

Name of Claimant

UMETSU, Kiu

Case 1286

Custodian File

9320

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	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1827.		1088.22			1088.22
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		
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 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			
294.20	100.55	30.16	34.2%	165.30	56.53	31.70	3.80	90.49		
TOTAL RECOMMENDATION									1178.71	



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CASE NO: 1286.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 23, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. KIUUMETSU

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 23, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. KIU UMETSU

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
R.A. BEST, ESQ.,	appearing for the Claimant.
<hr/>	
A. SMITH, ESQ.,	Secretary,
G.N.R. UPTON, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.



K. Umetsu,
Dir.ex.

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MRS. KIU UMETSU, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Mrs. Umetsu, is that your signature, (Indicating)? A. Yes.

Q. And, was that form prepared upon your instructions? A. That is right.

Q. And do you swear the contents are true? A. Yes.

MR. BEST: I am submitting as Exhibit 1, Real Estate Farm Land form.

(PARTICULARS OF REAL ESTATE, FARM LAND, MARKED EXHIBIT NO.1)

Q. I understand that you formerly lived at Mission, B.C.? Is that correct?

A. Yes.

Q. And you owned a small farm there?

A. Oh, no. I am quite a big farmer.

Q. I understand it was about 18 and 1/2 acres?

A. Yes.

Q. I guess that is a fair-sized farm in that part of British Columbia?

A. Yes.

Q. Was it right at the edge of the town?

A. Just one foot inside the town line.

Q. I believe that your late husband purchased this farm in two blocks, two different pieces?

A. Yes.

Q. And he bought 15 acres, back in 1920?

A. That is right.



1 Q. And then he bought another 10 acres
2 in 1930? A. That is right.

3 Q. According to your claim form about seven
4 acres of the 25 acres he resold. Is that so?

5 A. Yes.

6 Q. When did he sell that?

7 A. I can't remember very good but I think about
8 1926 or 1927.

9 Q. About 1926 or 1927? A. Yes.

10 Q. And for how much did he sell the seven acres?

11 A. \$1,400.

12 MR. CHRISTIE: I tender as Exhibit 2 the Farm
13 Appraisal report.

14 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO.2)

15 MR. BEST: Q. In respect of this seven acres
16 which you sold, was it cleared or was the bush still
17 on it?

18 A. We cleared about five acres, but another
19 two acres bush yet at that time.

20 Q. When you sold it? A. Yes.

21 Q. The 10 acres which your husband bought from
22 the Soldiers' Settlement Board in 1930, you have hear
23 half cleared. Do you mean there were just about five
24 acres of the 10 acres cleared?

25 A. I can't tell exactly but just about five
26 acres cleared.

27 Q. And the other five was bush?

28 A. Yes.

29 Q. Standing timber?

30 A. Yes.



1 Q. Not just stumps but real bush?

2 A. We cleared after about three or four acres,
3 after buying.

4 Q. Now, that is a point on which I wish or
5 upon which I would like to be clear. You have about
6 18 and 1/2 acres altogether and according to your
7 claim just an acre and a half was uncleared, and
8 another acre was cleared but not cultivated?

9 A. I cannot tell very sure how many acres
10 there is but I told him about.

11 Q. I understand there is a ravine which runs
12 through your property, a creek and banks of the creek?

13 A. That is right.

14 Q. And I suppose most of the uncleared land
15 would be on the edge of that creek?

16 A. Not very much left. This gulley very deep,
17 about a thousand feet, so sunshine very nice ---

18 Q. You do not mean that the gulley was a thous-
19 and feet deep; how deep would it be?

20 A. Some places very deep, some places not bad;
21 I am in the creek, you know ---

22 THE SUB-COMMISSIONER: Q. About how deep was it
23 down to the creek in the worst place?

24 A. Oh, people could walk past alltime; not
25 very big creek. We can jump; only about two or three
26 feet wide; not very wide.

27 MR. BEST: Q. Apparently your husband then
28 cleared about 13 ---

29 A. Pardon?

30 Q. That is, of the 18 and 1/2 acres you had



1 left, he cleared about 13 acres. Is that right?

2 A. I think so, yes.

3 Q. And that was done over a period of time
4 from the time he bought the property until his death.
5 When did your husband die?

6 A. In 1937, October 7.

7 Q. Does this estimated cost of clearing repre-
8 sent your husband's labour and what he paid for powder
9 to blast and so on, or does it represent the sum which
10 was paid for outside labour?

11 A. I can't just understand. Yes; we hired
12 men all time to keep our place so. We have three men
13 hired to clear. We had two pairs of horses and three
14 men to pull the stump. At that time stump powder costs
15 \$10. a box; 100 pieces of powder in one box for \$10.

16 Q. With respect to this 200 yards of fencing,
17 was that wire fencing?

18 A. Yes; four wires.

19 Q. How much ditching did your husband do?

20 A. Oh ---

21 Q. How many feet? A. He say about four
22 feet deep.

23 Q. But, how long; how much altogether?

24 A. I think about 2,000 feet, 2,000 yards.

25 Q. Do you mean 2,000 feet?

26 A. Yes.

27 Q. And, was that covered ditching or open
28 ditching? A. Covered ditching.

29 Q. Wooden; covered with a piece of wood?

30 A. Yes; cedar lumber.



K. Umetsu,
Dir. ex.

1 Q. When this house was built in 1928 apparently
2 your husband did most of the work on it and you paid
3 some other people to do some part?

4 A. Yes. We paid a carpenter. We hired one
5 carpenter and all the family is helping.

6 Q. How large a family have you?

7 A. I have eight in the family.

8 Q. Pardon? A. I have eight in the family,
9 sir.

10 Q. This property arrently was operated as a poul-
11 try farm back about 1926?

12 A. Yes.

13 Q. And that was the time your husband built these
14 two large henhouses?

15 A. Yes. Those we hired a carpenter for too.

16 Q. To help build the henhouses?

17 A. Yes. Just Japanese carpenter we hired but
18 he showed my husband how to do it.

19 Q. At the same time apparently a barn was built?

20 A. Yes.

21 Q. When was this garage built, in 1928?

22 A. Yes.

23 Q. Was that garage still standing at the time
24 you left?

25 A. When we get out home everything all right,
26 but after 1942 my son-in-law he is joining the army
27 once in a while and after that he go up to Mission
28 and take a look at my place. One chickenhouse was
29 broken down and one garage is broke, the barn is broke.
30 They built two family houses.

Q. When was this?



7
K. Umetsu,
Dir.ex.

1 Q. Your son-in-law saw those?

2 A. Yes. It is my daughter's husband. He joined
3 the army at that time.

4 Q. This appraisal of your property was made on
5 May 14, 1942? A. Yes.

6 Q. When did you leave the property?

7 A. In 1942, October.

8 Q. So that this appraisal was made before you
9 left. Is that correct?

10 A. Yes.

11 Q. There is no mention of the garage on it at
12 all?

13 A. Everything stand up at that time.

14 Q. The garage was there, you say at the time you
15 left?

16 A. Yes.

17 Q. Who made this offer to you in 1938 of \$600.,
18 for the timber on the land?

19 A. That is one man in the lumber company in
20 Mission, one Japanese man working with the P. Bain
21 Lumber Company. They want to take off my timber.
22 They want to buy but I ask my boy. He said "Mom,
23 better not sell, because by and by we got no more
24 cords of wood. Better save." So, I didn't sell.

25 Q. This was a verbal offer? He just spoke
26 to you; he did not write it down that he was ready to
27 pay you \$600., for the timber? Did he write it down?

28 A. No.

29 Q. Just spoke to you about it?

30



- 1 A. Just spoke, yes.
- 2 Q. What kind of timber is there on your place?
- 3 A. Fir.
- 4 Q. Fir? A. Yes.
- 5 Q. Apparently you grow more strawberries than
6 anything else?
- 7 A. Yes; four acres.
- 8 Q. Four acres of strawberries?
- 9 A. Yes.
- 10 Q. And a certain number of loganberries?
- 11 A. Yes.
- 12 Q. And raspberries? A. Yes.
- 13 Q. You have told us that you had a family of
14 eight children. Now, how many of those were living
15 with you on the farm just before evacuation?
- 16 A. At that time only one married, so another
17 seven was with me. One daughter married. And after the
18 war another three daughters marry.
- 19 Q. Were you and the whole family deriving your
20 income from this farm before your evacuation?
- 21 THE SUB-COMMISSIONER: Q. Did you all live off
22 the farm?
- 23 A. Yes.
- 24 MR. BEST: Q. And that was your sole means of
25 support? A. None working outside, just farming.
- 26 Q. I see. Now, the appraiser looked at your
27 place in May 1942 and he said that:
- 28 "The strawberry ground is being kept in shape
29 but the other area is weedy."
- 30 I take it he means the part which was in hops and



1 asparagus and grapes, and so on? What do you say about
2 that?

3 A. You mean weeds, raspberries, lots of
4 weeds.

5 Q. Lots of weeds in the raspberries?

6 A. Yes, because the government took away the two
7 boys to the camp and nobody used the hoes inside
8 our raspberry bush.

9 Q. Do you think any more of your 1 1/2 and 1/2
10 acres could have been cleared for cultivation purposes?

11 A. No, not myself. I could not have done it,
12 myself, but it could have been cleared by other people.

13 Q. If it had been cleared could it have been
14 used for growing strawberries or other crops?

15 A. Yes. Other crops are easy to do but not
16 raspberries.

17 Q. What was the condition of the chickenhouses
18 at the time you left?

19 A. A week before I left I sold the chickens to
20 the next door neighbour, so it was in good condition.

21 Q. You had chickens in the chickenhouses right
22 up until the week before you left?

23 A. Yes.

24 Q. How many chickens did you have?

25 A. I had 400.

26 Q. So, you were using both of these large chicken-
27 houses?

28 A. Yes, I was using.

29 Q. Is that your signature (Indicating)?

30 A. Yes.

Q. And was that form prepared upon your



1 instructions? A. Yes.

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

3 A. Yes.

4 MR. BEST: I am filing as Exhibit 3 the Personal
5 Chattels claim form.

6 (PARTICULARS OF PERSONAL CHATTELS, MARKED
7 EXHIBIT NO.3)

8 Q. When you left in October 1942 you left some
9 furniture and goods behind you?

10 A. Yes.

11 Q. Is that right? A. Yes.

12 Q. And where did you store them in your house;
13 did you put them in one room?

14 A. I have them in two places. I have my
15 bedding in the upstairs of the living house, one room.
16 I put it in one room.

17 THE SUB-COMMISSIONER: Q. And where did you put
18 the rest of the stuff? A. The other things, the
19 farming things, outside in a little small house, my
20 chicken-hatching house, I put in everything. I got
21 two places.

22 Q. I see.

23 MR. CHRISTIE: I tender as Exhibit 4 The Analysis
24 of Personal Property Claim.

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

27 MR. BEST: Q. I take it that the farming tools
28 and implements you left out in the chickenhouse?

29 A. Yes.

30 Q. The cultivator, and the plow and harrow, and
so on? A. Yes.



K. Umetsu,
Dir.ex.

1 Q. With respect to these two kitchen stoves
2 which you mention, apparently one you bought in 1929
3 and one in 1940? A. Yes.

4 Q. You have lumped those together and you are
5 claiming \$35. for both of them?

6 A. Yes.

7 Q. Can you tell us how much each one was worth?

8 A. The large one I am using those ones I pay
9 \$60. The smaller ones I am using in the big house,
10 they are new but I paid \$20., for them.

11 Q. You paid \$80. for the stoves. That
12 would mean that one of them would be worth maybe \$25.,
13 and the other \$10. Is that the way you would apportion
14 it? A. Yes. I think so.

15 Q. Now, who used this sun lamp? Did you use it?

16 A. No; I got the baby son, a little boy who has
17 a broken hip, so the doctor told me to buy the sun lamp
18 and so we buy but not much use. Only four or five times
19 used because he is going to the hospital, so I just
20 keep it at home. I didn't use it very much.

21 Q. There is a pump organ for which you are
22 claiming \$25? A. Yes.

23 Q. One which you pump with your feet?

24 A. Yes. That is right.

25 Q. What sort of cultivator was this which you
26 valued at \$20.? Was that a hand-cultivator?

27 A. No; it is a horsedrawn cultivator. I do not
28 know how many rakes. There are lots of rakes.

29 MR. BEST: I think, so far as the balance of the
30 chattels claim is concerned it is largely a question of



1 valuation, your honour.

2
3 CROSS-EXAMINATION BY MR. CHRISTIE:

4 Q. I am showing to you a J.Pp Form dated
5 May 15, 1942. Is that your signature? Whose signature
6 is that (Indicating)? A. Mine.

7 Q. That is your signature? A. Yes.

8 MR. CHRISTIE: I am filing this as Exhibit 5.

9 (J.P. FORM, MARKED EXHIBIT NO.5)

10 As Exhibit 6 I will tender two Certificates of
11 Encumbrance, in the name of the claimant in trust.

12 (TWO CERTIFICATES OF ENCUMBRANCE, MARKED
13 EXHIBIT NO.6)

14 I tender as Exhibit 7 an Assessment Notice for
15 the year 1943, totalling \$3,134; that is the total
16 assessment is \$3,134.

17 (ASSESSMENT NOTICE, 1943, MARKED EXHIBIT NO.7)

18 Q. In the year prior to your evacuation what
19 would the net income be derived from this farm?

20 THE SUB-COMMISSIONER: Q. Do you understand?

21 A. That is the income net?

22 MR. CHRISTIE: Yes.

23 THE WITNESS: I think about \$500. Just about
24 \$500. But no cash money coming to me because I got that
25 from the United Farmers Pacific Union company. We
26 got to owe the year before/some cash money and little
27 things. It comes to about more than \$500. So, I can't
28 get the cash money. I just pay back what I owe. The
29 boys go away so I can't do very much. I got lots of
30 grapes and I can't pick, so I lose the money on the
ground. The grape was not quite right at that time.



1 Q. Of what kind of lumber were these buildings
2 constructed, the house and the barn, first of all?

3 A. Most of them of ship-lap and v-joint, and
4 just ordinary lumber but my living house has a special
5 floor, \$70., 1000 feet, from New Westminster.

6 Q. You rented this property to an I.G. Gentry,
7 Mrs. Gentry?

8 A. Yes.

9 Q. And, what rent did she pay?

10 A. I don't know. My company, my neighbours he
11 mind everything. I got to make a contract from the
12 company, my union, Pacific Union.

13 Q. What kind of floor did your basement have?

14 A. Basement just the cement floor.

15 Q. A cement floor?

16 A. Yes.

17 Q. How did you heat this place?

18 A. Oh, no furnace.

19 Q. No furnace? A. No. We could have
20 made a furnace. Our chimney is a large one already.
21 Not very high concrete, about eight feet (six) just
22 about eight feet. I am not sure.

23 Q. The appraiser says the condition of the hen
24 houses and chicken houses was poor. What do you say as
25 to that?

26 A. Used-not very good, but inside is
27 the good condition; poor outside.

28 Q. They were poor outside but good inside?

29 A. The chickens inside is more important. The
30 inside is in good condition.

31 Q. You would not agree with this report which



1 says the chickenhouse 20 by 40 feet was very poor?

2 A. There are all kinds of different sizes of
3 chickens.

4 Q. Prior to your evacuation did you leave these
5 goods in the care of Mrs. Gentry?

6 A. I don't know Mr. Gentry. I go out in the
7 morning and he came in in the afternoon, so I don't know
8 him very much.

9 Q. Did you leave all these chattels or goods in
10 the care of Mrs. Gentry? A. No.

11 Q. No? A. No. I told Mr. Gentry "Don't
12 touch my things."

13 Q. When did you get in touch with the Custodian's
14 office? A. That same day the custodians coming down

15 Mission. I meet Mr. Custodian so I gave to him my paper
16 right the same day in the afternoon. One man, Mr. Beech,
17 and the custodian, he talking Japanese language, too.
18 So, I gave him that time, Mr. Beech. He is my farm
19 association second manager.

20 Q. How old was this organ which you purchased
21 in 1936? How old was it then?

22 A. I don't know I buy it secondhand. I don't
23 know how old.

24 Q. In respect of these five hop poles, which
25 you are estimating at \$51., when were they purchased?
26 When were these hop poles purchased?

27 A. In 1941.

28 Q. In 1941. What kind of sun-ray was this?
29 What kind of sun lamp was this?

30 A. I don't know the name. One doctor came around



1 he came from Vancouver. He got around all the time.
2 He got a big Mission and small Mission. He take a look
3 at my son ---

4 Q. Do you know what make of sun lamp it was?

5 A. No. I don't know the company.

6 Q. Where did you buy it?

7 A. The man brought it to my house.

8 Q. The doctor? A. Yes.

9 Q. And you bought it from the doctor?

10 A. Yes. The second time he bring it.

11 Q. What kind of beds were these, referring to
12 these nine beds? Were they wood, or were they metal?

13 A. Mostly they are iron. Only I think I remember
14 two beds of wood. Two wood and the others iron.

15 Q. All right, that is all.

16 MR. BEST: Excuse me. I am sorry, but there is
17 one further question I would like to ask.

18
19 RE-EXAMINATION BY MR. BEST:

20 Q. I am not sure there is one question you
21 understood or not, when Mr. Christie asked you what
22 your income from this farm was the year before you
23 left, you mentioned something about the fact that you
24 got \$500., but that a lot of your grapes rotted because
25 your sons could not pick them?

26 A. At that time nobody around the house and
27 one thing I worried, I don't know when I get out the
28 house.

29 Q. Were you telling us that you got \$500.
30 from this farm in 1942 or 1941?



1 A. 1942. In 1942.

2 Q. Can you tell us how much you got in the year
3 1941? A. I can't tell in 1941. Anyhow, in 1941

4 it is a very poor farm crop. It is a bad year.

5 THE SUB-COMMISSIONER: In an ordinary year how
6 much would you get? A. Used to average about
7 \$3,000. for the farmer, income.

8 Q. How long is it since you made \$3,000.
9 in any one year?

10 A. After husband died I got very poor crop,
11 but before husband live it is very good. I can't
12 tell average, though.

13 MR. BEST: Q. Did you ever make \$3,000., your-
14 self, after your husband died?

15 A. No. That is everybody in the family.

16 MR. CHRISTIE: Is that gross or net?

17 MR. BEST: Gross, I imagine.

18 MR. CHRISTIE: Q. Was that gross or net,
19 that \$3,000. to which you are referring?

20 A. It was gross.

21 THE SUB-COMMISSIONER: You are a very good witness,
22 Mrs. Umetsu. You gave your evidence well. That is all
23 now.

24
25 MR. CHRISTIE: I am filing as Exhibit 8 the
26 Real Property Summary and the Personal Property Summary.

27 (REAL PROPERTY SUMMARY, PERSONAL PROPERTY SUMMARY,
28 MARKED EXHIBIT NO.8)

29 I am filing as Exhibit 9 the appraisal of
30 Lawrence. They are evidently auctioneers in Mission
City.



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(APPRAISAL, MARCH 1, 1944, MARKED EXHIBIT NO.9)

I am filing as Exhibit 10 the auctioneer's sheets.

(AUCTIONEER'S SHEETS; MARKED EXHIBIT NO.10)

I am submitting as Exhibit 11 a memorandum re cedar posts.

(MEMORANDUM RE CEDAR POSTS, MARKED EXHIBIT NO.11)

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

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

It is submitted that the valuation of the other articles of personal property were excessive.

That concludes the defence, your honour.

THE SUB-COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch,
Official Reporter.

K, 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.

NOV 27 1947

base 1286

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]

9320
1947

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

(1) NAME UMETSU KIU (MRS.) (RCMP) Reg. No. 13234
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. # 1 Mission City, B.C.

(3) Present Address 132 Barnesdale Ave. W., Hamilton, Ont.

(4) REAL ESTATE

(a) Street Address (if any) Mission City, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Municipality of Mission
Lots 1, 2 & 3 of the SE Quarter of Section 20 T1P. 17, map
951 same and except part (6.6 acres more or less)
as shown outlined in red on sketch deposited
No 6499 and lots 4 & 5 of the SE quarter of Sec. 20 T1P 17
map 951 District of New Westminster, C of T123419E & C

(c) Type of Real Property (cross out words which do not apply): of T123420E
(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	- - - - -	\$	<u>4000.00</u>
(ii) Buildings	- - - - -	\$	<u>3270.00</u>
(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)	- - - - -	\$	<u>7270.00</u>
(v) Amount at which Custodian sold property and credited your account	- - -	\$	<u>1827.00</u>
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - -	\$	<u>5443.00</u>

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation on farm
described above

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

(c) How stored or packed at time of evacuation Equipment & supplies in
basement. Personal effects in one room and
packed in boxes and cartons.
(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 other than Custodian

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

- | | | | |
|-----|-------------------------------------|--------------------|---------------|
| 1. | <u>Equipment & supplies</u> | Estimated Value \$ | <u>400.00</u> |
| 2. | <u>Improvement on high field</u> | Estimated Value \$ | |
| 3. | <u>including (only cost of wire</u> | Estimated Value \$ | |
| 4. | <u>and post.)</u> | Estimated Value \$ | <u>300.00</u> |
| 5. | <u>Damage incurred on truck</u> | Estimated Value \$ | |
| 6. | <u>while stored by custodian</u> | Estimated Value \$ | <u>57.00</u> |
| 7. | <u>Miscellaneous Furniture</u> | Estimated Value \$ | <u>175.00</u> |
| 8. | | Estimated Value \$ | |
| 9. | | Estimated Value \$ | |
| 10. | | Estimated Value \$ | |

TOTAL CLAIM FOR PROPERTY LOSS \$ 932.00

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) - - - - - \$ 6375.00

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

(b) Do you require the services of an interpreter
at the hearing? Yes or no Yes
The service of an interpreter
would be helpful

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Mrs. Kiu Umetsu of the City
of Hamilton 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) Kiu Umetsu
of Hamilton)
in the Province of Ontario)
this 22 day of November)
A.D. 1947. [Signature]) 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 23 1948
FILLED BY R. G. Best

13234

Reg. No.

UMETSU, Kiu (Mrs.)
(Claimant's Name)

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	1.5	1920 - 15 A.	Yorkshire Bank	Unknown.			
Cultivated not planted	1	1930 - 10 A.	Soldier Settlement	\$1500.00			
Cultivated and not in crop							
List Crops							
Loganberry	- .5 acre						
Evergreen Berry	- .75	1 acre of fruit	(Of 1920 purchase, seven acres were sold prior to evacuation)			None	\$4000.00
Strawberries	- 4 "	trees					
Ever raspberry	- 1 "	Red currants .25 A					
Raspberry	- 2 "	Rhubarb .5 A					
Grapes	- .175 "						
Hops	- 1.5 "						
Asparagus - .75A	Total	18.4 A.					

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

Description	When Made	Cost
Clearing 13 acres	1921 - 1933	\$5200.00 - (material and labour)
Fencing 200 yards.	1921	150.00 - (" " ")
Ditching. 2000 ft. covered	1921 - 1930	50.00 - (" " ")

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	24 x 30	Frame	1928)					
Lean-to	12 x 30	Frame	1928)	\$2000.00	\$200.00	\$600.00	\$900.00	\$2000.00
				(1930 - cement basement built - \$150.00 (mat & Lab.)				1928 Elec. instl. - \$60.00)
Hen House	18 x 54	Frame	1926)					
Hen House	20 x 42	Frame	1926)	\$1000.00 approx.	-	\$300.00	\$400.00	\$900.00
Garage	15 x 20	Frame	1928)					
Barn	Unknown	Frame	1926)	Unknown.				\$370.00
Shed	18 x 22	Frame	1927)					
								<u>\$3270.00</u>

SUMMARY:

Estimated value	\$7270.00
Sold by Custodian	1827.00
	<u>\$5443.00</u>

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

1. Timber on land. Offer received in 1938 for \$600.00. Claimants estimates considerable increase in value by 1942.
2. Claimant feels evaluation of farm as too low.
3. Farm close to town re-appraisal - location good - on good road.
4. Garage and barn not included in report.
5. Chicken houses did not present good appearance but were well constructed.

Assessment 1943 - Land	\$1134.00
Improve.	2000.00
	<u>\$3134.00</u>

Kiu Umetaru
Signature

BC-1175P

Farm Appraisal Report

File No. 23/3 J.L.136

Land Description lots- 1-2-3-4-5- of S.E. 20- Tp. 17. House No. 2992
Silverdale Road.

Containing 18.4 Acres

Owner's Name Kim Umetsu in Trust Post Office Address Mission B.C.

Nearest Rail Point Mission Distance 1/2 mile

Market Town Mission Distance 1/2 mile

Church (give denomination) Various at Mission Distance 1/2 mile

Nearest School at Mission Distance 1/2 mile

State how property was identified: Map location and enquiry.

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

good road (Silverdale) runs past the north side.

Is this district a good one? not especially.

Employment opportunity Seasonal only.

Predominating Nationality and religion: Japanese have predominated.

Describe Fencing and its condition: none Value \$

Water supply: Mission Village supplies @1.75 per month Value \$

Electric light in the house .50 cents minimum.

BUILDINGS ON FARM

9320

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 30	frame 1 1/2 story		shing.	old	cement	fair	\$1200.00
leanto	12 x 30	frame	8	shing.	old	blocks	fair	
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
Hen house	18 x 54	fr me	7	shakes	old	blocks	poor	70.00
Hen house	20 x 42	frame	6	shingles	old	blocks	poor	50.00
	X							
small shack	18 x 22	frame	8	shingles	old	blocks	fair	60.00

Total present day value \$ 1380.00

Total Value Buildings add to farm \$ 1000.00

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

Describe the basement and chimneys: full basement with no floor brick chimney

No. rooms downstairs? 5 Upstairs? 4 How finished v. Joint throughout

Are buildings painted? no Condition of paint N.A.

Distance from nearest bush no bush near

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
13 1/2	rolling to hilly ground	6to8in loam	8in. granular loam	4 1/2 ac strawberries 1 1/2 ac hops lac logans 1/2 ac asparagus 1/2 ac grapes 1 1/2 ac plowed 3 1/2 ac old canes and grass	65.00	\$861.00
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
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	
5	steep ravine banks covered with heavy timber has no value as crop land, but provides a good wind break				-----	

Total value of Land \$ 861.00

Total added by buildings to value of farm \$ 1000.00

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

Total value of farm \$ 1861.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied: is occupied by the owner, and has been for over twenty years strawberry ground being kept in shape but other area is weedy,

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

Noxious weeds: plenty of couch grass and some thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Municipality. Taxes \$58.68

Date: May 23rd 1942.

Place: I certify that the above report is based on a personal examination of the whole farm made on the 14 day of May 1942. 19

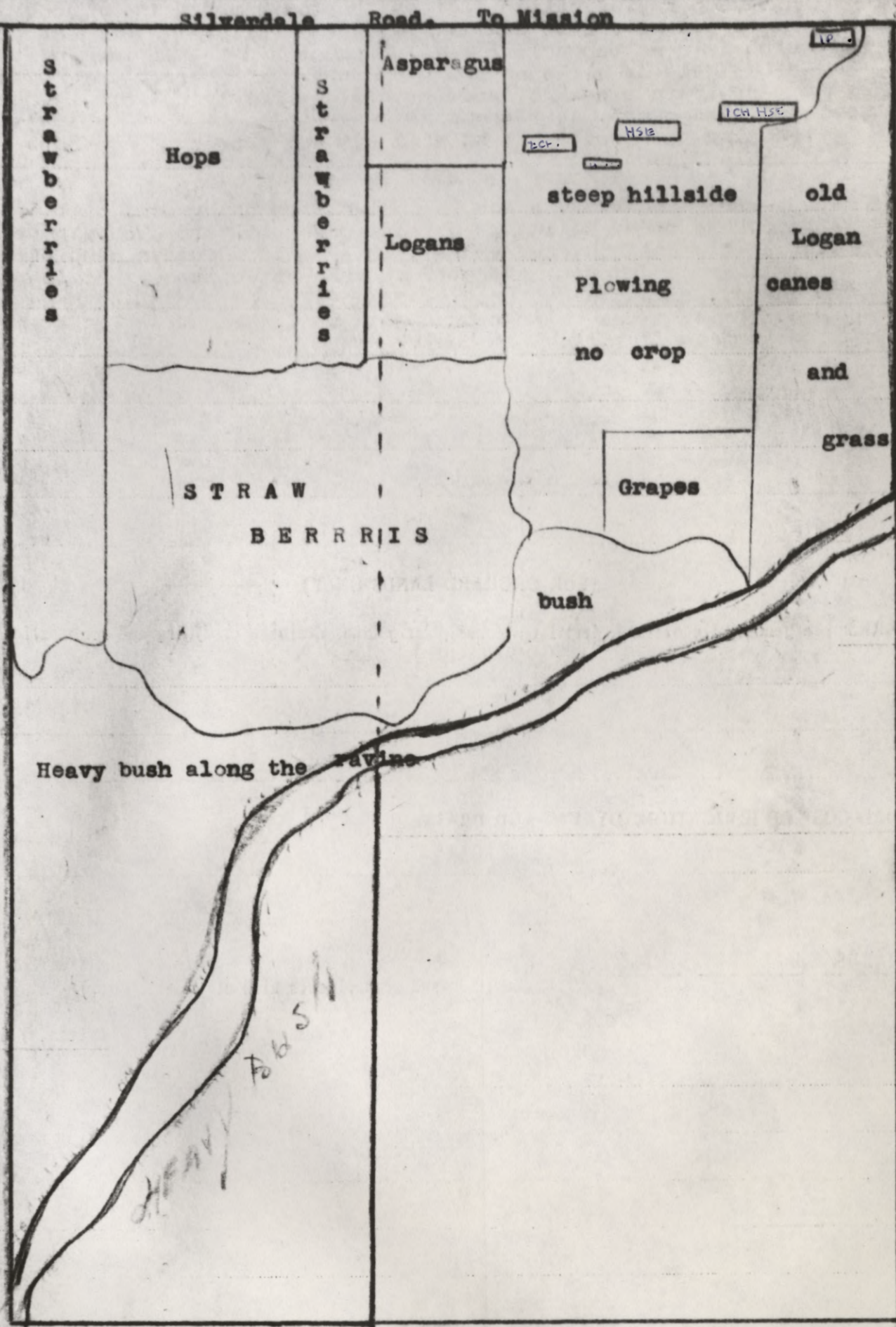
Inspector's Signature

G. J. McKay

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

Scale 2 chains to the inch.

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1800.00

Date 26th May 1942

"I. T. BARNET"
District Superintendent.

UMETSU, Kiu (Mrs.)
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1286-V
DATE NOV 23 1948
FILLED BY R. A. Best

13234
Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
2 - Kitchen Stoves	1929, 1940	New	\$80.00	Good.	\$35.00
1 - Sun lamp	1935	New	\$20.00	Good.	16.50
1 - Heater Stove.	1929	New	\$25.00	Good.	15.00
1 - Organ	1936	Used	\$35.00	Good.	25.00
1 - Buffet.	1930	New	\$20.00	Good.	10.00

Claimant relies on Col of Analysis of Personal Property

Total claim \$422.00
Original claim \$513.00 deduction of \$86.00 sold with real property
and \$5.00 est. value of Buffet.

Description of Storage of Goods:

All goods claimed stored in house and shed. All goods "not asked for" were stored in either of the two places. 2 - 45 Gal. Gasoline barrels had been purchased to be made into stoves. (Custodian returned one to Imperial Oil Company.)

Claimant feels goods listed as abandoned had value as they were all in use at time of evacuation.

General Statement as to Chattels not Described above:

SUMMARY:

Estimated value: 6	\$422.00
Sold by Custodian.	<u>100.55</u>
	\$321.45

Additional Comments, if any:

Kiu Umetaru
Signature

86 573.00
422

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
AUCTION	TENDER & c							
4 00								
5 00								
4 00								
1) T					(2) 3 00			
3 85								
) T					(1) 1 00			
50					1 50			
			10 00			(1) 1 00		1 missing
						3 00		"
			4 00					
8 00								
			6 00			16 00		1 returned to Imperial oil Co.
1 30	10 25							
		2 00						
		10 00						
		10 00						
		5 00						Only 50' originally declared
		1 00				2 00		
30								
) 2 25						1 00		
						2 00		
						1 00		
		51 00						
					9 00			No use
2 50		3 00						
		10 00						
4 50								
) 17 25	(1) 9 00				10 00			
2) 5 50								
) 2 50					(1) 5 00			
5 75								
3 00	12 50							
		86 00	26 00		29 50	26 00		

M.L.B.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 9320

EXHIBIT No. _____

NAME Mrs. Kiu UMETSU

REG. No. 13234

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>May 15/42</u>	TAKEN BY <u>F.T. Williams & H.J. Logan</u>					
EVACUATION <u>Oct. 13/42</u>	DATE <u>Nov. 24/42</u>					
		63. 1 bookstand	1 00	80		
		64. 1 buffet	15 00	4 50		
		65. 1 organ	25 00	12 00		
		66. 50 books	_____	_____		
			\$513.00	87 50	31 75	86 00
			91	Tools 13 05		26 00
			422	\$100 55		
				31.75		
				\$132.30		
				100 55		
		Other Misc. goods sold at auction		6 45	5 00	
				\$107 00	\$36.75	
		Improvements on hop field (including only cost of wire and posts)	\$900 00			300 00
		Damage incurred on truck while stored by Custodian (Tire missing and window broken)	57.00			
		<p>We have no knowledge of any damage done to Mrs. Umetsu's 1937 Chev. truck. This truck was surrendered to the R.C.M.P. Mar. 19/42 and later transferred to the Pacific Co-op. Union and held by the Union as baillee. On the 5th June, 1943, the P.C.U. advised us that Mrs. Umetsu had sold the truck herself prior to her evacuation in October 1942.</p>				

Law 865/91

Leos

Wickham

**OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

EXHIBIT No.
NOV. 20/48DATE
FILED BY L.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 INFORMATIONNAME: UMETSU, KimHOME ADDRESS: R.R. No. 1, Old Silverdale Rd., Mission, B. C.REGISTRATION NUMBER 13234 SEX: Female AGE: 48OCCUPATION: Housewife

(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: ---MARRIED? WidowNAME OF WIFE OR HUSBAND: ---ADDRESS OF WIFE OR HUSBAND: ---NAMES OF ANY LIVING CHILDREN: Sadako (F) Joe (M)ADDRESS OF CHILDREN: R.R. No. 1, Mission, B. C.AGE OF CHILDREN: 12, 10**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: (1) Lots 1, 2, and 3 of the SE quarter of Sec 20 Twp 17, Map 951 District of New Westminster. Title No. 123419E (2) Lots 4 and 5 of the SE quarter of Sec 20, Twp 17, Map 951, District of New Westminster, B. C. Title No. 123420E

2. BUILDINGS AND OTHER IMPROVEMENTS: Nine-room dwelling, brooder house, chicken houses (2) pickers house, barn, garage, woodshed

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

4. TAXES (Amount and where payable) \$65 for 1941, payable at Mission

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself at present, Mr. Shimek Pacific Co-op Union will look after the renting of the property

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession

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

9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, rhubarb,
hops, fruit trees, grapes, red currants, asparagus, boysen, loganberries,
Mr. Shemek will look after the crops

4. INSURANCE CARRIED ON

5. MORTGAGES, LIENS AND OTHERS:

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

6. MONEYS OWING TO YOU
owing the Pacific Co

7. BONDS, DEBENTURES,
\$30 War Saving Certi
1 share in United Fe

8. BANK ACCOUNTS: Non

9. LIFE INSURANCE: \$1
Beneficiary my children

10. INTEREST IN ANY ESTA

11. SAFETY DEPOSIT BOX:

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 stove, parlor stove, 8 beds, organ, kitchen
utensils, chinaware, farm implements including cultivator, plough, hoes,
shovels, mattocks, harrow, 1 electric brooder, in the house at Old Silverdale
Rd., Mission, B. C.
1937 - Chev truck ³/₄ ton - now in custody at H. Park

LIABILITIES:

1. PERSONAL DEBTS: \$5

2. TRADE DEBTS:

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None

I, the undersigned, hereby certify that the above information is true and correct in every description in any protected area as set out above, excepting and other securities, if any.

I certify that the above information is true and correct in every description in any protected area as set out above, excepting and other securities, if any.

Dated this 15th day

H. T. Williams
Witness

FOR DEPARTMENTAL USE

possession.....

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

None.....

berries, rhubarb,.....

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

en, loganberries,.....

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \$500

owing the Pacific Co-op Union

H PAID:.....

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

\$30 War Saving Certificate, \$50 Victory Bond, 72 shares in Pacific Co-op

1 share in United Farmers of Canada Co-op Union in my possession

date paid).....

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1500 20-year endowment policy in the Manufacturers Life

Beneficiary my children Mitsuye and Joe. Policy at home

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: \$500 owing the Pacific Co-op Union

Paid

FURNITURE, FIXTURES, PERSONAL EFFECTS:

eds, organ, kitchen.....

2. TRADE DEBTS: None

ator, plough, hoes,.....

house at Old Silverdale.....

atly at Park

ND PETS.....

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 15th day of May 1942

(Signature) "K. Umetsu"

W. P. Williams
Witness

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

FOR DEPARTMENTAL USE.....

April 22/49 *L. May*

1286-6
EXHIBIT No. _____
DATE Nov. 23/48
FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

No. 52346
Your File No. 9320

New Westminster, B. C.

--- minutes 10 o'clock 27th day of August 1943

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

Lots 1, 2 and 3 of the South East quarter of Section 20 Township 17 Map 951

Save and Except part (6.6 acres more or less) as shown outlined in Red on Sketch

deposited No. 6499 Municipality of Mission in the District of New Westminster

Registered Owner: KIU UMETSU "In Trust" (see Filing 20563)
Reg. 13234 A viz:

Register of Indefeasible Fees Folio No. 123419E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24331

Applications for Registration: None

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

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To Office of the Custodian

"A. H. Sivewright"

Deputy Registrar.

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

April 22/49 *J. May*

EXHIBIT No. 1286-6
DATE Nov. 23/48
FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

No 52345

Your File No. 9320

LAND REGISTRY OFFICE

New Westminster, B. C.

- - - minutes 10 o'clock 27th day of August 1943

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

Lots 4 and 5 of the South East quarter of Section 20 Township 17 Map 951
Municipality of Mission in the District of New Westminster

*Reg # 13234
A*

viz:

Registered Owner: KIU UMETSU "In Trust" (see Filing 20563)

Register of Indefeasible Fees Folio No. 123420E

Registered Charges:

73484C Reservation of all mines minerals including gas and petroleum as
set out in 108574F

Certificate of Vesting in the Custodian Filed No. 24332

Application for Registration: None

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

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To Office of the Custodian

"O. H. Sivewright"

Deputy Registrar

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

April 22/49 *J. May*

CORPORATION OF THE DISTRICT OF MISSION

BRITISH COLUMBIA

ASSESSMENT FOR THE YEAR 1943

Inl + 9320

Reg. # 13234

EXHIBIT No. 12 P 6-17

DATE NOV 23 1948

FILLED BY

K. D. Bristle

M r. K. Umetsu

ASSESSED OWNER	NATURE OF TITLE DEED HOLDER "D. H." AGREEMENT HOLDER "A. H." ASSIGNEE OF A. H. "A. A. H."	DESCRIPTION OF PROPERTY								NO. OF LOTS	ACREAGE	ASSESSED VALUE PER ACRE OR LOT	ASSESSED VALUE WILD LAND	ASSESSED VALUE IMPROV'D LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE OF LAND & IMPROVEMENTS
		NO.	LEGAL SUB-DIV.	QUARTER	SECTION	TOWNSHIP	DIST. LOT	BLOCK	LOT NUMBERS							
Umetsu, K.	D.H.	23 3	2r.	S6	20	17	N. part	1, 2, 3		8.4	75		630.	1250	✓	
"	"	23 6	"	"	"	"	4, 5			8. 2.	45 72		504	750	✓	
										18.4			1134	2000		

1942 gaxer
861.68

APPEAL TO COURT OF REVISION, MUNICIPAL ACT, Sec. (234). (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongly inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongly entered upon or omitted from the roll, or that any land or improvements has or have been valued too high or too low an amount, or that any land has been improperly classified he may, personally or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his grounds of complaint, and the court shall either confirm the assessment or direct the alteration thereof.
 (2) The Municipal Council, may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.
 (3). Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

DO NOT REMIT ON THIS STATEMENT

TAX DEMAND NOTES WILL FOLLOW

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

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

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

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

(Signed)

DATE Nov 23 1948
FILED BYREAL PROPERTY SUMMARY

K.A.Christie

JAPANESE NAME: Kiu UMETSU (Mrs. Sekichi) Reg. No. 13234 File No. 9320.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
First Offer BC/300-P.

PROPERTY ADDRESS: 3992 Silverdale Road, R.R. No. 1, Mission, B. C.

LEGAL DESCRIPTION: Lots 1, 2 and 3 of the South East quarter of Section 20, Township 17, Map 951, Save and Except part (6.6 acres more or less) as shown outlined in Red on Sketch deposited No. 6499, Mun. of Mission, D.N.W.
AND
Lots 4 and 5 of the South East quarter of Section 20, Township 17, Map 951, Mun. of Mission, D.N.W.

TITLES: Registered in the name of Kiu UMETSU "In Trust" (see Filing 20563).
(Sole executrix and sole heir under the Will of Seikichi UMETSU, deceased)

ENCUMBRANCES: None registered against Lots 1, 2 and 3, S.E. $\frac{1}{4}$ of Sec. 20, Twp. 17, Map 951, etc.
Vesting Order (Lots 1, 2 & 3) filed No. 24331, dated July 16/42.
No indication of any unregistered charges.

There is registered against Lots 4 and 5 of the S.E. $\frac{1}{4}$ of Sec. 20, Twp. 17, Map 951.
No. 73484C Reservation of all mines minerals including gas and petroleum as set out in 108574F.

Vesting Order (Lots 4&5) filed No. 24332, dated July 16/42.

There is also a Special Vesting dated 2nd March 1945 signed by the Custodian, Ottawa, covering Lots 1, 2, 3, 4, & 5, attached to file No. 9320 but which has not been filed with the Land Registry Office, Vancouver.

ASSESSED VALUES: Land \$1134.00
Improvements \$2000.00 \$3134.00 Taxes - \$61.68.

CLASSIFICATION: This is a small fruit farm.
The Custodian's representative reported 24th November 1942 that this property had an area of 18.4 acres planted to the following crops: $\frac{1}{8}$ acre currants, 1 acre raspberries, $\frac{1}{8}$ acre loganberries, 2 acres strawberries, $1\frac{1}{2}$ acres hops.
1 - $1\frac{1}{2}$ storey 8-room house 24'x36' fair condition. 1 chicken house 10'x12'. 1 chicken house 20'x40'. 1 chicken house 18'x48'.
1 garage 18'x18'. 1 barn 18'x20' all in poor condition. 1 picker's house 20'x22' in fair condition.
Mrs. Kiu UMETSU declared on her JP Form signed 15th May 1942 that she had the following crops planted: Strawberries, raspberries, rhubarb, grapes, red currants, boysenberries, loganberries, hops, asparagus, fruit trees. The difference between the representative's report and Mrs. UMETSU'S declaration was no doubt accounted for by the time the representative made his report, viz., 24th November 1942, at which time all the crops would have been harvested and the soil prepared for next season's crops.

HISTORY OF
ADMINISTRATION:

Kiu UMETSU leased this property on May 27th, 1942, to Pacific Co-Operative Union. Term 9 months from May 1st, 1942, with option to extend lease for 1943. Consideration \$600.00 paid, which includes rental of 1 horse, harness, 1 cultivator, 1 harrow, 1 plough, 10 hoes, 2 potato hooks, 2 hay hooks, 5 mattocks, 4 shovels, 5 axes, household furniture including kitchen furnishings, sitting room furniture, dining room furniture, 3 furnished bed-rooms. Rental for 1943 and subsequent years to be \$300.00. House and buildings included.

The original lease was replaced by Lease No.153 given by the Custodian to Ivan Gillmore Gentry, January 4th, 1943, for a term of 14 months from November 1st, 1942 to December 31st, 1943. Consideration being \$200.00 payable \$25.00 on the 3rd February, 1943, and the sum of \$50.00 on the 3rd May, 1943, and the balance of \$125.00 on the 30th June, 1943. All rents accruing on Lease No. 153 were paid direct to The Director, The Veterans' Land Act.

Original Lease and Lease No. 153 handed to The Director, The Veterans' Land Act.

SOLD:

To The Director, The Veterans' Land Act for \$1827.00 as at January 1st, 1943.

Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Kiu UMETSU as at June 28th, 1944, against which were the following charges: registration fees \$3.00 legal fees \$15.00, arrears of taxes \$142.84 / \$160.84 leaving a net credit of \$1666.16 from said transaction.

On May 1st, 1943, a credit of \$1.40 being unearned Fire Insurance Premium on household effects sold, and on August 10th, 1943 a credit of \$32.50 being unexpired Fire Insurance Premiums covering North West Fire Insurance Policy No.206480 on buildings taken over by the Veterans' Land Act on January 1st, 1943, were placed to the credit of Kiu UMETSU'S account.

The following Fire Insurance Policy:

North West Fire Insurance Co., Policy No.206480 - \$1500.00,
covering \$1000.00 on dwelling
200.00 on barn
300.00 on chicken house

was transferred to The Director, The Veterans' Land Act.

Certificate of Title No. 173416-E in the name of The Director, The Veterans' Land Act.

This summary is certified to be in accordance
with information on file.
January 22nd, 1947.

"D.A.Cramer"

D.A. CRAMER.

DAC:JS

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

Apr.29-49

M. L. Cramer

PERSONAL PROPERTY SUMMARY

DATE Nov 23 1948

FILED BY

File No. 9320

13th March, 1947

K.A.Christie

Re: Kiu UMETSU (Mrs. Sekichi) - Reg.No. 13234.

CHATTELS: The above Japanese registered with the Custodian on the 15th May, 1942. and declared she had a considerable quantity of household effects at Mission. She remained on her property there until the 13th October, 1942, at which time she was evacuated to Tashme. The day of her evacuation she handed to a representative of the Pacific Co-operative Union, who in turn handed it to our representative, a complete list of her chattels remaining, which she had left on her property in the care of her tenant. She also advised that she had sold her washing machine and wood to them.

Our fieldmen inspected the property on the 24th November, 1942, at which time they inventoried the chattels and had the tenant sign his responsibility for them.

On the 2nd July, 1943, our fieldmen sold some fence posts piled on the property for \$10.25, which sum was credited to Mrs. UMETSU's account here.

The chattels remained on the property until sold by appraisal and auction in 1944. A quantity was sold by appraisal on the 25th February, 1944, for the net sum of \$23.77, and the balance of saleable goods were moved to auction where they were sold on the 1st March, 1944 for the net sum of \$72.47.

The chattels are well accounted for, although a quantity were abandoned on the property as they were considered to be insufficient value to warrant their handling.

SPECIFIED ARTICLES: The above Japanese declared she had a 1937 Chevrolet truck. She had transferred the truck to the Pacific Co-operative Union for sale. According to a letter from them and a copy of her letter of the 22nd September, 1942, she disposed of the truck herself and received the proceeds from the purchaser. The truck was not administered by the office in any way.

ACCOUNTS RECEIVABLE: The Pacific Co-operative Union forwarded to this office on the 3rd November, 1942, the sum of \$.16 being Mrs. UMETSU's credit on their books.

The Haas Hop Company forwarded the sum of \$36.99 as her net share of their operation in 1942 of her hop field. The Japanese was advised of this matter on the 2nd March, 1943.

BONDS & INVESTMENTS: Mrs. UMETSU declared she had a Victory bond and some War Savings. These were not brought under control by the Custodian.

She also declared she was the holder of 72 Pacific Co-operative Union shares. According to the records of the Pacific Co-operative Union, she owned \$710.00 worth, of which \$260.00 were redeemable and \$450.00 were non-redeemable. The former are as follows:-

\$50.00	worth	shares	issued	in	1937	Rec'd	Mar. 10/43	Redeemed	Mar. 30/43
60.00	"	"	"	"	1938	"	Apr. 10/45	"	Mar. 20/45
60.00	"	"	"	"	1939	"	"	"	"
10.00	"	"	"	"	W 1940	"	Feb. 9/46	"	Jan. 10/46
80.00	"	"	"	"	1941	"	"	"	Jan. 24/47

PERSONAL PROPERTY SUMMARY (Cont'd)

File No. 9320

13th March, 1947.

interest on the above shares totaling \$14.35, was also received from time to time and credited to her account here as received.

She also owned a \$10.00 United Farmers share. This was sold by the Custodian for \$65.00, which sum was credited to her account here together with \$3.20 interest received on same. She forwarded here certificate to this office to cover.

Mrs. UMETSU is also a shareholder in the Western Canada Hop Co-operative Union. This Co-operative has not been liquidated by the Custodian.

Mrs. UMETSU was a member of the Mission Japanese Farmers' Association. This Association was liquidated by fire and sale. The proceeds of same were distributed voluntarily through their solicitors. Mrs. UMETSU, on the 25th November, 1946, was remitted \$55.90 as her share.

LIFE INSURANCE: Mrs. UMETSU declared she had a Manufacturers Life Insurance policy. This was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

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

WEA:HA

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

Apr. 29-49

M. J. Anstee

EXHIBIT No. 1286 - 8
DATE Nov 23 1948
FILED BY K.A.Christie

MEMORANDUM

To: File 9320
From: Specified Articles Department

January 12, 1944.

Re: UMETSU, Kiu (Mrs. Seikichi) - Reg. 13234

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1937 Chevrolet Delivery No. T203 License No. (41) CX 684	Not given

The above truck was released to the Pacific Co-operative Union on April 30, 1942, and was later sold by Mrs. Umetsu to a private party.

"K. Corker"

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

Apr. 29-49

Mulanstee

STATEMENT

File No. 9320

Mar. 1, 1944

K. Umetsu

Sale to tenant		26.50
Commission 10%	2.65	
Bank charges	.08	
Cheque herewith	<u>23.77</u>	
	<u>\$26.50</u>	<u>26.50</u>

EXHIBIT NO. 1286 - 9

DATE Nov 23 1946

FILED BY K.A.Christie

LAWRENCE'S
AUCTIONEERS

Mission City, B.C. February 24, 1944.

Sold to

Department of the Custodian,
Mission City.

"Umetsu, Kiu (Mrs. Sekichi) 9320"

Feb. 24	To appraisal of K. Umetsu goods	26.50
	Less 10" Com.	2.65
		<hr/>
		23.95

"Received
Payment
A.N.E. Mar. 2/44"

LAWRENCE'S

P.O. Box 316
Phone 93, Night 3813
Mission City, B.C.

February 25, 1944.

Umetsu, Kiu (Mrs. Sekichi) 9320

Under instructions from the Department of the Custodian, I have appraised and sold the following list of goods of K. Umetsu, Silverdale Rd., Mission to I. G. Gentry, same address:

1 Box Stove	\$12.50
26 ft. Floor covering app.	5.00
1 Bedstead, Wal. Steel	5.50
1 Wood Spring	3.50
	<hr/>
Total	\$26.50
	<hr/>

Certified a just and fair appraisal as made by me this 24th day of February, 1944.

Signed "A.N. Lawrence"

Appraiser

"Shown to Rural Advisory Committee
16-5-44
JFG"

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

Apr. 29-49

M. J. Steele

NAME UMETSU, Kiu (Mrs. Sekichi)DATE Nov 23 1948
FILED

K.A. Christie

REGISTRATION NO. 13234FILE NO. 9320

The following chattels were sold by public
 auction at Mission, B.C. on March 1, 1944

4 bed and springs	\$	12.25
2 Cots		5.00
1 Buffet (old)		4.50
1 Carson sun lamp		4.50
1 Stool		.30
1 Rocking chair		2.00
5 Chairs		2.00
1 Table		1.00
2 Iron pots		.95
1 Hack saw		1.30
1 Violin & case (broken)		1.10
Dishes		2.10
1 Wicker table		.25
1 Picture frame		.50
1 Small cabinet		1.00
1 Small tool chest		.50
1 Kitchen range (old)		2.50
1 Bookcase (h.m.)		.80
1 Organ (old)		12.00
1 Kitchen table		1.25
1 Scale (240 lbs.)		8.00
1 Spirit level		.30
1 Square		2.25
1 Harrow		4.00
6 Chairs		1.50
1 Froe		.75
1 Lawn shears		1.30
Garden tools		12.30

Total	Carried forward	\$	86.20
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Less Expenses:	\$	
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Net Proceeds Credited:	\$	
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~~Members of Customs Staff Present.~~

~~Extracted from Auctioneering List No. xxx~~

~~Remarks:~~

NAME UMETSU, Kui (Mrs. Sekichi)

REGISTRATION NO. 13234

FILE NO. 9320

The following chattels were sold by public

auction at Mission, B. C. on March 1, 1944

	Brought forward	\$
5 Cross cut saws (old)		86.20
1 Steel wheelbarrow		2.55
1 Wash stand (old)		2.50
1 Plow		.50
1 Cultivator		5.00
1 Camp cook stove		4.00
1 Heater		3.25
		3.00

Total		\$	107.00
Less Expenses:	(Auctioneer's Fee: \$ 10.70		
	(Advertising: 1.75	\$	
	(Moving: 19.75		34.53
	(Rent: 2.33		
Net Proceeds Credited:		\$	72.47

Members of Custodian Staff Present.

Mr. Ure

Extracted from Auctioneering List No.

Mission 8.

Remarks:

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

Apr. 29-49

M. W. Anstall

DATE Nov 23 1948

FILED BY
K.A.Christie

Reg. 13234

Mar. 1, 1944

Kiu UMETSU

I have today examined the undermentioned articles
and I am convinced that they are valueless and should be abandoned.

"William S. Ure"

Old picture frames
2 beds
1 cupboard
4 tables
quantity of hop wire
1 old rake
2 axes
1 scythe
1 heater

THE FOLLOWING ARTICLES ARE MISSING

1 stump hole digger
1 crow bar
2 manure forks

1 large gas drum returned to Imperial Oil Co.

THE FOLLOWING SHIPPED TO STORAGE IN
JAPANESE TEMPLE, MISSION

1 wooden box personal effects
1 bundle pictures

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

Apr. 30-49

Malanfall

MEMORANDUM

DATE... Nov 23 1948

FILED BY

Mission, B.C.,
July 1, 1943

K.A.Christie

TO: MR. W. E. ANDERSON
FROM: W.S. URERE: S. UMETSU - MISSION

I am enclosing cheque from Mr. T. Huddart in the amount of \$10.25 being payment for posts - 41 at \$0.25 each - as per our arrangement of some time ago.

"WSU"

9320

KIU UMETSU #13234 File 9320

Department of the Secretary of State of Canada
The Custodian of Japanese Evacuee Property
Vancouver Office

Receipt No. 5444

Date July 2nd 1943

Received from T. Huddart Mission, B.C.

the sum of Ten 25/100 -----Dollars Cheque

re KIU Umetsu Regn. No. 13234 File No. 9320

purchase price of 41 posts at 25¢ each.

\$10.25/100

"C.H.Reed" Cashier
For the Custodian of Japanese Evacuee Property.

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

Apr.30-49

M. H. Reed