

4846

RECEIVED

4846

HANEY
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Copied

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: HISANAGA, MunetoshiHOME ADDRESS: R.R. No. 1, Haney, BC 27-15th AveREGISTRATION NUMBER 01422 SEX: Male AGE: 31OCCUPATION: Famer

(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: MyselfMARRIED? NoNAME OF WIFE OR HUSBAND: ---ADDRESS OF WIFE OR HUSBAND: ---NAMES OF ANY LIVING CHILDREN: ---ADDRESS OF CHILDREN: ---AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: 10 acres, Lot 6, N.E. quarter of Section 20, township 12, map 5467, on 15th Ave., R.R. No. 1, Haney, BC

10 acres2. BUILDINGS AND OTHER IMPROVEMENTS None3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) \$20 payable at Haney Municipal Hall,5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) Vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, New Westminster
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Nine-room dwelling house on 15th Ave.,
R.R. No. 1, Haney, BC
2. LANDLORD'S NAME AND ADDRESS: My father
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

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

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

Dated this 20th day of April 1942.

(Signature)

M. Dissanayake

A. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date May 26/44

Our File No. 4846

Full Name HISANAGA Munetaki
(Surname in Block Letters)

Registration No. 01472

Male - Female
(check)

Age Apr. 25/1910

Former Address 396 Powell St, Vancouver, B.C.
15th Ave, Honey, B.C.

Date Evacuated May 19/42 Naturalized - Canadian-Born - National
(check)

Present Address C/o J. Lloyd Bradley, High Bluff, Iran.

Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother (MOTSUMATO) Tsumo #12702 Name of Father HISANAGA, Tineya #12705

Names of Children under 16 _____

Requested by Mary Lynn Registered with Custodian _____
(Yes or No)

Additional Information Unemployed. owns farm property.

REAL PROPERTY SUMMARY

File 4846

V.L.A. B.C. 32-P

JAPANESE NAME: Munetoshi HIRANAGA - - Reg. No. 01422.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 27 - 15th Ave., Haney, B. C.

LEGAL DESCRIPTION: Lot 6 of the North East quarter of Section 20 Township 12 Map
5467 Municipality of Maple Ridge in the District of New Westminster

TITLE: In the name of Munetoshi HIRANAGA.

ENCUMBRANCE: Vesting 26175 - 3rd August 1943.

ASSESSED VALUE: 1943 - 10 acres.
Land \$650.00
Improvements \$100.00 Total \$750.00 Taxes \$22.39.

CLASSIFICATION: Inspector reported 29th May 1942, 10 acres of bush land with
no improvements whatever.

HISTORY OF ADMINISTRATION: The land being wild and vacant, nothing was done as to adminis-
tration.

SOLD: To The Director The Veterans' Land Act for \$147.00 as at 1st
January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Munetoshi HIRANAGA, sale price \$147.00
less Certificate of Encumbrance \$1.00, registration fee \$3.00,
legal fee \$15.00, total \$19.00. Net amount released \$128.00.

TITLE: Included in C. of T. 169520-E and payment of consideration in-
cluded in cheque to the Custodian dated March 22nd, 1944.

OLD C. OF T. In the Land Registry Office.
NO. 135016-E:

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

DATED May 23rd, 1946.

IM:ML



PERSONAL PROPERTY SUMMARY

File No. 4846

Re: HISANAGA, Munetoshi - Reg.No.01422

This file reveals no Personal Property assets
and the Japanese declared none.

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

WEA:EH
May 23, 1946

File 4846

FIRE INSURANCE SUMMARY

Re: Munetoshi HISANAGA

Reg. No: 01422.

There is no record of any insurance on file.

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

[Signature]
DATED May 23rd, 1946.

IN:ML

LIABILITY SUMMARY

File No. 4846

Re: Munatoshi HIRANAGA

Reg. No. 01422.

There is no record of any liabilities on file.

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

[Signature]

DATED May 23rd, 1946.

IN:ML

4846
REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Maple Ridge.

Date: May 29th. 1942.

NAME: HISANAGA. Munetoshi,

REGISTRATION NO. 01422

ADDRESS: 27. 18th. Ave. Haney, B.C.

PROPERTY:

ACREAGE: 10.

KIND OF CROPS: None. Bush land.

APPROXIMATE ACREAGE OF EACH:

HOUSE: None

VACANT:

OCCUPIED

DESCRIPTION

ROOF:

SIZE:

NO. OF ROOMS

CONDITION:

OTHER BUILDINGS: None.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER:

ON:

OFF:

LIGHT:

ON:

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

None.

Signed:

I. C. Bardwell.

DEFENCE BRIEF

(Mr.) Munetoshi HISANAGA

File No. 4846

Case No. 829

Winnipeg
13 April 1942
V.L.A.
Sheet B. 5 - 8

REAL PROPERTY CLAIM

(All claims shown are Gross)

Amended Claim

\$500.

(Trans. Page 2)

Appraised at

\$150.

Sale Price

\$147.

Witness - Appraiser, H.L. Sinclair

Question of valuation only.

Appraiser (Sinclair) reports - Straight bush lot.

Appraiser () reports - The value placed on the
land takes into consideration
the firewood value.

BMP/mw

File No.
4846

ANALYSIS OF
CLAIM

March 15th, 1948
REAL PROPERTY SECTION

Munetoshi HISANAGA,
Reg. No. 01422

REAL PROPERTY:

re 15th Avenue, Haney, B.C.
known as
Lot 6 of N.E. 1/4 of Sec. 20,
Tp. 12, Map 5467
Municipality of Maple Ridge, B.C.

Catalogue - Part of The Director, the
Veterans Land Act. first offer

Munetoshi HISANAGA makes claim for
Gross -

\$750.00

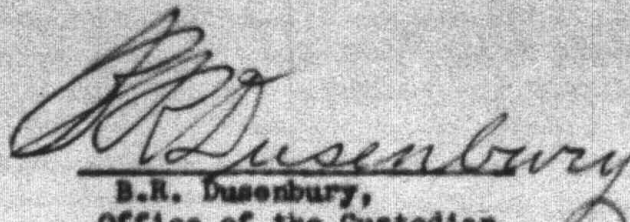
Sale price (Gross)
as Jan. 1, 1943 -

147.00

	1942 Assessed Value	Claimant's Valuation	S.S.B. Appraisal	V.L.A. Purchase price
Land	650.00	750.00	150.00	
Improvements	100.00	-	-	
	750.00	750.00	150.00	147.00

RECAP:

Gross amount claimed - \$750.00
" " of sale 147.00


B.R. Dusenbury,
Office of the Custodian.

BC/32-P

BC/32-P Page 1

S.S. Form No. 43
(Sheet 1)Farm Appraisal Report

File No. JL 192

Land Description Lot 6, S.D. of Ely, ptn. of NE of Sec. 20, T.14, R.467Containing 10 AcresSettler's Name HISAKAGA, MunetoshiPost Office Address Haney, B. C.Nearest Rail Point Haney, B.C.Distance 1 1/2 milesMarket Town New Westminster, B. C.Distance 24 milesChurch (give denomination) All denominations, Haney, B.C.Distance 1 1/2 milesNearest School Haney, B.C.Distance 1 1/2 milesState how property was identified: Corner posts and map location.

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

Direct access to 14th Ave. Gravel road, good condition.Is this district a good one? Yes, co-operative marketing.Employment opportunity 2 sawmills, brickyard and peat plant.Predominating Nationality and religion: Mixed, Japanese predominating.Describe Fencing and its condition: No fences.

Value \$

Water supply: Nil.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NIL						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm

\$

Describe repairs needed to make buildings serviceable and give approximate cost of same.

Not applicable.

\$

Describe the basement and chimneys:

No. rooms downstairs?

Upstairs?

How finished

Are buildings painted?

Condition of paint

Distance from nearest bush

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
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
10	level	edy. gravelly loam, 8"-14"	sand & gravel	clearing, stumping, leveling, drainage	150 to 200	15.00
	Area Unavailable 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 \$ 150.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 150.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Straight bush lot.

~~What is the average yield per acre of this farm?~~

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

Noxious weeds:

~~State type of farm, recommended for this property.~~

~~How soon can a tenant be reasonably expected to begin paying full annual instalments?~~

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: 1942 Taxes \$22.39
District of Maple Ridge.

Date: June 3rd, 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 2nd day of June, 1942

Inspector's Signature

"H.L. SINCLAIR"

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

Farm Appraisal Report

Remarks: This 10 acre property is a straight bush lot. Soil is generally light sandy, gravelly nature with sand and gravel subsoil.

The value placed on land takes into consideration the firewood value.

Electric power line runs past property on 16th Avenue.

(FOR ORCHARD LANDS ONLY)

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

Nil.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil.

ORCHARDS, SMALL FRUITS, ETC.

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

Nil.

Present Value

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

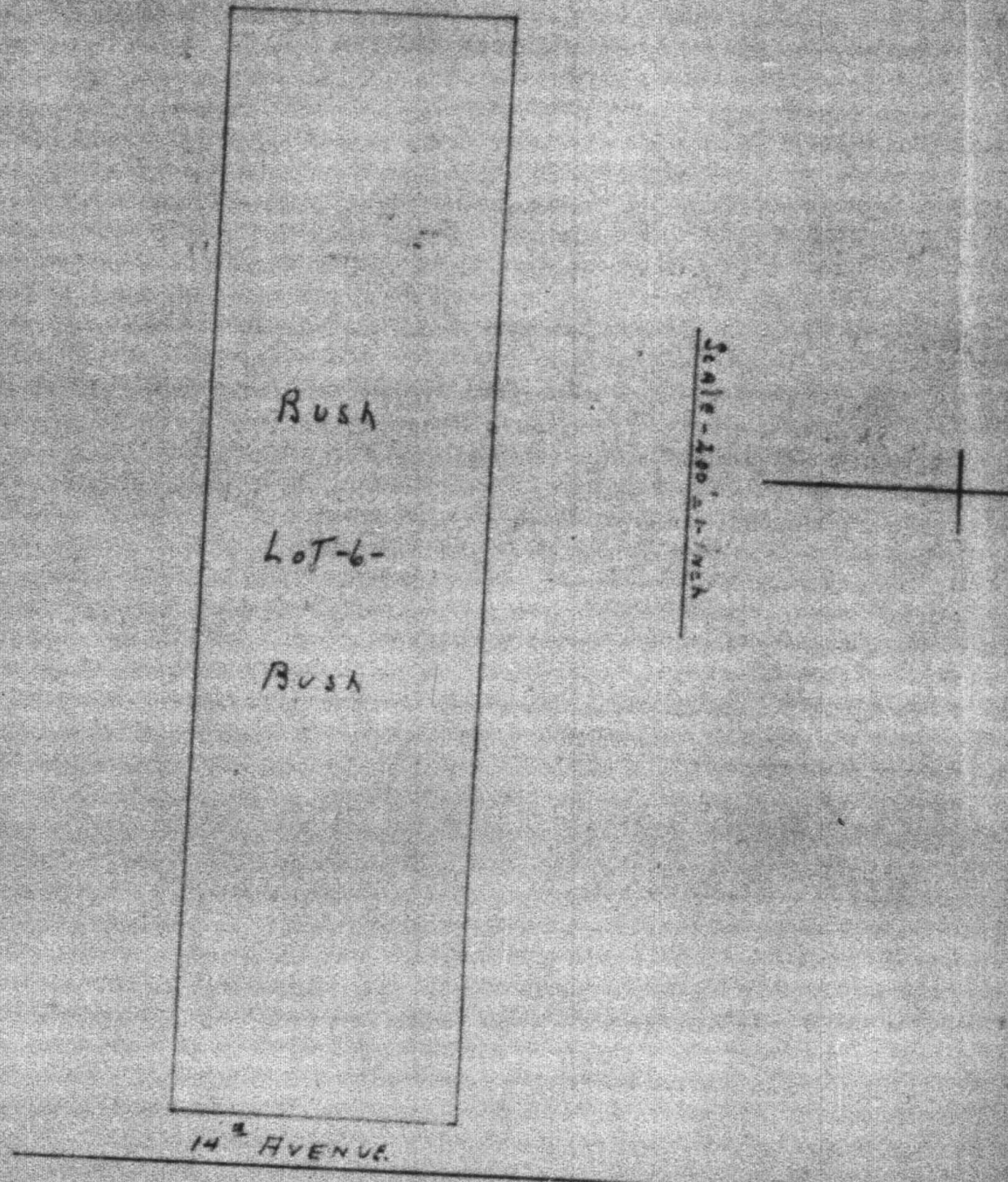
Amount fruit trees add to value of farm \$

Diagram of Property

Lot-6 - S.D. of Easterly Portion of NE of Sec 12 - T12 - R12 - M12 - 467

10. Acres

MUNETOSHI - HISANAGA



Following careful review of this appraisal report, it is my opinion that the present value is \$ 150.00

Date 4th June, 1942.

"I.T. BARNET"

District Superintendent.

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29th May, 1946.

REGISTERED

Mr. Munetoshi HIGANAGA,
Registration No. 01422,
High Bluff, Manitoba.

Dear Sir:

Your file has been brought under review and we take this opportunity of giving you a brief summary of our administration of your affairs.

You registered with this office on the 20th April, 1942, and real property at Hancy, which you declared that you owned, at that time became vested in the Custodian. This property was bush land and was, therefore, of no value as far as leasing was concerned, and no rentals from it accrued to your benefit at this office. Your property was sold in accordance with the policy of liquidation decided upon by the Canadian Government as of the 1st January, 1943. Full details of the property were sent to you on the 30th May, 1944, from which statement you will have noted that the proceeds from same were credited to your account here. Legal fees amounting to \$15.00 in connection with the conveyance of your property were later charged to your account.

Attached hereto please find Custodian cheque in the amount of \$128.00 being your full credit balance at this office at this time, in accordance with the statement previously sent to you, less the \$15.00 referred to above.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

F.E. Anderson,
Administration Department.

WEA:HA
Encls. (2)

IN THE MATTER OF THE "INQUIRING ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

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Winnipeg, Manitoba,
April 13th, 1948.

IN THE MATTER OF THE CLAIM OF
MUNETOSHI HISANAGA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

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MR. CHERNIACK: My lord, I would like to proceed with case No. 9 on this morning's list, Munetoshi Hisanaga. I ask leave to amend this claim, my lord, by showing a value of \$500.00 instead of \$750.00. The gross sale was \$147.00 and the loss was \$353.00. There are no chattels claimed for, my lord.

MUNETOSHI HISANAGA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q I show you a written statement. Was that prepared in accordance with your instructions?

A Yes.

Q Is that your signature? A: Yes.

Q You swear the contents to be true to the best of your knowledge and belief? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend I will file the S.S.B. appraisal as Exhibit B.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: My lord, I draw your Lordship's attention to the two exhibits filed. The main difference is that the appraiser shows ten acres uncleared and no acres cleared. The statement filed as Exhibit 1 shows that one acre was cleared and had a crop of strawberries on it, but neglected. Exhibit 1 goes on to say that the property was purchased in 1939 from a Mrs. Annie Benton for \$350.00 at which time one acre had been cultivated. There

H. Hicouga,
In Chief.
Discussion.

were no improvements put on the land. The comment reads "one acre had produced a strawberry crop for several years prior to purchase. On account of illness I was unable to cultivate properly for 1942 crop. This land is good for vegetables and strawberries. I consider the valuation of \$150.00 is much under a fair market value. The vendor was a widow living in Burnaby, B.C. and was anxious to dispose of this property for cash. I am satisfied that the price paid, \$350.00, was a very good buy and was substantially under the market value. In my opinion the land at the time of sale by Custodian was worth at least \$500.00."

The appraiser, my lord, values the land at \$15.00 per acre, and a cost of reclamation, \$150.00 to \$200.00. The evidence of the claimant is that one acre had been cleared. May I ask my learned friend to file, or to state the assessment on this property?

MR. HUNTER: For 1943, my lord, the land was assessed at \$650.00 and the improvements at \$100.00 I don't know what the improvements were unless they happened to be the clearing.

THE COMMISSIONER: The land was \$650.00.

MR. HUNTER: Yes, my lord.

MR. CHERNIACK: And improvements, \$100.00?

MR. HUNTER: Yes. The taxes were \$22.39.

THE COMMISSIONER: What did the land sell at?

MR. HUNTER: It sold at \$147.00, my lord.

THE COMMISSIONER: I presume this is a straight question

M. Hiseaga,
In Chief,
Discussion.

of valuation, is it not?

MR. HUNTER: I think so.

THE COMMISSIONER: That is all, thank you, Mr. Hiseaga.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin
"J. P. HORROBIN"
Official Reporter.

Name of Claimant

HISANAGA, Munetoshi

Case

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Custodian File

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REAL PROPERTY										Total		
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village					
Sale Price	5% thereof & 12.50	Sale Price	10% 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
					147.		294.70				294.70 ✓	
PERSONAL PROPERTY												
Motor Vehicles			Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column					
NETS												
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price		
MISCELLANEOUS CHATTELS												
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price					
TOTAL RECOMMENDATION										294.70 ✓		

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October 20th, 1950.

Mr. Munetoshi HISANAGA,
613 Balmoral St.,
Winnipeg, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 829

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$294.70.

Cheque in your favour is enclosed for \$277.65
and we have paid the Co-Operative Committee .. \$ 17.05
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.