

6929

Haney B.C.
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: IMADA KatsumiHOME ADDRESS: 18th Ave., Haney B.C.REGISTRATION NUMBER 10684 SEX: Male AGE: 24OCCUPATION: Labourer.

(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: SelfMARRIED? NONAME OF WIFE OR HUSBAND: noneADDRESS OF WIFE OR HUSBAND: noneNAMES OF ANY LIVING CHILDREN: noneADDRESS OF CHILDREN: noneAGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Owens 3rd. Interest in ~~XXXXXX~~~~XXXXXX~~ S.W. $\frac{1}{4}$ Section 26, S. $\frac{1}{2}$ lot, Township 12,Municipality of Maple Ridge, B.C.2. BUILDINGS AND OTHER IMPROVEMENTS: none3. INSURANCE (Give particulars; state where policies are) none4. TAXES (Amount and where payable) Taxes \$28.11. Payable at Maple Ridge,
1941 Paid.

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: Safety Deposit Box, Bank of Montreal, Haney B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Yes: Toshio and Tomotsugu Haney.
9. IF FARM LAND STATE CROPS SOWN: none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Living with parents at 18th Ave., Haney B.C.
2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent Free

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: Bank of Montreal, Haney B.C. \$200.00
Account No. 4300.
9. LIFE INSURANCE: none
10. INTEREST IN ANY ESTATES OR TRUSTS. none
11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney B.C.

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 30th day of April 1942

(Signature)

Katsumi Chino

T. J. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Sept 20/43

Our File No. 6929

Full Name IMADA Katsumi
(Surname in Block Letters)

Registration No. 11684

Male ☒ - Female
(check)

Age 26, 1917

Former Address Stave Falls, B.C.

Date Evacuated 24/9/42 Naturalized - Canadian-Born - National
(check)

Present Address Lemon Creek, Shesha, B.C.
a/o. Sarge Pulp Company,
Taylor Lake, B.C.

Married - Single
(check)

Name of Wife —

Name of Husband —

Name of Mother (N. IMADA) Et Name of Father Kaichi #13674

Names of Children under 16 #13673

Requested by EC Registered with Custodian
(Yes or No)

Additional Information Millhand Owner of
80 acres divided between 3 brothers,
Kaney, B.C.

REAL PROPERTY SUMMARY

JAPANESE NAMES:	Katsumi IMADA	Reg. No. 10684	File No. 6929
	Toshio IMADA	Reg. No. 09710	File No. 6933
	Tamotsu IMADA	Reg. No. 13693	File No. 7378

CATALOGUE NO: Sold by Special Arrangement, The Director, Veterans' Land Act.
BC/42-P. First Offer.

PROPERTY ADDRESS: 21st Avenue and 27th Road, Haney, B. C.

LEGAL DESCRIPTION: The South $\frac{1}{2}$ of the South West $\frac{1}{4}$ of Section 26, Township 12,
SAVE AND EXCEPT Part 1.446 acres shown on Sketch No. 8314,
Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the names of Toshio IMADA, Katsumi IMADA, Tom IMADA.

In the declaration on the JP Form, Tamotsu IMADA claims that he owns $\frac{1}{3}$ interest in a piece of land with his brothers - Katsumi IMADA and Toshio IMADA, and this is confirmed by the brothers, but the property viz., The South $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ of Sec. 26, Twp. 12, SAVE & EXCEPT Part 1.446 acres shown on Sketch No. 8314, Mun. of Maple Ridge, D.N.W., is registered in the names of Katsumi IMADA, Toshio IMADA, Tom IMADA. This Tom IMADA and Tamotsu IMADA appear to be one and the same person. In contacting the R.C.M.P. they informed us that Tamotsu IMADA is now in the Canadian Army and that he declared to them that he owned the $\frac{1}{3}$ interest with his brothers in this property.

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

Vesting Order No. 25215, dated December 19th, 1942.

ASSESSED VALUE: Land - \$2600.00
Improvements - 800.00 - \$3,400.00. Taxes - \$91.71.

CLASSIFICATION: This is bush land having an area of 80.074 acres.
The Custodian's representative reported 16th July, 1942, that this property was owned jointly by three brothers, viz., Katsumi IMADA, Toshio IMADA, Tamotsu IMADA, and that it had an area of 80.074 acres all bush.

HISTORY OF ADMINISTRATION: It appears that nothing was done with this property until it was turned over to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$385.00 as at 1st January 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Katsumi IMADA, Toshio IMADA and Tamotsu IMADA, Joint Account, as at May 9th, 1944, against which

against which

Page 2.

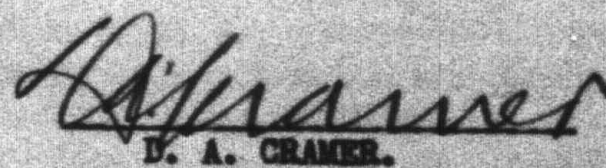
File Nos. 6929, 6933
and 7378.

were charges for Registration Fees - \$3.00, Legal Fees - \$15.00,
and Arrears of Taxes - \$104.92, Total - \$122.92, leaving a net
credit of \$262.08 from said transaction.

Certificate of Title No. 169445-E in the name of The Director,
The Veterans' Land Act.

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

January 21st, 1946.


D. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 6929

6th June, 1946.

Re: Katsumi IMADA - Reg. No. 10684

The only personal property assets declared by the above Japanese on this file are a Bank account at Haney and also a Safety Deposit Box. These were not brought under control by the Custodian.

A rural postal box was sold for \$2.00 and the funds were credited to the joint account with his two brothers.

According to a Royal Canadian Mounted Police report of the 28th September, 1943, he had surrendered an archery set to the authorities, and requested it be sent to him. This request was refused as it was considered it might set a precedence in regard to firearms and the like.

This file reveals no other personal property assets.

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

6th June, 1946.
WEA:HA

W. L. ...

Taylor Lake, B.C.
May 30, 1941

Mr. Tom Imada
Vancouver B.C.

This statement is to certify that
we, the undersigned, namely,
To Shio Imada and Katsumi
Imada, of our own free will
will turn over entire share of
property. The South Half of the
South West Quarter of Section
Twenty-Six (26) Township Twelve (12)
Range and Except Part (One Decimal
Four Hundred and Forty-Six (1.446)
acres) shown on Sketch No. Eight
Thousand Three Hundred and Fourteen
(8314) to Tom Imada.

T. Imada
Katsumi Imada

#13693

File in

6929

7378

November 22nd, 1943.

Mr. Tamatsu IMADA,
Reg. No. 13693,
176 Beverly Street,
TORONTO, Ontario.

Dear Sir:

Re: South $\frac{1}{2}$ of S. W. $\frac{1}{4}$ of Sec. 26, Twp.
12, Save and Except Part 1.446 acres
shown on sketch No. 4314, Municip-
ality of Maple Ridge, D. N. W.

In your declaration to the Custodian on May 1st,
1942, you declared that you had an interest in the above desc-
ribed land. On having this property searched it was revealed
that - Toshio IMADA, Katsumi IMADA, and Tom IMADA were the joint
owners.

We have identified both Toshio and Katsumi IMADA,
and so presume that you, Tamatsu IMADA, are the third party. If
we are correct in this respect will you kindly verify this by re-
turn mail; and if incorrect we should be greatly pleased of any
information you are able to give us regarding the situation.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 6933, 6934 & 7376.
Reg. Nos. 9710, 10604 & 13693.

506 Royal Bank Building,
Vancouver, B. C.

Mr. Toshio IMADA, Mr. Katsuni IMADA
and Mr. Tomatsu IMADA.

MAY 26 1944

Dear Sir:

Re: 21st Ave & 27th Rd., Hancy, B. C.
The South half of the South West quarter of Sec. 26, Township 12,
save and except Part 1.446 acres shown on sketch No. 8314, District
of New Westminster, C. of B. 50855.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 385.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 385.00
Less:	
Tax arrears to December 31st, 1942	\$ 104.92
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	\$ 277.08

This amount has been placed to your credit and a statement of your ^{joint} account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

CR 6278.00

1963	Debit	Credit	Balance
Jan. 1		Credit to Sale of Property	\$277.00
		Land Registry Office C. of E.	1.00
Nov. 29	Sale of Halifax		2.00
			\$279.00

BC/42-P

BC/42-P

Page 1

U.S. Form No. 40
(Sheet 1)

Farm Appraisal Report

File No. J.L.545

Land Description The S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec. 26 T 2 .12 except pt. 1.446 acs. shown on Plan 8314.
Containing APPROX. 79.55 Acres

Owner's Name IMADA, T. & K. & T. Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 3 $\frac{1}{2}$ miles

Market Town New Westminster, B.C. Distance 24 "

Church (give denomination) All denominations, Haney, B.C. Distance 3 $\frac{1}{2}$ "

Nearest School Alex. Robinson School Distance 1 $\frac{1}{2}$ "

State 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 81st Avenue: gravel road, good condition.

Is this district a good one? Fair; co-operative marketing.

Employment opportunity Limited in this vicinity.

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							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

NO BUILDINGS.

Total present day value \$

Total Value Buildings add to farm \$

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

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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	TYPE AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stumps, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
72.40	Level and undulating. <i>92.46 acres</i>	Sandy, gravelly lean 10 to 18"	Sand and gravel.	Clearing, stump- ing, draining.	\$175. to \$250.	\$5. \$362.30
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	
6.10	Steep side-hill with brush and stumps. <i>6.10 acres</i>			-	\$5. 30.50	

Total value of Land \$ 392.80Total 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 \$ 392.80

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

No cleared area.

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

Mixed small fruits.

Noxious weeds:

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

1942. Tax \$91.71. District of Maple Ridge.

Date: 16th June, 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 16 day of June 1942

Inspector's Signature

"H. L. SINCLAIR"

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

Farm Appraisal Report IKADA, T., K. & T.

Remarks: This property is a straight bush holding. At the time 21st Avenue was constructed it was necessary to cut approximately 6.10 acres on the N.W. corner from balance of property to allow for suitable grade for road purposes. A portion of this acreage is steep side-hill with slope to north and west and the bottom land is cut up with sloughs and creeks.

On the 72.45 acs. of bush land the timber has been logged off and land is cut up with old logging tracts which have been corduroyed and are at present time overgrown with brush and bracken.

Electric power is available from line on 21st Avenue.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.**ORCHARDS, SMALL FRUITS, ETC.**

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

Present Value

No cleared acreage.

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

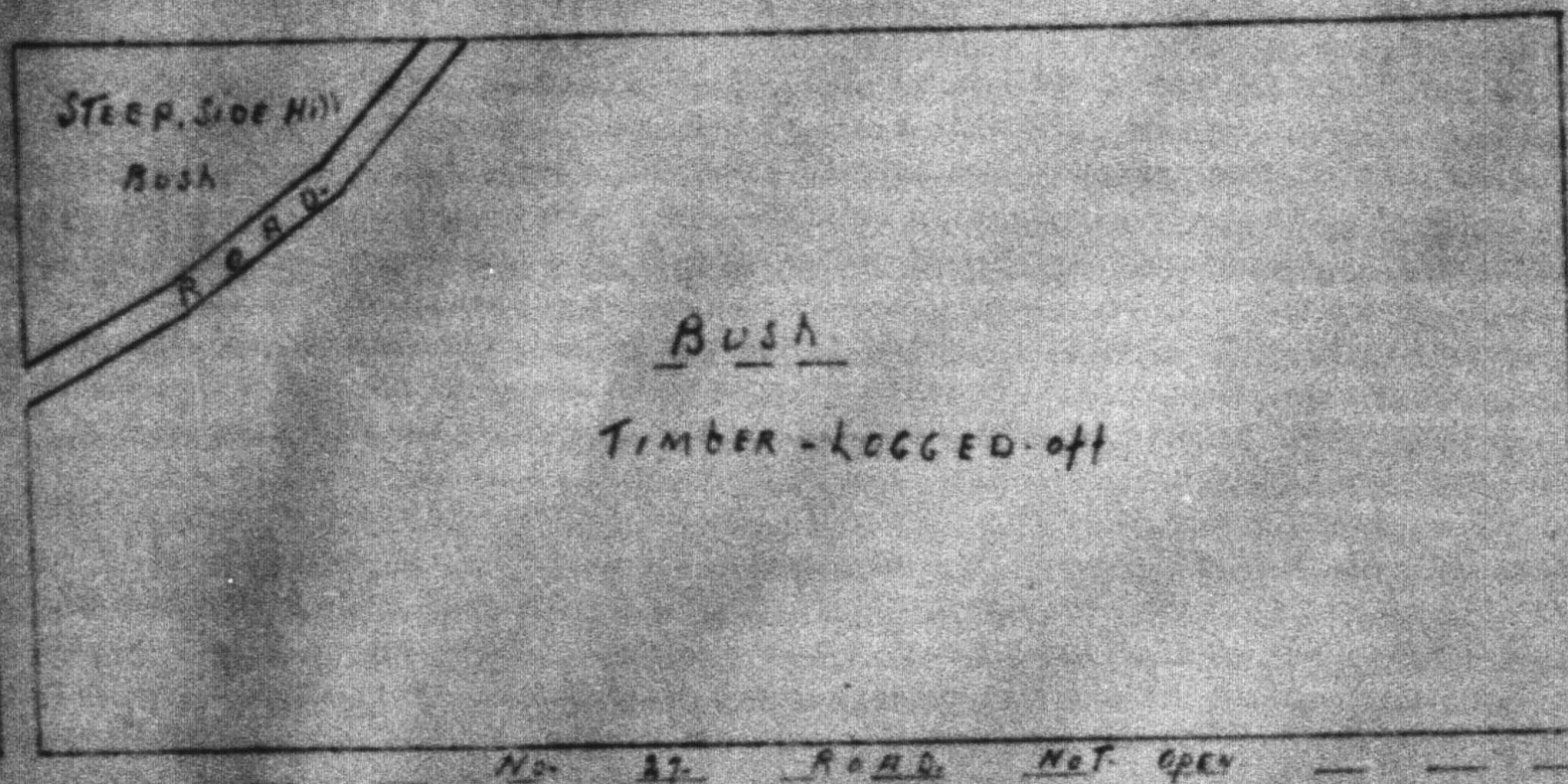
Diagram of Property



Scale - 1" = 100'

THE S 1/4 of S 1/4 of Sect. 26, Tp. 12, R. 44, S. 14, P. 14.

TOSHIO IMADA - KATSUMI IMADA - TOM IMADA



21st AVENUE

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

value is \$ 350.00

Date 24th June 1942

"I. T. BARNET"
District Superintendent.

JAPANESE REGISTRATION
"E" DIVISION

EVACUATION SECTION

Rec'd SEP 30 1943

File No. 6929

Ans.

Vancouver, B. C.
September 29, 1943

Our File No. 10604
43N.1190/S-136
S/Div. 43 SD 1-31
Reg. 43-79-1-25

Officer Commanding,
"E" Div., R.C.M.P.,
Vancouver, B. C.

Re: IMADA, Katsuni - #10604
Lemon Creek, B. C.

Sir:

Replying to forwarding minute, dated September 25th, 1943, and request from the above-named Japanese for the return of his Archery Set, Mr. Eastwood was approached on this matter and he stated that he was against the idea of allowing such an article in any Interior Housing Project, as it can be used as a weapon.

2. Mr. Green of the Custodian was also contacted and stated that as far as his department was concerned they were not in favour of this Japanese having his Archery Set at this time.

3. Although this is only one case, if permission were granted for the return and use of this Archery Set it might possibly set precedent.

I merely stated that if the R.C.M.P. was not willing (and I think was) to accept in this respect, I agreed to discontinue being held up. In any case we have no record of type mental implants.

CCD Cst.
(H.A. Davidson) Reg. No. 11839
i/c Japanese Registration

DICK BLEN.

The O.C. R.C.M.P. - New Denver, B.C.

FORWARDED for your information: The permit requested by the above named for the return of his Archery Set will not be granted.

Vancouver.
29-9-43.
JKB/M.

(J. Frigge) D/Insp.
i/c. "E" Divn. C.I.B.

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

FORWARDED for your information - at the request of the B.C. Security Commission.

Vancouver.
29-9-43.
JKB/M.

(C.H. Hill) A/Comm'r.
Commanding "E" Divn.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 6929

MUNICIPALITY: MAPLE RIDGE.

Date: July 16, 1942.

NAME: IMADA, Katsumi

REGISTRATION NO. 10684.

ADDRESS: with father at 41 18th. Ave., Haney, B.C.

PROPERTY: 21st. Ave., & 27th. Rd. Haney, B.C. Jointly owned with brothers
IMADA, Toshio, & IMADA, Tamotsu.

ACREAGE: 80.074 All bush.

KIND OF CROPS: None.

APPROXIMATE ACREAGE OF EACH:

HOUSE: None.

VACANT:

OCCUPIED

DESCRIPTION

ROOF:

SIZE:

NO. OF ROOMS

CONDITION:

OTHER BUILDINGS: None.

NAME OF LESSEE OR RENTOR:

TERMS:

WATER:

ON:

OFF:

LIGHT:

ON:

OFF:

REMARKS: No chattels left at fathers house.

INVENTORY OF CHATTELS LEFT ON PROPERTY

None.

Signed:

J. Morrison.
H. Logan

COPY

COPY

Signed by Katsumi for all three

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.

6933
6929
7278
DEC 8 1947

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

(1) NAME IMADA 6933 Toshio, Katsumi, Tom (RCMP) Reg. No. 10684
(Print) Surname Given Name 097/0 18693

(2) Pre-Evacuation Address R. R. No. 1 Whonock, B. C.

(3) Present Address 133 Victoria St. Kamloops, B. C.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) _____
Description of land... South $\frac{1}{2}$ of the S. W. of Sec. 26, Twsp 12.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) Residence Type of business Farm
(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.) _____

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land	- - - - -	\$	
(ii) Buildings	- - - - -	\$	
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	- - - - -	\$	
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	- - - - -	\$	3200.00 3200.00
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$	277.08 385.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - - - -	\$	2922.92 2815.00

deduct to 2215

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation _____

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

(c) How stored or packed at time of evacuation _____

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

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

	Estimated Value \$
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

TOTAL CLAIM FOR PROPERTY LOSS \$

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))

(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

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
Province of B. C.
TO WIT:

I, Katsuni IMADA
of Willow Road, North Kamloops
in the Province of British Columbia

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 Kamloops British Columbia
in the fourth of December
this day of

A.D. 1947.
A Commissioner etc.

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.

IN THE MATTER OF THE "INQUIRIES ACT"
PAGE 1. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

10

Kanloops, B. C.,

February 12th, 1948.

IN THE MATTER OF THE CLAIM OF
TOHIO INADA, KATSUKI INADA and
TOM INADA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.F. HANFORD, Esq.,

Official Interpreter.

T.P. HURDOKIN, Esq.,

Official Reporter.

30

T. Eanda,
In Chief.

MR. McMASTER: Apparently, my lord, there are two claim forms filed here. They are both with respect to the same property, and filed by three brothers. One claim is expressed to be in the names of the three brothers and sworn to by one of them, and the other claim is with respect to the same property and the same interest and the same amount, sworn by the other brother.

THE COMMISSIONER: It is really just one claim.

10 / MR. McMASTER: It is one claim.

THE COMMISSIONER: Then we will deal with the claim listed as No. 23 and take it as including the claim also filed under 24.

MR. McMASTER: Correct, my lord.

THE EANDA, one of the claimants herein, being first duly sworn, testified as follows:

MR. McMASTER: My lord, in this case I would like it to be part of the record that I am asking leave to
20 make the claim without prejudice in any way to any application which the claimant may make up to the time of the award being made, and money being paid to them for the return of the land, one of the claimants being a veteran of this war and having made application to the Veterans Land Act for the sale of the land to him, the said lands not having been disposed of, according to his information, by the Veterans Land Act Administration.

THE COMMISSIONER: Would that be a sale to him or
30 simply a conveyance to him?

MR. McMASTER: I would take it it would mean a sale, because they have already purchased it from the Custodian.

THE COMMISSIONER: How do you mean?

MR. McMASTER: Well the Veterans Land Act has bought the land from the Custodian.

THE COMMISSIONER: Oh yes, I follow you. There has been a sale to the Veterans Land Act.

MR. McMASTER: Yes, my lord.

10 THE COMMISSIONER: Yes, I think you are right there. I did not consult you, Mr. Hunter, with regard to this request but I take it you have no opposition to the hearing of the claim proceeding on the basis proposed by Mr. McMaster?

MR. HUNTER: Oh no, my lord.

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, before I refer to the claim forms, can you identify the signature on this letter?

20 A Yes, that is my brother's.

Q That is your brother, one of the claimants?

A Yes.

MR. McMASTER: This is a letter dated February 18th, 1948, my lord, (reading). It might have been more convenient to have it relate to the proceedings but I submit it is intended as an authority.

(LETTER MARKED EXHIBIT NO. 10.)

30 Q I produce to you a wire. Did you receive that wire from your other brother?

T. Imada,
In Chief.

A Yes.

Q What is his name? At Toshio.

Q Imada? At Yes.

Q Was that as a result of a wire to him from you asking for authority?

A Yes.

MR. McMASTER: This is a wire, my lord, to Tom Imada purporting to be signed by T. Imada (reading).

THE COMMISSIONER: You can file those two authorities as one exhibit.

MR. McMASTER: Q: Witness, I produce to you a claim form which is headed showing the names of the claimants as Toshio, Katsumi and Tom Imada. Does that describe yourself and your two brothers?

A Yes.

Q Who are the owners of the property in question?

A Yes.

Q And whose signature is on it?

A Mr. Katsumi Imada.

20 Q That is one of your brothers? At Yes.

Q And I produce to you the other claim form which is expressed to be in the name of Toshio Imada. Do you recognize his signature on that?

A Yes.

MR. McMASTER: My lord, this witness himself hasn't signed either one of these claim forms and I would suggest he sign the one showing the three names, and you might administer the oath to him.

THE COMMISSIONER: Yes, if he will do so. Will you stand up, Imada. You solemnly declare that the

information set out in the form above which you have read over is true and correct to the best of your knowledge, information and belief?

THE WITNESS: Yes.

MR. McMASTER: My lord, I am sorry to interrupt but I am going to ask to make an amendment to reduce the value of the land. We better show it before he makes the solemn declaration. It is to reduce the claim for the value of the land to \$2600.00.

10 THE COMMISSIONER: From \$3200.00?

MR. McMASTER: Yes, that is correct, my lord.

THE COMMISSIONER: Yes. The claim will then be for \$2322.92 .

MR. HUNTER: My lord, the gross sale price was \$385.00. That should be corrected at the same time.

THE COMMISSIONER: Oh yes, \$385.00. That will mean the claim will be for \$2215.00.

MR. McMASTER: That is correct, my lord.

20 THE COMMISSIONER: Q: All right, Imada, we will start all over again. You solemnly declare that the information set out in the form above is true and correct to the best of your knowledge, information and belief, and you 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"?

A Yes.

Q You declare that to be true?

30 A Yes.

6
T. Leake,
In Chief.

MR. McMASTER: Q: You are a veteran of the recent war,
witness? A: Yes.

Q With regard to the property respecting which you are
claiming, have you seen it recently?

A No, I haven't.

Q Is your information that it has been unsold by the
Veterans Land Act administration?

A You mean the Veterans Land Act sold it?

Q Haven't sold it. Is that what you are advised?

10 A No, I don't know anything about it.

Q I am sorry; I thought you did. I will have to look
into that, my lord. My friend has asked me to
file the farm appraisal report, my lord.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2).

Q How did you instruct Mr. Leake to draw a statement
with regard to your farm land which is the subject
of this claim, and is that the statement which
he drew? A: Yes.

Q Would you be good enough to sign it, please?

20 A Yes.

Q Are the statements contained therein true, to the
best of your knowledge and recollection?

A Yes.

MR. McMASTER: I will file that as the next exhibit, my
lord.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. McMASTER: I would just like to refer to the statement.

The property is about $\frac{3}{4}$ miles from Hancey, my

lord, and is vacant land. It was purchased in 1941

30 for about \$600.00 and he points out at the time it

7
T. Inada,
In Chief.

was purchased there was an old logging road which had been overgrown, and he doesn't consider that to be of any value. There are no buildings on the land, and the statement with regard to the valuation is that he doesn't agree with the Soldiers Settlement Board appraisal of \$350.00.

MR. HESTER: That was Mr. Barnett's appraisal. The appraisal was \$385.00. *192.80*

10 MR. McMASTER: He also says he doesn't agree with the sale price. "I am advised that this land, when cleared, would be very good berry land. We have based our value on the municipal assessment for 1942 which was \$2600.00 on the land, and which I am advised and believe represents a fair market value. The assessor also placed an assessment of \$800.00 on improvements which I believe to be wrong and simply a carry over from the time when the logging tracts were new and added value to the property".

20 THE COMMISSIONER: Which might indicate the assessment was excessive.

MR. McMASTER: That depends on whether we are before the Assessment Board or not, my lord. I would like to say this in fairness; Mr. Leckie took instructions in this matter and I realize it is possible we will have to look into it and that this assessment was placed on the land at the time it was timber land. If that is the case then certainly the claim would have to be lowered.

30 THE COMMISSIONER: For some reason municipal assess-

F. Inada,
In Chief.
Discussion.
Cross-Exam.

ments are often pretty unreliable.

MR. HUNTER: It is submitted, my lord, that the sale price for the real property was the fair market value.

THE COMMISSIONER: Yes.

MR. HUNTER: I should like to call your Lordship's attention that the actual acreage, according to the farm appraisal report is 78.55, which is a difference of approximately half an acre from the 79 shown in Mr. McMaster's real property statement.

10

If your Lordship will refer to the last page of the appraisal sheet, it will be seen that originally there was a larger holding here and they cut off the corner when they built the road, my lord.

THE COMMISSIONER: They took the mid allowance out?

MR. HUNTER: And the corner went out of the parcel insofar as these claimants are concerned, I understand. I understand they lost approximately six acres or something -- six and one-tenth acres -- which was lost at that time according to page 5 of the farm appraisal report, which left them with, according to this report, which I think is probably pretty accurate, 78.55 acres.

20

THE COMMISSIONER: Yes.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Inada, you have never been in the real estate business? At No.

30

Q And this is just an estimate on your part of the

Y. Imada,
Cross-Exam.

value?

A: No, I am just referring

to the assessment.

Q You are relying on the assessment. I see. Thank
you.

THE COMMISSIONER: Q: Imada, with what branch of the
Canadian Forces did you serve during the recent
war?

A: Well, it was supposed
to be Canadian Intelligence Corps.

10 Q I presume your records will be with the Defense
Department in Ottawa? A: Yes.

Q For what length of time did you serve? That is,
between at a station and discharge?

A Let me see; a little over a year, I believe.

Q Did you get out of the country?

A Yes.

Q How far did you go? A: To India.

Q Were you on active service with the Intelligence
Corps in India? A: No. At the time we

went there, about a month later the war ended.

20 Q You never did get into action?

A No.

THE COMMISSIONER: Well I shall write to the appropriate
department and place the facts before them regarding
this claim.

Q I understand from your counsel that you desire to
re-purchase it from the Veterans Land Act if you
are permitted to do so? A: Yes.

Q That would presumably relate to yourself alone and
not your two brothers? A: No.

30 THE COMMISSIONER: Very good. I will be glad to do that.

(PROCEEDINGS ADJOURNED SINCE DEB)

Certified a true and accurate transcript.

J. P. Horrabin
"J.P. HORRABIN"
Official Reporter.

API/G

SOLDIER SETTLEMENT and VETERANS' LAND ACT

Department of
Veterans Affairs
Canada

Please Quote BC/42-P

No. 8 Temporary Building,
Ottawa, Ontario.

January 5, 1951.

Mr. E. Arpin,
Comptroller of Finance and Accounts,
Office of the Custodian of Enemy Property,
Secretary of State Department,
7 O'Connor Street,
Ottawa, Ontario.

Dear Sir:

Re: IMADA, T. & K. & T.
S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec. 26, Tp. 12, Except
part 1.446 acs. Shown on Sketch No. 8314,
Maple Ridge Mun.

As a result of purchase from the Custodian of Enemy Alien Property, the Director of the Veterans' Land Act holds title to the above described property formerly owned by T. & K. & T. Imada, veterans of World War 1. Consideration is being given to a procedure whereby Japanese veterans of World War 1 or 2 may again obtain title to their former lands upon payment of the outstanding cost of the lands to the Director. Before application for the return of the lands concerned may be considered, we must determine if the former Japanese owners have accepted any cash settlement based on the findings of the Royal Commission headed by Mr. Justice H.I. Bird.

It would be sincerely appreciated if you would advise if settlement payments have been made to Veterans T. & K. & T. Imada.

Yours very truly,

F. D. Millar,
General Superintendent,
Small Holdings Division.

FDM:dm

DEFENCE BRIEF

Toshio IMADA, Katsumi IMADA and Tom IMADA

Kamloops
12/2/48
V.L.A.
Sheet B.5-13

Files No. 6933, 6929, 7378

Case No. 76

REAL PROPERTY CLAIM

(Claim shown is Gross)

Claim reduced to

\$2600.

Appraised at

\$392.80

Sold for

\$385.00

Witness - Appraiser, H.L. Sinclair.

Land only

District Superintendent valued the land at \$350.

Property held by 3 brothers, each having a one third interest.

Appraiser (Sinclair) reports - Land suitable for mixed small fruits, no cleared area.

Appraiser (Barnet) reports - The property is a straight bush holding at present, overgrown with brush and bracken.

It is submitted that the sale price for the real property was the fair market value.

TOM IMADA, one of the claimants, went on war service to India and states that he is willing to re-purchase the land from Veterans Land Act, if permitted to do so.

The Commissioner stated that he would write to the appropriate department and place the facts before them. (Trans.P.9)

EMP/mw

Name of Claimant IMADA, Toshio
 IMADA, Katsumi
 Custodian File IMADA, Tom
 6933, 6937, 7378

Case 76

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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					385	630.91				630.91 ✓
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										630.91 ✓

6933, 6929, 7378.

November 3rd, 1950.

Messrs. Toshio, Katsumi, Tamotsu IMADA,
16 Marcell Avenue,
North Kanloops, B. C.

Dear Sirs:

Re: Japanese Property Claims Commission

Case No. 76

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 ... \$630.91.

Cheque in your favour is enclosed for \$562.41
and we have paid the Co-Operative Committee .. \$ 68.50
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/jc
1 encl.

506 Royal Bank Bldg.,
Vancouver, B.C.,
January 11, 1951.

6933
6929
7378

K.W. Wright, Esq. K.C.,
Chief Counsel,
Office of the Custodian,
Victoria Bldg.,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright:

Re: Veteran's Application for return of
Property sold to The Director, Veter-
ans' Land Act, and the question as to
whether award under Justice Bird's
Commission has been paid.

DMADA, T. & K. & T. S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec. 26,
Tp. 12, Except part 1.446 acs. Shown on Sketch
No. 5314. Maple Ridge Mun. CASE 76

We have for acknowledgment your communication of Jan. 9th
enclosing copy of letter of Jan. 5th which you received from F.D. Millar,
General Superintendent, Small Holdings Division, Soldier Settlement
and Veterans' Land Act.

The answer to the question in this case is as follows -

The award on this real property is \$630.91 and settlement in
this case has been made.

Yours very truly,

F.G. Shears,
Director.

FGS/GH