARKED EXHIBIT 11)

Q. With the same exhibit I want to file a letter of the Commercial Credit Corporation, dated April 21st, 1942.

---See Exhibit 10.

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

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

It is submitted that this washing machine is not properly an item of the claim.

It is submitted that the claimant had no equity in the car as the car was surrendered to the Commercial Credit Corporation holding the lien.

It is submitted that the valuation placed by



(Discussion)

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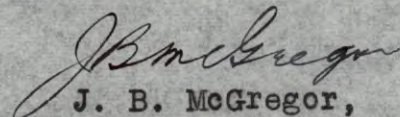
the claimant on other articles of personal property is excessive.

I would like to tender the Auctioneer's sheets as Exhibit 12.


(AUCTIONEER'S SHEETS MARKED EXHIBIT 12)

(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 copy of the evidence heard on the within claim.

  
M. A. Miller,  
Deputy Commissioner.

DEC - 2 1947

Case no 1245

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,  
Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

ACKNOWLEDGED

*[Signature]*

6991  
Toronto

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

- (1) NAME Ryoji KAZUTA (RCMP) Reg. No. 13811  
(Print) Surname Given Name
- (2) Pre-Evacuation Address R.R. # 1 HANEY B.C.
- (3) Present Address of GENERAL HOSPITAL, CHATHAM ONT.
- (4) REAL ESTATE
- (a) Street Address (if any) DEWIDNEY TRK Rd HANEY B.C.  
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) 10 (TEN) ACRES  
SUB. 4, SOUTH WEST QUARTER SEC. LOT 22  
TWP 12, MUNICIPALITY OF MAPLE RIDGE.
- (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 - - - - - \$ 2,500.00
  - (ii) Buildings - - - - - \$ 1,200.00
  - (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) - - - - - \$ 4000
  - (v) Amount at which Custodian sold property and credited your account - - - \$ 1,380.00
  - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2,620.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation HANEY B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) HALL
- (c) How stored or packed at time of evacuation CARTON BOXES  
CRATED IN WOODEN BOXES.

(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")

MR (TOR) ON CRATTY HANEY B.C.

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

1.	FARM IMPLEMENTS	Estimated Value \$	500.00
2.	FURNITURES	Estimated Value \$	500.00
3.	KITCHEN UTENSILS	Estimated Value \$	700.00
4.	AUTOMOBILE	Estimated Value \$	475.00
5.	WATER PUMP	Estimated Value \$	150.00
6.	WAR SAVINGS CERTIFICATE	Estimated Value \$	50.00
7.	LEFT AT MAPLE RIDGE CO-OPERATIVE	Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 2375.00

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) - - - - - \$ 4995.00

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

TORONTO

Y/E S.

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, KAZUTA RYOJI of the City of Chatham in the County of Kent, Care-taker

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 25th day of November )

Kazuta Ryoji

A.D. 1947. W.P. Berdall 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.

**REAL ESTATE  
(Farm Land)**

DATE NOV 12 1948

FILLED BY B. P. Akked

13811

Royjit Kazuta

(Claimant's Name)

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	3						
Cultivated not planted	2						
Cultivated and not in crop							
List Crops							
strawberries	3						
raspberries	1	1920	Mr. McArthur	\$2000	all bush	none	\$4000
75 fruit trees apple, pear, cherry, prune, plums	1½		Vancouver B.C.				
Total	10 acres						

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

Description	When Made	Cost	
Cleared and cultivated 7 acres (\$400 per acres)	1921-1935	\$2800	Very difficult to clear and cultivated, heavy bush and stones etc--needed tractors etc.
Digging of a well 8'X8'X25 (wood)	1921	\$ 75	
Ditching 1000' underground and of wood	1921-1934	\$ 500	

**BUILDINGS**

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	26X32	frame	1924 and an addition 1940	\$2100.	\$900	\$1000.	\$1000.	\$3000.
Garage	12X16	"	1938	50.		35.	50.	35.
Hen house	16X32	"	1930	250.		150.	200.	200.
Brooder's house	12X14	"	1930	100.		100.	100.	100.
Bath-house	10X12	"	1939	30.		20.	30.	20.

*Handwritten totals:*  
 Cost Material: 2530  
 Paid for Labour: 900  
 Value of Own Labour: 1305  
 Allowance for Depreciation: 1380  
 Estimated Value: 3355

*Handwritten notes:*  
 +735 Cost of Imp.  
 1380  
 3355

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

Tax assessment	Year	Land	Investments	Total
	1943	\$900	\$580	\$1480

Summary.	
Estimated value	\$4000.
Sale Price	1380.
Amount of Claim	\$2620.

K. Roy  
Signature

BC-138-P  
BC-1491-B

# Farm Appraisal Report

Land Description Lot 4 of the SW $\frac{1}{4}$  Sec. 22, Tp. 12, Map 3118, N.W.D.

Containing 10 acs. m. or l. Acres

Owner's Name RYOJI, Kazuta Post Office Address R.R. #1, Haney, B.C.

Nearest Rail Point Haney on C.P.R. Distance 2 $\frac{1}{2}$  miles

Market Town " 2 $\frac{1}{2}$  miles, New Westminster 24 miles Distance

Church (give denomination) All denominations Haney Distance "

Nearest School Alex. Robinson  $\frac{1}{4}$  mile, Haney High 2 $\frac{1}{2}$  m. Distance

State how property was identified: Regst. Plan, road and survey posts.

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

Has 325' frontage on Dewdney Trunk Road along South boundary. Good hard-surfaced road.

Is this district a good one? Fairly good.

Employment opportunity Fair but limited to 1 or 2 lumber mills and Haney brickyard, etc.

Predominating Nationality and religion: British & Protestant, with some Japanese.

Describe Fencing and its condition: Property unfenced. Value \$

Water supply: Adequate for domestic use from an 8'x8'x20' seepage well in clay which caved in recently and will have to be reconditioned or a new well dug. BUILDINGS ON FARM. Value \$

6991

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	REPAIR	VALUATION
HOUSE	26 x 32	frame	16	shgl.	20	fair	1200.00
Garage	12 x 16	rgl lumber	8	shk.	20	poor	10.00
Hen house	16 x 30	"	8	shgl	2	"	30.00
BARN	X					"	
Brooder hse	12 x 14	"	8	shk.		"	10.00
BARN	X						
	X						
GRANARY	X						
	X						
	X						
	X						

Electric light installed in dwelling.

Total present day value \$1250.00

Total Value Buildings add to farm \$ 900.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House reconditioned and roof reshingled about a year ago and in serviceable condition. \$

Describe the basement and chimneys: 4'6" cellar under house (post on cement blocks, unfloored.) Cement chimney on bracket.

No. rooms downstairs? 4 Upstairs? attic How finished Shiplap and gray felt paper.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Unexposed.

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
4.50	level or slightly undulating	clay loam 8"-10"	clay	1 ac. straws & rasps growing up & only fair condition.	100.00	450.00
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
5.50	level or slightly undulating	clay loam 8"-10"	clay	clear scrub bush & stumps	150.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 505.00

Total added by buildings to value of farm \$ 900.00

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

Total value of farm \$ 1405.00

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

House fairly good and serviceable, outbuildings inadequate and poor. Land overgrown and in poor tillage. Occupied and developed from bush by Japanese owner in the last 20 years in conjunction with outside mill work.

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

Diversified farming including small fruit and poultry.

Noxious weeds: Thistle and couch grass pretty bad in spots.

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

Municipality of Maple Ridge  
1942 Land and School Taxes \$35.57.

Date: June 16th, 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 12th day of June, 1942.

Inspector's Signature

"J.D. PATTERSON"

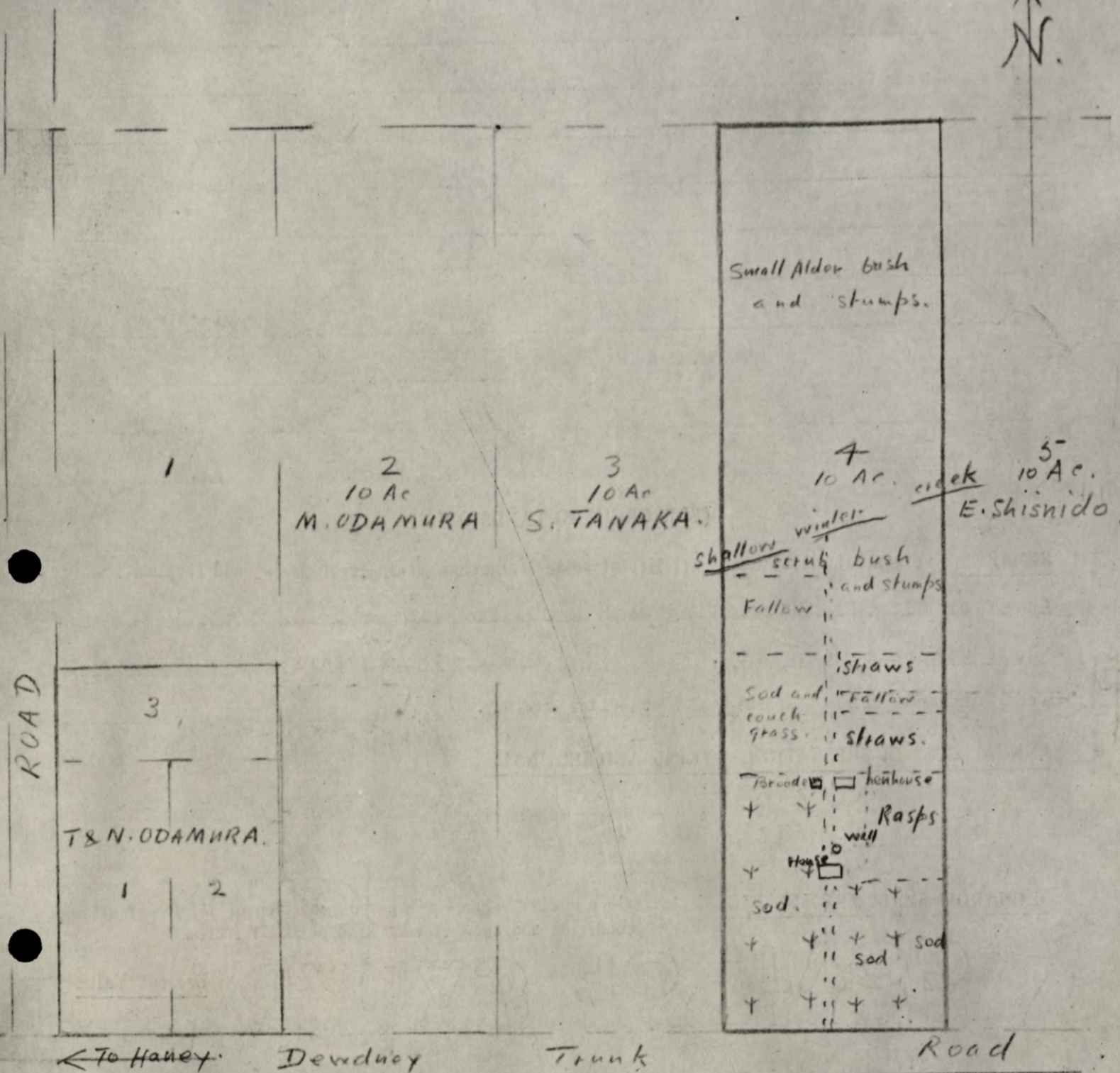
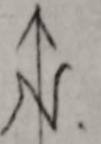
Note: (Use Form 43 (Sheet 2) in connection with this form.)



Scale 200' = 1 inch

Diagram of Property - In Red: K. Ryoji property

Lot 4 of the SW 1/4 Sec. 22 T<sub>p</sub>. 12, Map. 3118, N.W.D. - 10 Ac.



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

value is \$ 1400.00

Date 22nd June, 19 42.

"I.T. BARNET"

District Superintendent.

RYOJI, Kazuta

(Claimant's Name)

PERSONAL CHATTELS

13811

Reg. No.

EXHIBIT No. 1245-4  
DATE NOV 12 1948  
FILLED BY b.p. [signature]

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
(1) 1937 Nash Car	1942	used	\$ 1000	good	\$ 900
dining room suite	1928	used	100	good	75
6 beds ( complete	1921-31	new	200	good	175
set of Japanes Dinnerware	1925-40	new		good	200
1 washing machine	1940	new	160	excellent	160
1 coal stove	1940	used	50	good	50
6 saws 7' long each for logging	1921-35 @ \$30 each		180	good	120
5 axes double edged	1921-35	new	50	good	40

total amount of claim on articles in column 3 of chattel analysis form,

Description of Storage of Goods:

goods were stored in booder house & locked & remainder were stored in upstairs part of house.

General Statement as to Chattels not Described above:

The \$50.00 worth of War Savings certificates never came under the care or control of Custodian & has therefore been abandoned by the claimant.

Summary

Estimated value	\$ 2238.44
Sale Price	117.80
	<hr/>
	\$ 2110.64

Additional Comments, if any:

(i) Claimant's evaluation on car was amount which she had paid to Finance Company.

Real evaluation should be market value \$ 900. minus amount owed to finance Co. \$521.56 = \$378.44

Car was never sold but given to Finance Co. in settlement of debt.

K. Ryoji

Signature

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6991

EXHIBIT No. \_\_\_\_\_

NAME Kazuta Tahei RYOJI

REG. No. 13811

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 30/42</u>	TAKEN BY <u>S.C. Carlsen</u> <u>R.M. Anderson</u>					
EVACUATION <u>Sept. 23/42</u>	DATE <u>Nov. 30/42</u>					
Household furniture		1. Farm implements	\$500 00	15 45		
Kitchen utensils		2. Furniture	500 00	92 85		
Chinaware		3. Kitchen utensils	700 00	9 50		
Farm implements		4. Automobile (سيارة)??	475 00			Part owner with
Electric pump		5. Water Pump	150 00			150 00
Washing machine		6. War Savings Cert.				
Singer sewing machine		(Maple Ridge Co-op)	50 00			
100 ft. lumber			\$2375 00	117 80		
	1	1 Heater & Floor mat				
	2	1 screen door				
	3	1 dining cabinet with mirror		6 00		
	4	1 Heater floor mat				
	5	4 Glass ornaments		75		
	6	1 Novel picture				
	7	1 kitchen extension table		50		
	8	1 bureau		4 50		
	9	6 blinds & 1 sml. curtain				
	10	4 sml. tables (2 plant, HM)				
	11	1 wardrobe				
	12	1 Food cupboard				
	13	1 bench (HM)				
	14	1 3 gal stone crock		2 00		
	15	2 school cases of books				
	16	1 box cont. 3 glass bowls				
		quant. packed dishes				
		1 iron sauce pan, lge alum. pot, 1 frying pan, lamp base				K
	17	1 ctn. clothes				S
	18	2 pictures & frames				S
	19	5 pcls. wrapped & tied				S
	20	1 sml. basket & lunch kit				K
	21	3 ctns. dishes				K
	22	Sack of clothes				S
	23	1 ctn. cont. 2 lge wooden trays				K
	24	1 Wash boiler cont. shopping bag of pers. papers, 1 wooden tray, 2 fancy Jap. boxes, 6 bake pans, 1 brass bound rice tub of spices, few packed dishes & few kitchen implements				K
	25	1 biscuit tin cont. 1 Flour seive lge. bowl & few dishes				
	26	1 set 3 cake pans				
	27	1 shannon file				S
	28	Sml. crtn. elec. supplies		2 00		
	29	1 suitcase cont. few clothes				S
	30	1 ctn. school books				S
	31	1 ctn. books & Jap. stationary				S
	32	1 glass tray				K
	33	Few loose clothes				
	34	1 gal. crock jug				K
	35	Quant. loose shoes				H
	36	New roll tar paper				S
	37	Kodak safe light lantern				S
	38	Buiscuit tin cont. Bible, lock & hasp, & few metal pieces				S
	39	1 pr. gumboots				
	40	1 ctn. cont. 4 wooden trays, lunch kit, Bake tin, Thermos bottle				K
	41	1 tea pot & Glass water pitcher				K
	42	4 straw hats				
	43	Collapsible clothes rack (new)				
	44	2 boxes nailed up marked K. Nobuto				
	45	1 Hydro Picture projector				
	46	2 boxes books etc.				
	47	1 box cont. heavy frying pan				K
	48	1 wooden tub				S
	49	1 glass water pitcher				K



FILE No. 6991

EXHIBIT No. \_\_\_\_\_

EXHIBIT No. 1245-4

CASE No. \_\_\_\_\_

REG. No. 13811

DATE NOV 12 1948

VENUE TORONTO

FILLED BY K A Christie

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
15 45								Part owner with son (now deceased) of a 1937 Nash Sedan, against which was a lien for more than its appraised value. Car surrendered to lien-holder with nothing salvaged. Bal. outstanding on lien - \$521.56. Car appraisal - \$350.00
92 85								
9 50								
				50 00				
	117 80							
	6 00				X			
	75				X			
	50				X			
	4 50				X			
					X			
					X			
	2 00							
							X	
							X	
	2 00							
					X			
							X	
							X	
							X	
							X	

MS

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6991

EXHIBIT No. \_\_\_\_\_

NAME Kazuta RYOJI

- 2 -

REG. No. 13810

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 30/42</u>	TAKEN BY <u>S.C. Carlsen</u>					
EVACUATION <u>Sept. 23/42</u>	DATE <u>Nov. 30/42</u>					
	50 1 ctn. cont. tattoo outfit			2 50		
	51 2 ctns. cont. Golden Encyclopoedia for children					
	52 2 ctns. cont. "Concise Encylpedia" & 2 vols. Concise Dictionary			6 00		
	53 Sml. box light bulbs					
	54 1 ctn. cont. elec. supplies, glass vase, few dishes, nuts bolts. etc.		K			
	55 Car Window defroster					
	56 Ctn. cont. Pers. Papers, stationary shaving set in case			1 00		
	57 Ctn. cont. Bike chain, bed warmer Sml. quant. blasting fuse, egg scale grader & Jap saw.		S			
	58 Violin & 3 bows in case			10 00		
	59 1 box nailed up		S			
	60 1 single hole elec. plate		S			
	61 1 bike siren		S			
	62 1 violin in case			9 00		
	63 1 roll building paper					
	64 1 child's game in ctn.		S			
	65 1 lge. straw trunk cont. Pr. 14" hiking boots, box of Xmas decorations, 1 Bike elec. light		S			
	66 Lge. ctn. cont. 2 frying pans, crock bowl, 2 lunch pails, 2 sml. alum. tins 4 sml. wood containers, 2 wood trays 1 iron sauce pan, 6 pie plates, quant. kitchen implements		K			
	67 2 HM tables & 5 chairs					
	68 1 old range			4 00		
	69 1 peavey		T			
	70 2 DB axes		T			
	71 1 sledge hammer		T			
	72 1 shovel		T			
	73 1 spud digger		T			
	74 1 hoe		T			
	75 3 lacrosse sticks		S			
	76 1 stone rice grinder		K			
	77 1 box cont. Manure fork (broken handle) 1 lamp base & bracket, 1 single hole gas burner stove, 1 gal. jug		S	1 00		
	78 8 lengths stove pipe & 2 elbows			10		
	79 1 new mattock		T			
	80 1 brooder stove			1 00		
	81 2 block pulleys (1 wooden)			2 50		
	82 1 pr. logging boots					
	83 1 Jap. sickle		T			
	84 1 pail, 1 wooden tub		S			
	85 Sml. quant. old hose			50		
	86 2 Enamel pots		K			
	87 1 Enamel pan		K			
	88 1 frying pan		K			
	89 1 buck saw					
	90 1 bicycle carrier		S			
	91 1 arm chair					
	92 12 chairs			1 00		
	93 2 cots			2 00		
	94 5 beds complete					
	95 2 tables HM					
	96 1 crtn. Sake bottles					
	97 4 qt. sealers		K			
	98 1 bedroom dresser with mirror			3 50		
	99 1 kitchen cupboard			5 00		
	100 3 cross cut saws		T			
	101 1 camp gas stove old					
	102 1 well pulley		S			

FILE No. 6991

EXHIBIT No. \_\_\_\_\_

CASE No. \_\_\_\_\_

REG. No. 1387D

VENUE TORONTO

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
QUANTITY	TENDER &c							
2	50							
6	00					X		
						X		
1	00							
10	00							
9	00					X		
4	00				X			
1	00							
	10							
1	00							
2	50					X		
	50							
						X		
1	00							
2	00				X			
					X			
					X			
3	50							
5	00				X			
					X			

*MS*

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6991

EXHIBIT No. \_\_\_\_\_

NAME Kazuta RYOJI

REG. No. 13811

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 30/42</u>	TAKEN BY <u>S.C. Carlsen</u>					
EVACUATION <u>Sept. 23/42</u>	DATE <u>Nov. 30/42</u>					

103	1 box cont. shoe last, glass bowl, clothes line complete with pulleys, few magazines		S	1 00		
104	1 gramophone case & box parts			25		
105	1 roll top desk in pieces			2 50		
106	1 oil lamp		S			
107	1 glass food cabinet cont. pers. papers		S			
108	2 table leaves & round dining table			50		
109	Hand saw		T			
110	Food grinder					
111	3 bake pans					
112	1 nail keg cont. quant. of ass't nails & 1 lge. square		S			
113	Prt. bag of line					
114	1 Army knap sack		S			
115	Box cont. few shoes, iron pot, cross cut saw handle		S			
116	Box cont. saw handle		S			
117	Box cont. sm. lantern		S			
118	4 gate latches, callapsible hat rack		S			
119	2 Jap. sickles		T			
120	1 wedge		T			
121	Sml. block & quan. insulated wire		S			
122	Set beam scales & 3 weights			4 50		
123	1 box nailed					
124	1 crtn. cont. 1 froe, carpenter's square, ping pong set, quant. of nails.		T			
125	1 shovel		T			
126	1 spud digger		T			
127	3 hoes		T			
128	1 drum heater old					
129	1 clothes line in use					
130	1 ladder					
131	1 spud digger		T			

	73 60
Tools	12 45
Sundries	24 25
Kitchenware	7 50
	\$117.80

FILE No. 6991

EXHIBIT No. \_\_\_\_\_

CASE No. \_\_\_\_\_

REG. No. 13811

VENUE TORONTO

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							

1 00

25  
2 50

50

X  
X

X

4 50

X

X  
X

73 60  
12 45  
24 25  
7 50

\$117.80

*M19*

EXHIBIT No. Nov 12 1948

DATE  
FILED BY K.A.Christie

## ROYAL CANADIAN MOUNTED POLICE

Detachment  
Seizure No. 152

Detachment File No.	Detachment	
Sub-Division File No.	Sub-Division	
Division File No. E269-G-13-3	Division	(E)
Headquarters File No.	Date	April 17 1942

RE:- K &amp; H RYOJI R.R. No. 1 Whonnock, B.C.

On April 17 1942, I Goodfellow K.E.

Came into possession of the following goods by:

SURRENDERED UNDER O.I.C. PC 1468.

LICENSE NO.	58161 (41)	TIRE NUMBERS	4
MAKE & MODEL	Nash Sedan (36)		
SERIAL NO.	B85014		
ENGINE NO.	B97714		
SPEEDOMETER READING	38560		
CONDITION	Fair		

EXTRA EQUIPMENT Heater

DESCRIPTION & CONDITION Appearance of this car is fair  
VERIFIED"H. Ryoji"Signature of Owner  
Japanese Registration No. 13763Handed over to representative of  
Custodian whose signature in receipt  
thereof appears hereunder"K.E. Goodfellow" for Custodian

DATE: April 17/42.

"K.E. Goodfellow"  
Signature of member submitting report.I hereby certify that the foregoing words are a true copy  
of the original whereof they purport to be a copy.

Mar.15-49

M. Goodfellow

**OFFICE OF THE CUSTODIAN  
JAPANESE SECTION**

EXHIBIT No. \_\_\_\_\_  
DATE NOV 12 1948  
FILED BY K. A. Christie

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: As on Card, but real name is (KAZUTA, Ryoji) RYOJI, Kazuta.  
HOME ADDRESS: R.R. No.1/ Whonnock, BC  
REGISTRATION NUMBER: 13811 SEX: Male AGE: 42  
OCCUPATION: Farmer and Millhand

(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: Maple Ridge Lumber Co.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Setsuko

ADDRESS OF WIFE OR HUSBAND: R.R. No. 1. Whonnock, BC

NAMES OF ANY LIVING CHILDREN: Lunie (F)

ADDRESS OF CHILDREN: R.R. No.1. Whonnock, BC

AGE OF CHILDREN: 10

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

1. LOCATION AND DESCRIPTION: 10 acres at R.R. No.1. Whonnock, BC  
Lot 4, SW 22, twp 12, District of Maple Ridge
2. BUILDINGS AND OTHER IMPROVEMENTS: Five-room dwelling house,  
chicken house, brooder house, garage, packing shed, woodshed.
3. INSURANCE (Give particulars; state where policies are) \$500. on dwelling. Company's  
name unknown, policy in care of Mr. Drain, Haney, BC
4. TAXES (Amount and where payable) \$37. for 1941, payable at Maple Ridge.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$400. mortgage  
on the land to Mr. Drain, Haney, BC
6. OCCUPANCY AND LEASES (If vacant so state) Myself

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of Mr. Drain.
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
- 9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, fruit trees

- 4. INSURANCE CARRIED
- 5. MORTGAGES, LIENS  
OTHERS:

- 6. MONEYS OWING TO

- 7. BONDS, DEBENTURES  
\$50. Victory Bonds,  
Maple Ridge Co-op, a

- 8. BANK ACCOUNTS:
- 9. LIFE INSURANCE:

- 10. INTEREST IN ANY EST

- 11. SAFETY DEPOSIT BO

**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: See clause 9

**LIABILITIES:**

- 1. PERSONAL DEBTS:
- 2. TRADE DEBTS:

**STATEMENT OF PERSONAL PROPERTY OWNED:**

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
Household furniture, kitchen utensils, chinaware, farm implements,  
electric pump, washing machine, Singer sewing machine  
100 feet lumber, on the property at R.R. No.1, Whonnock, BC

Key will be left in care of ----(uncertain)

1936 Nash sedan, in custody in Hastings Park

**I, the undersigned, hereby certify that the above description in any part is true and correct, and that there are no other securities, if any.**

I certify that the above description in any part is true and correct, and that there are no other securities, if any.

Dated this 30th day of \_\_\_\_\_

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

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

"F.T.Will

Witness

FOR DEPARTMENTAL USE



of Mr. Drain.

FORM "JP"

FILE No.....

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, No.3

fruit trees

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 Bonds, \$50. War Savings Certificates, \$80. shares in Maple Ridge Co-op, at home.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: --

11. SAFETY DEPOSIT BOX: --

LIABILITIES:

1. PERSONAL DEBTS: None

URE, FIXTURES, AL EFFECTS:

ents,

2. TRADE DEBTS: None

1 dog, 1 cat

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 30th day of April 1942

"F.T. Williams"

(Signature) "Kazuta Ryoji"

Witness

INTEREST IN, OR

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

Mar.15-49

*M. Williams*

6991

EXHIBIT NO. 1245 - 7  
DATE Nov 12 1948  
FILED BY K.A.Christie

21st July, 1948.

Mr. Kazuta Ryoji,  
c/o General Hospital,  
Chatham, Ontario.

Dear Sir:

0  
Re: Claim.

On April 12th last we wrote you for "an itemized and detailed description of the personal property for which you are claiming, showing the amount claimed for each separate item". To date this information has not been received. We would ask therefore that you supply us with details of farm implements, furniture, and kitchen utensils, so that your claim may be properly analysed before being presented to the Commissioner.

An early reply is anticipated.

Yours truly,

"B"

M.L. Brown,  
Office of the Custodian.

MLB:HA

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

Mar.15-49

McLanestall

EXHIBIT No. 1245 - 8  
No. 50773 DATE Nov 12 1948  
FILED BY K.A.Christie

File No. 6991  
CERTIFICATE OF ENCUMBRANCE  
LAND REGISTRY OFFICE

New Westminster, B.C.

--- minutes 10 o'clock 16th day of December, 1942

I HEREBY CERTIFY that the following is the state of the title to - - - - -  
Lot 4 of the South West quarter of Section 22 Township 12 Map 3118  
Municipality of Maple Ridge in the District of New Westminster

Registered Owner: KAZUTA RYOJI "Reg. 13811 A" viz.  
Register of Indefeasible Fees Folio No.70476E

Registered Charges:  
57380C 17th February 1927 Mortgage in Fee to Thomas James Drain for  
the sum of \$600.00 with interest at the rate of 8% per annum.  
Certificate of Vesting in the Custodian Filed No.25143

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.S. Stokes"  
Registrar

To Office of the Custodian

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

Mar.15-49

*Mulvanstall*

HOWARD SMITH

EXHIBIT No. 1245-9  
 DATE NOV 12 1948  
 FILLED BY A. S. Blount

Notice of Assessment, 1943. Corporation of The District of Maple Ridge

No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
7593	4.	1st	22	17	3118	10	\$580—	\$900—	\$

TAKE NOTICE that the above property is assessed as above for the year 1943. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.00 a.m. Section 234 of the Municipal Act reads as follows:

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

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

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

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

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

Nov 12 1948

DATE \_\_\_\_\_

FILED BY K.A.Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Kazuta Tahei RYOJI Reg. No. 13811 File No.6991.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.  
BC/138-P. First Offer.

PROPERTY ADDRESS: 2925 Dewdney Trunk Road, Haney, B. C.

LEGAL DESCRIPTION: Lot 4 of the South West quarter of Section 22, Township 12,  
Map 3118, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Kazuta RYOJI

ENCUMBRANCES: No. 57380C 17th February 1927, Mortgage in Fee to Thomas James Drain  
for the sum of \$600.00 with interest at the rate of 8%  
per annum.

No indication of any unregistered charges.

Vesting Order filed No. 25143, dated 11th December, 1942.

ASSESSED VALUE: Land - \$900.00  
Improvements - \$580.00 - \$1480.00 Taxes - \$35.57.

CLASSIFICATION: Small Fruit Farm, Dwelling and out-buildings.  
The Custodian's representative reported November 30th, 1942, that  
this property had an area of 10 acres - 5 of which were cleared and  
planted to the following crops:  $\frac{1}{4}$  acre strawberries,  $\frac{1}{2}$  acre rasp-  
berries, 37 fruit trees.  
1 -  $1\frac{1}{2}$  storey 5 room dwelling, 1 chicken house, 1 bath house,  
1 pickers cabin.  
This property is in a very run down condition. The crops have not  
been worked and weeds have overrun the place.

## HISTORY OF

## ADMINISTRATION:

Kazuta RYOJI made an agreement with Gordon Cratty, leasing his  
property for an indefinite period at \$10.00 per month, before  
evacuation. This was replaced by Lease No. 639, given by the  
Custodian to Gordon Cratty, on 8th June, 1943, for the term of  
11 months from 1st February, 1943 to 31st December, 1943. Considera-  
tion being \$110.00, payable \$10.00 monthly on the 1st of every month  
in advance, commencing 1st February, 1943. The 1942 rents were paid  
to McLennan, McFeely & Prior Ltd., reducing RYOJI'S indebtedness to  
Beatty Bros. Ltd., whose business in B. C. had been taken over by  
Mc & Mc. Rentals after 1st January, 1943, accrued to The Director,  
The Veterans' Land Act.

Lease was handed to The Director, The Veterans' Land Act August 11th,  
1943.

SOLD:

To The Director, The Veterans' Land Act for \$1,380.00 as at 1st January, 1943.  
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Kazuta RYOJI as at July 7th, 1944, against which were charges for Registration Fees - \$4.00, Legal Fees - \$15.00, Arrears of Taxes \$80.30, T. J. Drain Mortgage, Principal - \$344.74, Interest - \$45.80, leaving a net credit of \$890.16 from said transaction.

In view of the rents up to August 31st, 1943, having been collected by the Custodian a cheque for \$70.00 was issued to The Director, The Veterans' Land Act, covering same, on November 17th, 1943.

Certificate of Title No. 172831-<sup>E</sup> in the name of The Director, The Veterans' Land Act.

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

April 6th, 1946.

"D.A. Cramer"  
D.A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 6991

1st October, 1946.

Re: Kazuta Tahei RYOJI - Reg. No. 13811

CHATELS: The above Japanese registered with this office on the 30th April, 1942, and declared he was leaving an unspecified quantity of household furniture and farm equipment on his property at Whonnock. He was evacuated on the 23rd September, 1942, and on the 30th November, 1942, our fieldmen took a very complete inventory of everything and had the tenant, who had been placed there by the Japanese, to acknowledge his responsibility for them.

On the 19th January, 1944, the washing machine left on the property was sold to a Mrs. Michelson for \$150.00, this being RYOJI's agreed price for same. Upon receiving the funds we advised RYOJI on the 20th Jan. 1944.

On the 2nd October, 1944, RYOJI requested the shipment to him of some of his personal belongings. Although there is a small quantity held in our Haney Storage, shipment of them has not been made as yet.

All saleable chattels that could be found on the property with the exception of the water system which was left as a fixture, were removed and sold by public auction on the 18th January, 1945, from which sale the net sum of \$79.99. A considerable quantity of chattels were missing, mostly small articles, but the tenant could give no information regarding same. A quantity was also abandoned on the property as they had no sale value and would not have been worth the expense of handling.

SPECIFIED ARTICLES: RYOJI surrendered an automobile which was appraised as having a value of \$350.00. As there was a registered lien against the car for \$521.56, in favour of the Commercial Credit Corporation. The Custodian released the vehicle to them, and obtained a full release of the liability. Details are shown on the attached brown-edged summary.

ACCOUNTS RECEIVABLE: The B.C. Electric Railway Co. paid the sum of \$1.94 in to this office to RYOJI's credit being a refund of the security deposit with them.

BONDS & INVESTMENTS: RYOJI declared owning a \$50.00 Victory bond and \$50.00 worth of War Savings Certificates. These were not brought under control by the Custodian.

He also declared owning \$80.00 in shares of the Maple Ridge Co-operative Union. According to the auditors report of the 31st August, 1942, however, this equity appeared to be \$65.00, of which \$63.00 were cancelled by the Co-operative on the 25th Nov. 1943, in settlement of an overdraft of \$62.48. The balance of 52¢ was forwarded to this office and credited to his account. His remaining share interest will be taken into consideration when making final distribution of the liquidation proceeds of the Co-operative, and at that time he will receive his proportion.

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"

WEA:HA

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

Mar.15-49

*Mulan-tae*

EXHIBIT 1245 - 10  
DATE Nov 12 1948  
FILED BY K.A.Christie

MEMORANDUM

To: Files 6948 & 6991 November 16, 1943.  
From: Specified Articles Department

Re: RYOJI, Kazuta - Reg. 13811  
RYOJI, Hidekazu - Reg. 13763

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAR	1936 Nash Sedan No. C 152 License No. (41) 58161	\$350.00

Lien Holder: Commercial Credit Date: October 3, 1942.  
Amount of Lien: \$521.56

"K. Corker"

The above car was released to the lien holder - Commercial Credit Corporation, as their lien of \$521.56 exceeded considerably the appraised value of the car. The Commerical Credit Corp'n on the 26th August, 1942 gave a complete discharge of liability and RYOJI was advised on the 23rd February, 1944.

"W.E. Anderson"

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

Mar.15-49

*W.E. Anderson*



EXHIBIT No. \_\_\_\_\_  
 DATE Nov 12 1948  
 FILED BY K.A. Christie

## USED CAR APPRAISAL RECORD

NAME # 152

ADDRESS Hast. Park

Paint	✓	Make
Tires 5 fair		
Body & Fenders	✓	Nash
Glass	✓	Body Style
Top	✓	Sedan
Nickelling	✓	666 T
Radiator	✓	Year
Running Boards	✓	
Mats & Kick Pads	✓	37
Upholstery	✓	License
Hardware	✓	
Motor Expense	25.00	Serial
Transmission	✓	B85014
Rear Axle	✓	
Universal Joints	✓	Mileage
Clutch	✓	38560
Steering	✓	
Brakes	✓	Remarks
Tighten Up	10.00	
Muffler	✓	
Sundries	10.00	
Wash & Clean Motor	—	
Clean Interior	—	
Oil & Grease, Change	—	
Oil & Check Over	—	
Total	45.00	

Mod. interested in

Selling price \$350.00

Salesman Less repairs \$

Date

Appraised by "H. Grone"

Allowance \$

For immediate acceptance only.

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

Mar. 15-49

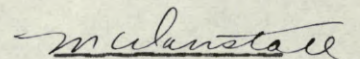


EXHIBIT No. Nov 12 1948  
DATE \_\_\_\_\_  
FILED BY K.A.Christie

COMMERCIAL CREDIT CORPORATION  
OF CANADA LIMITED

Vancouver, B. C.

Registered

April 21st, 1942

The Custodian of Alien Property,  
501 Royal Bank Bldg.,  
Vancouver, B. C.

Re: File No. 412  
Japanese Motor Vehicles

Dear Sir:

At the time of writing you on April 10th one of our Japanese purchasers had an automobile being repaired at Haney Garage Ltd., Haney, B. C. Since that time the repairs have been completed and the vehicle turned over to him, which subsequently was delivered to you recently. We therefore wish to give you the details herewith so that you will have them on file.

Kazuta and Hideo Ryoji; address, R.R. #1, Whonock, B. C.; make of vehicle, 1937 Nash Sedan; engine No. B97714; serial no. B85014; outstanding balance, \$521.56; date of lien, January 12th, 1942.

We trust that you will make the usual record of our lien so that our interests will be protected should the vehicle be disposed of.

Yours very truly,

"W.D.Cooley"

Asst. Treas. &  
Office Manager

W.D.Cooley  
B

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

Mar.15-49

W.D. Cooley

NAME RYOJI, Kazuta Tahei

DATE Nov 12 1948

FILED BY K.A. Christie

REGISTRATION NO. 13811

FILE NO. 6991

The following chattels were sold by public

auction at Haney, B. C. on January 18, 1945.

Encyclopaedia	\$ 6.00
Electric coil	1.25
Last	1.00
Platters	1.50
Ornaments	0.75
Shaving set	1.00
Tatooing outfit	2.50
Hot Water Bottle	1.00
Book, trays and sundries	0.25
Sundries	2.25
Violin	10.00
Violin	9.00
Medicine chest	1.00
Electric fittings	2.00
Crock	2.00
Copper boiler	4.00
Cupboard	5.00
Dresser	4.50
Brodder Stove	1.00
Roll Top Desk	2.50
Suitcase	0.25
Wool carders	1.25
Sundries	11.00
Saucepans and sundries	2.50
3 iron pots	1.50
Sundries	1.50
Hose	0.50
Blocks	2.50

~~Total~~ Carried Forward \$ 79.50

~~Less Expenses:~~ \$

~~Net Proceeds Credited:~~ \$

~~Members of Custodian Staff Present~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

NAME RYOJI, Kazuta Tahei

REGISTRATION NO. 13811

FILE NO. 6991

The following chattels were sold by public

auction at Haney, B.C. on January 18, 1945

	Brought Forward	\$
		79.50
Tools		12.45
Table		0.50
Chairs		1.00
Table		0.50
Dresser		3.50
Gramophone		0.25
Cabinet		6.00
Stilliard		4.50
Primus Stove		1.00
3 lunch Pails		0.50
Baseball outfit		0.25
2 ironing boards		0.25
2 cots		2.00
Stove pipe		0.10
Stove		4.00
Kitchenware		1.50

Total		\$	117.80
Less Expenses:	(Auctioneer's Fee:	\$11.78	
	(Advertising:	1.61	\$ 37.81
	(	<u>24.42</u>	
Net Proceeds Credited:		\$	<u>79.99</u>

Members of Custodian Staff Present. Mr Moryson

Extracted from Auctioneering List No. Haney 12

Remarks:

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

Mar.15-49

*M. Claustrall*