

6991

HANEY
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 6991
EXHIBIT No. 1345-6
DATE NOV 12 1940
FILLED BY R. G. Kline

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

PERSONAL INFORMATION

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

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Maple Ridge Lumber Co.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Setuko

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

NAMES OF ANY LIVING CHILDREN: Lumie (F)

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

AGE OF CHILDREN: 10

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

1. LOCATION AND DESCRIPTION: 10 acres at R.R. No. 1. Whonnoek, BC
Lot 4, SW 22, Twp 12, District of Maple Ridge

2. BUILDINGS AND OTHER IMPROVEMENTS: Five-room dwelling house,
chicken house, brooder house, garage, packing shed, woodshed,

3. INSURANCE (Give particulars; state where policies are) \$500 on dwelling. Company's
name unknown, policy in care of Mr. Drain, Haney, BC

4. TAXES (Amount and where payable) \$37 for 1941, payable at Maple Ridge.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$400 mortgage
on the land to Mr. Drain, Haney, BC

6. OCCUPANCY AND LEASES (If vacant so state) Myself

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, kitchen utensils, chinaware, farm implements, electric pump, washing machine, Singer sewing machine

100 feet lumber, on the property at R.R. No. 1, Whonnock, BC

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

1936 Nash sedan, in custody in Hastings Park

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, No. 35. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$50 Victory Bonds, \$50 War Savings Certificates, \$80 shares in
Maple Ridge Co-op, at home.8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: ---11. SAFETY DEPOSIT BOX: ---**LIABILITIES:**1. PERSONAL DEBTS: None2. 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)

Kazuo RyofuJ. H. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 25/43.

File No. 6991

Full Name RYOJI

Kazuta Takei
(Surname in Block Letters)

Registration No. 13811

Male - Female
(check)

Age Feb. 10, 1900

Former Address P.R.#1, Monroch, B.C.

Date Evacuated 23/9/42 Naturalized - Canadian-Born - National
(check)

Present Address

1/2 Dumont's Mill
Hunter's Landing, B.C.
New Denver
#14549

Single
(check)

Name of Wife (MARIYAMA) Setou

Name of Husband

Name of Mother (TSUBOYI, Tani)

Name of Father

KUZUTA, Takei
(Dad)

Names of Children under 16

(Japan Lumie of) Mar. 22/32
#15438 - Haruo (M) Apr. 28/26

Requested by

ECP

Registered with Custodian
(Yes or No)

Additional Information

Millhand.
10 acres, house & automobile.
Covered of.

Farm Appraisal Report

File No. JL 316

Land Description Lot 4 of the SW 1/4 Sec. 22, Tp. 12, Map 3118, N.W.D.
Containing 10 acs. m. or l. Acres

Owner's Name RYOJI, Kazuta

Post Office Address R.R. #1, Haney, B.C.

Distance 2 1/2 miles

Nearest Rail Point Haney on C.P.R.

Market Town 2 1/2 miles, New Westminster 24 miles Distance

Church (give denomination) All denominations Haney Distance

Nearest School Alex. Robinson 1/2 mile, Haney High 2 1/2 m. Distance

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

Roads: State whether property has access to main road, the kind of road and its condition.
Has 325' frontage on Dewdney Trunk Road along South boundary. Good hard-
surfaced road.

Is this district a good one? Fairly good.

Employment opportunity Fair but limited to 1 or 2 lumber m. and Haney
rickyard, etc.

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

Describe Fencing and its condition: of nced. Value \$

Water supply: Adequate if caved in recently and will have to be recondi-
seepage well in c Value \$
tioned or a new well dug. 6991

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 32	frame	16	shgl.	20	Cement	blk. & post fair	1200.00
Garage	12 x 16	rgn lumber	8	shk.	20		poor	10.00
Han house	16 x 30	"	8	shgl.	10		"	30.00
BARN	x	"	8	shgl.	10		"	10.00
Brooder hse.	12 x 14							
BARN	x							
GRANARY	x							
	x							
	x							
	x							

Electric light installed in dwelling.

Total present day value \$1250.00

\$ 900.00

Total Value Buildings add to farm

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

habitable? House reconditioned and roof resingled about a year ago and in

serviceable condition.

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

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

Are buildings painted? No. Condition of paint

Distance from nearest bush Unexposed.

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

Cultivated Land

BC/138-P
BC/1491-B

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.50	level or slightly undulating	clay loam 8"-10"	clay	1 ac. straws & rasps growing up & only fair condition.	100.00	450.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
5.50	level or slightly undulating	clay loam 8"-10"	clay	clear scrub bush & stumps	150.00	10.00
						55.00
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 \$ 505.00

Total added by buildings to value of farm \$ 900.00

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

Total value of farm \$ 1405.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
House fairly good and serviceable, outbuildings inadequate and poor. Land overgrown and in poor tillage. Occupied and developed from bush by Japanese owner in the last 20 years in conjunction with outside mill work.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Diversified farming including small fruit and poultry.

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

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

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

Date: June 16th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 12th day of June, 1942.

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

9/316

Remarks: Property fairly well situated but land in somewhat rough condition and poor tillage. Dwelling fairly adequate and serviceable but no outbuildings of much value.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. Level or slightly undulating with a shallow winter creek cutting through about centre of property. Fairly fertile clay loam soil and cultivated area underdrained to an extent with cedar.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

nil.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

1/2 ac. Strawberries, only fair cultivation & condition

1/2 ac. Raspberries

About 50 mixed fruit trees, only fair.

\$

\$

\$

\$

\$

\$

\$

\$

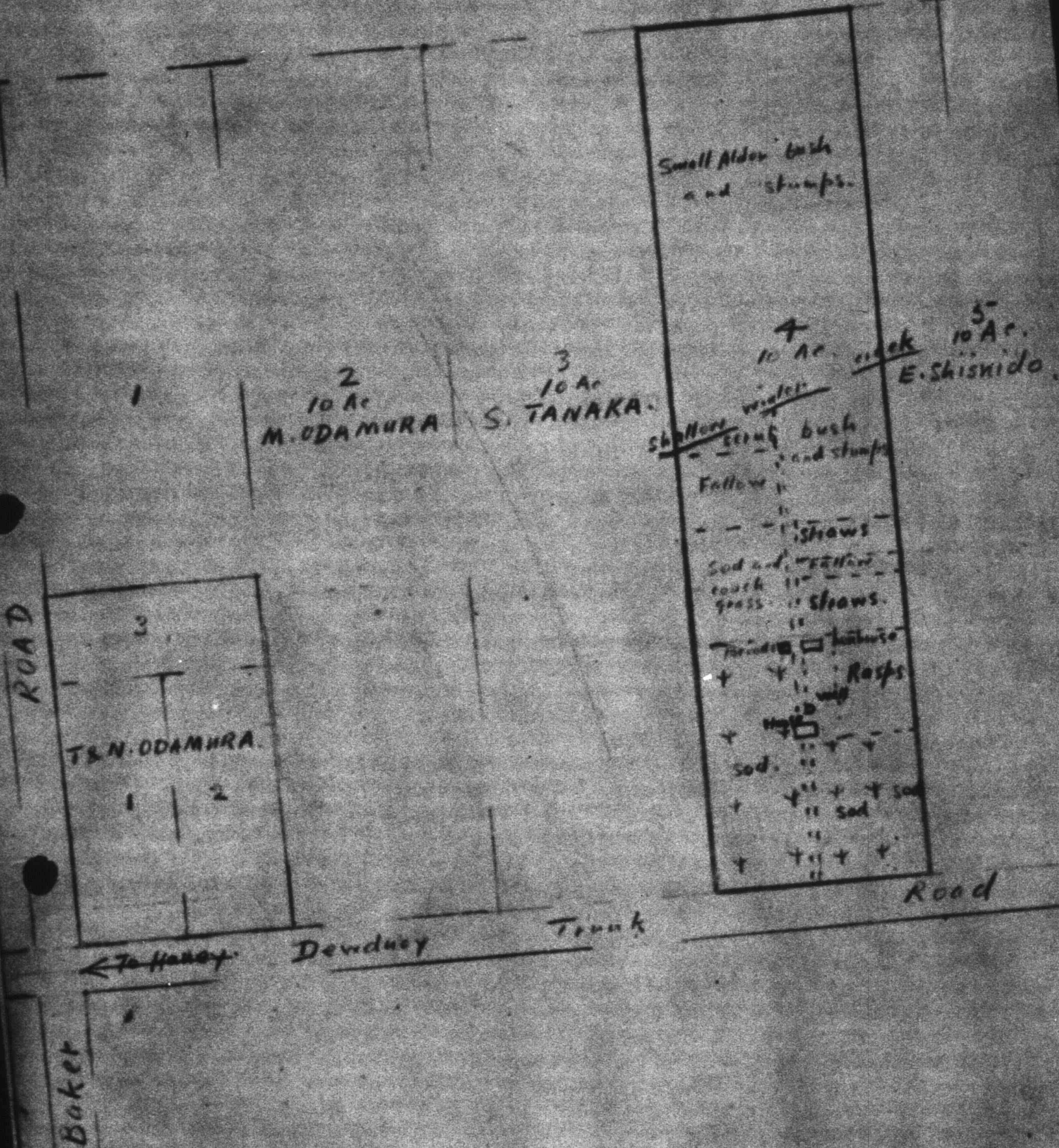
Total \$

Amount fruit trees add to value of farm \$

Scale 700' = 1 inch

Diagram of Property - In Rod: K. Ryoji property

Lot 4 of the SW 1/4 Sec. 22 T₁₂ N. W. D. - 10 Ac.



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

value is \$ 1400.00

Date 22nd June, 19 42.

"I.T. BARNET"
District Superintendent.

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment
Seizure No. **152**
FOR USE WHEN APPLICABLE

EXHIBIT No. **1245-5**

DATE **NOV 12 1948**

FILLED BY

K A Blair

Detachment File No.
Sub-Division File No.
Division File No. **E269-0-13-3**
Headquarters File No.

Detachment
Sub-Division
Division
Date

(E)
April 17 19 42

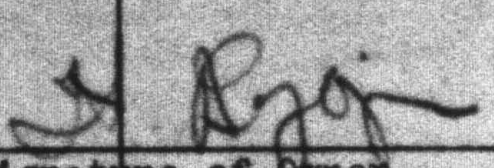

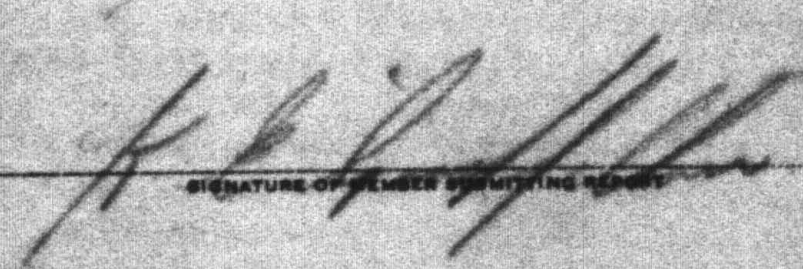
RE: **K & M MYOJI R.R. No 1 Whonnock B.C.**

On **April 17 1942**, I **Goodfellow K.R.** MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. PG 1465.

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PAGES	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO.	58161 (41)	TIRE NUMBERS 4
MAKE & MODEL	Nash Sedan	(36)
SERIAL NO.	B85014	
ENGINE NO.	B97714	
SPEEDOMETER READING	38560	
CONDITION	Fair	
EXTRA EQUIPMENT	Heater	
DESCRIPTION & CONDITION VERIFIED	Appearance of this car is fair.	
 Signature of Owner Japanese Registration No. 13763		
Handed over to representative of Custodian whose signature in receipt thereof appears hereunder  DATE: April 17/42.		
		 SIGNATURE OF MEMBER SUBMITTING REPORT

USED CAR APPRAISAL RECORD

NAME 1521
 ADDRESS Kent Park

Paint <u>5 fair</u>	\$ <u>✓</u>	Make
Tires <u>5 fair</u>	\$ <u>✓</u>	<u>Marli</u>
Body & Fenders	\$ <u>✓</u>	
Glass	\$ <u>✓</u>	Body Style
Top	\$ <u>✓</u>	<u>Suban</u>
Nickelling	\$ <u>✓</u>	
Radiator	\$ <u>✓</u>	
Running Boards	\$ <u>✓</u>	Year
Mats & Kick Pads	\$ <u>✓</u>	<u>37</u>
Upholstery	\$ <u>✓</u>	
Hardware	\$ <u>✓</u>	License
Motor Expense	\$ <u>45</u>	
Transmission	\$ <u>✓</u>	
Rear Axle	\$ <u>✓</u>	
Universal Joints	\$ <u>✓</u>	Serial
Clutch	\$ <u>✓</u>	
Steering	\$ <u>✓</u>	<u>1385014</u>
Brakes	\$ <u>✓</u>	
Tighten Up	\$ <u>10.00</u>	Mileage
Muffler	\$ <u>✓</u>	<u>38560</u>
Sundries	\$ <u>10.00</u>	
Wash & Clean Motor	\$ <u>2.00</u>	Remarks
Clean Interior	\$ <u>2.00</u>	
Oil & Grease, Change	\$ <u>✓</u>	
Oil & Check Over	\$ <u>✓</u>	
Total	\$ <u>45.00</u>	

Mod. interested in ✓ Selling price \$ 350.00
 Salesman ✓ Less Repairs \$ ✓
 Date 7.7.50 Appraised by Allorence \$ ✓
 For immediate acceptance only.

EXHIBIT No. 1245-11

DATE NOV 12 1948

FILLED BY

R. A. B. M. L. C.

COMMERCIAL CREDIT CORPORATION
OF CANADA, LIMITED

VANCOUVER, B.C.

AFFILIATED WITH
COMMERCIAL CREDIT COMPANY
BALTIMORE

Registered

Rec'd	APR 22 1942
File No.	
Ans.	
Referred	

April 21st, 1942

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

Re: File No. 412
Japanese Motor Vehicles

Dear Sir:

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

Kazuta and Hideo Ryoji; address, P.R. #1, Whonock, B. C.; make of vehicle, 1937 Nash Sedan; engine No. B97714; serial no. B85014; outstanding balance, \$521.58; date of lien, January 12th, 1942.

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

Yours very truly,

W.D. Cooley

Asst. Treas. &
Office Manager

W.D. Cooley
B

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STATEMENT OF ACCOUNT
Kavita Tehel MOUJI - Reg. No. 13811

1st October, 1946.

File No. 6991

<u>DATE</u>	<u>PARTICULARS</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
1944	Balance as per statement sent 19th July, 1944		\$944.20	
October 25	Cheque to you, personal use	\$350.00		
1945				
Feb. 17	Settlement of claim, Royal Columbian Hospital	30.60		
"	Dr. G. Morse	46.00		
"	Haney Garage	57.60		
"	Buckerfields Limited	71.03		
			79.99	
March 6	Net proceeds from auction sale, Haney L.			
April 23	Legal fees in connection with conveyance of property	15.00		
Oct. 18	B.C. Electric security deposit refund		1.94	
1946				
April 4	Cheque to you	100.00		
August 3	Cheque to you	300.00		
		\$970.23	\$1026.13	
				<u>\$55.90</u>

Discharge of Mortgage

Know all Men by these Presents

That **THOMAS JAMES DRAIN**

of **HANBY**

in the Province of **BRITISH COLUMBIA**

DO HEREBY CERTIFY

That **KAZUTA RYOJI #13811**

Solely in the Province of **British Columbia,**

has satisfied all money due or to grow due under a certain Indenture of Mortgage made by

KAZUTA RYOJI #13811

as Mortgagor, to **Thomas James Drain,**

as Mortgagee

for the sum of **Six Hundred Dollars (\$600.00)** ----- Dollars,

which said Mortgage ~~was made~~

~~was made~~

and was registered in the Land Registry Office in the City of **New Westminster** in the Province of **British Columbia** on the **17th** day of **February, A.D.,**

1944, under number **57380C.**

The following is the description of the lands and premises released and discharged hereunder:—

All and singular that certain parcel or tract of land and premises situate, lying and being

in the Municipality of Maple Ridge, in the District of New Westminster, and more particularly known and described as Lot 4 of the south west quarter of Section 22 Township 12 Map 5118.

(WE) (I) DO FURTHER CERTIFY that the said Mortgage has not been assigned; that I am entitled to receive the money; and that said Mortgage is therefore discharged.

SIGNED, SEALED AND DELIVERED at *Hanby*

this *8th*

day of *May*

A.D. 1944

SIGNED, SEALED AND DELIVERED

in the presence of

Signature *Morgan*

Address *Hanby, B.C.*

Occupation *Fieldman*

T. J. Drain

(If given by a Company) The Common Seal of

was herewith affixed in the presence of:

COPY

STATEMENT

Haney, B.C. Feb. 10, 1944.

Mr. K. Ryoji

In account with

HANEY GARAGE LTD.

S. Mussallem, President

Accounts due when rendered.

8 per cent Interest on Overdue Accounts.

1942

Jan.
Feb.
March

April 10
" 30

May

Balance
Monthly statement
Cash
Repairs ✓
Credit on tire
Accident Repairs
Insurance cheque

\$ 3.15
2.30

16.85 ✓

300.95 ✓

\$323.25

265.65

\$ 57.60

\$ 1.35

13.35

250.95 ✓

\$265.65

COPY

Original sent to Ryoji

Canada

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

JAPANESE EVACUATION SECTION

JUL 19 1944

File No. 6991

Reg. No. 13811

506 Royal Bank Building,
Vancouver, B. C.

Mr. Kazuts Tahel RYAJI,
New Denver, B. C.

Dear Sir:

Re: Municipality of Maple Ridge - Lot 4 of the south west
quarter of Sec. 22, Tp. 12, Map 3118 in the District of
New Westminster, C. of T. 70476E

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	1,380.00
Add:	
Unexpired insurance premium as at January 1st, 1943	
Less:	
Tax arrears to December 31st, 1942	80.30
Registration fee	4.00
Encumbrance—Principal	344.74
—Interest	45.80
Net proceeds of sale	474.84
	905.16

This amount has been placed to your credit and a statement of your 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.

1943 Jan. 1	Debit	Credit	Balance
Cr. Re Sale of Property		905.16	
Land Registry Office - Certificate of Encumbrance	1.00		
Sept. 16 Half Balance Acct. McLennan, McFeeley & Prior Ltd.	55.24		
Dec. 13 Maple Ridge Co-op		52.52	
Jan. 19 Sale of Washing Machine		150.00	
Feb. 21 Balance McLennan, McFeeley & Prior Ltd. Acct. re Washer	55.24		
		<u>1,055.68</u>	<u>944.20</u>
	111.48		

NATURE OF ENCUMBRANCE .. Mortgage *for* or
 (registered) (unregistered)

Name of Owner of Property RYOJI, Kazuto Reg. No. 13811

Address R.R. #1, Whonnock, B.C.

Occupation Farmer Age

Registered Owner of Property C.T.No. 70476-E

Property:

Property Address Mun. Maple Ridge, B.C.

Legal Description Lot 4 of S.W. 1/4 of Sec. 22, Tp. 12, Map 3118, N.W.D.

..... L.R.O. 57380- C

Nature of interest Owner

Particulars of Encumbrance:

Date 17th February, 1927

Parties to document:

Name Kazuto RYOJI Mortgagor

Address R.R. #1 Whonnock B.C.

Name Thomas J. Drain, Mortgagee

Address Port Haney, B.C.

Principal Amount \$600.00

Terms of Payment To be paid 17th February, 1930

..... Rate of Interest .8%

Arrears, if any: Principal \$344.74 Interest \$11.50 from Aug. 17/42 to Jan 17/43

Balance owing as at this date Principal \$344.74 Int. \$11.50

Total 356.24

Standing of Taxes: Arrears Current .. 1942 - \$35.57

Arrears-1940 - \$37.18, 1941 - \$35.92 - Total \$108.67

Insurance:

(1) Agent *I know of no insurance on this property -* Company

Policy No. Amt. Prem Exp. Date

(2) Agent Company

Policy No. Amt Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any: *None*

Dated at *Port Haney* this *22nd* day of *January* A.D. 1943

File No.

Ans. *6*

Referred

CERTIFIED CORRECT:

T J Drain

(Signature)

This Indenture

Made (in duplicate) this Seventeenth day of February in the year of our Lord one thousand nine hundred and forty twenty-seven

In Pursuance of the "Short Form of Mortgages Act"

Between

Kazuto Ryoji, R.R. No. 1, Port Haney in the Province
of British Columbia, Farmer,

Insert full Name,
Street Address and
Occupation of each
party.

(hereinafter called the Mortgagor)
of the **FIRST PART**

AND

Thomas James Drain, also of Port Haney in the Province
aforesaid, Insurance Agent,

(hereinafter called the Mortgagee)
of the **SECOND PART**

WITNESSETH that in consideration of the sum of Six Hundred Dollars

Dollars of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor **DOETH GRANT** and Mortgage unto the said Mortgagee, his heirs and assigns **FOREVER:**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster

Province of British Columbia, more particularly known and described as Lot Four (4) of Sub-division of a 159.5 acre portion of the South West Quarter of Section Twenty-two (22) Township Twelve (12) Map 3118 in the Municipality of Maple Ridge.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging or with the same or any part thereof held or enjoyed or appurtenant thereto; and all the estate, right, title, interest, property claim and demand of him, the said Mortgagor, in, to or upon the said premises.

PROVIDED this mortgage to be void on payment of Six Hundred Dollars Dollars of lawful money of Canada, with interest at 8 per cent. per annum, both before and after maturity, as follows: The said principal sum of \$ 600.00 is to be paid on or before the Seventeenth day of February 1930

interest for the same at the rate aforesaid, payable by equal instalments of \$ 27.00 on the Seventeenth day of February and August in each and every year

until the principal is paid, without any deduction whatsoever, the first payment of interest to be due and payable on the Seventeenth day of August, 1927.

AND TAXES and performance of Statute Labor.

THE said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso. **THAT** the Mortgagor will pay as and when the same may be demanded, all or any tax or taxes that may at any time during the continuance of this security be levied on the said lands and premises.

THAT the Mortgagor has a good title in fee-simple to the said lands.

AND THAT he has the right to convey the said lands to the said Mortgagee.

AND THAT on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.

AND THAT the said Mortgagor will execute such further assurances of the said lands as may be requisite.

AND THAT the said Mortgagor has done no act to incumber the said lands. **AND THAT** the said Mortgagor will not permit a lien to be acquired against the said lands under the "Mechanics Lien Act" or any amendment thereof.

AND THAT the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value in currency.

AND the said Mortgagor doth **RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said lands, subject to the said proviso.

PROVIDED that the said Mortgagee on default of payment for One month may on thirty days

notice enter on and lease or sell the said lands, **PROVIDED** that the Mortgagee may distrain for arrears of interest; **PROVIDED** that, in default of the payment of the interest hereby secured, or taxes as hereinbefore provided, the principal hereby secured shall become payable.

PROVIDED ALSO, that no purchaser at any sale purporting to be made in pursuance of the aforesaid power, shall be bound or concerned to see or enquire whether any such default has been made or continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise, as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular; and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly, and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever in any such sale, shall be in damages only.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

PROVIDED ALSO that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the Municipality of Maple Ridge.

and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn, unascertained or under disability. **AND** it is hereby agreed that in the event of the Mortgagor failing to pay any taxes or Mechanic's Liens as aforesaid, the Mortgagee may pay the same and the amount so paid shall forthwith become part of the principal hereby secured, and be a charge on the said lands in favour of the Mortgagee, carrying interest at the rate aforesaid, prior to all claims thereon subsequent to these presents, and shall be payable forthwith.

DATED

17th, 1927.

ver the singular or masculine is used in this Indenture, the same shall be deemed to include the r the feminine, or the body politic or corporate; also the respective heirs, executors, itors, successors and assigns of the parties hereto and each of them, (where the context or so require).

Whereof the said parties have hereunto set their hands and seals.

LED and DELIVERED

presence of

s "F.H. Ashe"

Port Haney, B.C.

ess Notary Public

"Kazuta Ryoji"

A Notary Public in and for the
Province of British Columbia

February 17th, 1927
The sum of One hundred dollars is paid on principal herein reducing the principal sum to five hundred dollars. "T.J.D."

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

who subscribed his name to the annexed instrument as
appeared before me and acknowledged to me that he is the
and that he is the person
of the said
and affixed the seal of the
in the Province of British Columbia,
(whose identity has been proved by the evidence on
of
who is) personally known to me,
day of
1927, at

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the

day of

1927, at

Reg. No. 59380

(SHORT FORM)

Mortgage

T.J. Drain.

TO—

K. Ryoji

Baird February 17th 1927

ACKNOWLEDGMENT OF MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the Eighteenth day of February, 1927, at

Port Haney

Kazuta Ryoji

before me and acknowledged to me that he is
the person mentioned in the annexed instrument as
the maker thereof, and whose name he has subscribed thereto as part Y, that he knows
the contents thereof, and that he executed the same voluntarily, and is
of the full age of twenty-one years.
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at Port Haney
British Columbia, this 18th day of February
in the year of our Lord one thousand nine hundred and twenty-seven.

"P.H. Asher" (Seal)

A Notary Public in and for the Province of British Columbia

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AFFIDAVIT OF WITNESS

Province of British Columbia
To Wh:

I,

of

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by
the part
thereto, for the purposes named therein.
2. The said instrument was executed at
I know the said part, and that
3. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at
in the Province of British Columbia, this
day of

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia.

6991

1st October, 1946.

REGISTERED

Mr. Kasuta Tahel KIOJI,
Registration No. 13811,
c/o Chatham General Hospital,
Chatham, Ontario.

Dear Sir:

In accordance with our letter of the 31st July, your file has now been reviewed, and we are enclosing Custodian cheque in the amount of \$55.90 which sum represents your full credit balance remaining at this office at the present time. We are also enclosing a statement of your account made up from the date when one was last sent to you.

From this statement you will note that the B.C. Electric Railway Company have paid in to your credit, the sum of \$1.94, being a refund of your security deposit with them.

With the exception of your washing machine, sale of which you have already been advised, and the water system which was left on the property as a fixture, all saleable goods left on the property were sold at public auction under the Canadian Government's policy of liquidation, for the net sum of \$79.99. Some articles had to be abandoned on the property as being of no sale value and not worth the expense of handling.

We would also advise you that any of your personal belongings that are held in storage, will be sent to you as soon as located and identified.

When registering with this office, you declared owning a \$50.00 Victory bond and \$50.00 worth of War Savings Certificates, but these were not brought under control by the Custodian. You also declared owning \$80.00 worth of Maple Ridge Co-operative Union shares. However, according to the Auditors report of this Co-operative, your equity was \$65.00 of which \$63.00 worth had been cancelled by the Co-operative in settlement of an overdraft of \$62.49. The Co-operative remitted the balance of 52¢ to this office to your credit. Your remaining share interest will be taken into consideration when the liquidators make distribution of the proceeds, and your proportion will be forwarded to you.

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,

W.E. Anderson,
Administration Dept

WEA:RA
Encls. (3) Cheque.

6991

February 23, 1944.

Mr. Kazuta RYOJI,
Registration No. 13811,
New Denver, B. C.

Dear Sir:

In reply to your enquiry about your car, we wish to advise that the Commercial Credit Corporation of Canada, Limited, had a lien, dated January 12th, 1942, on vehicle described as, 1937 Nash Sedan, engine No. B97714, serial No. B85014, owned by Kazuta and Hideo RYOJI, R. R. #1, Whonnock, B. C. The outstanding balance was \$521.56.

This car was taken over by the Commercial Credit Corporation of Canada Limited under this lien.

The appraised value of this car was \$350.00, which was considerably less than the amount of the lien.

Yours very truly,

F. Matheson,
Specified Articles Department.

Lien
Appraised
Diff
$$\begin{array}{r} 521.56 \\ 350 \\ \hline 171.56 \end{array}$$



DEPARTMENT OF THE SECRETARY OF STATE
OF CANADA

TO WHOM IT MAY CONCERN

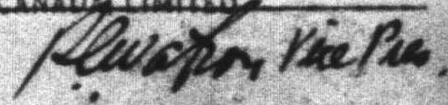
Know all men by these presents that the Commercial Credit Corporation of Canada Limited, in the Province of British Columbia, for value received, doth hereby remise, release and forever discharge the Custodian, appointed pursuant to regulations established by P. C. 3959 as amended, his deputies, servants, agents and representative of and from any and all causes of action, claims and demands whatsoever which the said Commercial Credit Corporation of Canada Limited as principal or as agent, bailee or representative or otherwise howsoever may or might have for or by reason of any seizure, custody, possession, control, holding or keeping by the Custodian or by anyone acting on his behalf, of the motor vehicle numbered 152, Nash sedan, Engine No. B97714,

And the said Commercial Credit Corporation of Canada Limited doth covenant and agree with the Custodian to defend, indemnify and save harmless the Custodian and his deputies, servants, agents and representatives from and against any and all claims, demands, damages, penalties, loss, costs and/or expenses which may hereafter be made or charged against the Custodian or against any of his deputies, servants, agents or representatives or which the Custodian or any of the said deputies, servants, agents or representatives may bear, suffer or sustain by reason or on account of any seizure, custody, possession, control, holding or keeping of said motor vehicles by the Custodian.

Dated this twenty-sixth day of August, A.D., 1942.


Witness

COMMERCIAL CREDIT CORPORATION
OF CANADA LIMITED


W. L. Chisholm
Secy

COMMERCIAL CREDIT CORPORATION
OF CANADA, LIMITED

ITEMIZED STATEMENT OF ACCOUNT

Purchaser *K + H Ryoji* Date of Statement *9-3-42*
Address *Whonook* Date of Note *1/12/42*
Dealer *Harvey Garage Ltd*
Address *Harvey* Note Number *182-6796*

DUE DATES			PRINCIPAL TO BE PAID	PRINCIPAL PAID	DATE PAID	REMARKS
<i>Feb</i>	<i>12</i>	<i>42</i>	<i>30 68</i>	<i>30 68</i>	<i>Feb 19</i>	
<i>Mar</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>Apr</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>May</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>June</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>July</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>Aug</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>Sept</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>Oct</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>Nov</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>Dec</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>Jan</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>Feb</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>Mar</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>Apr</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>May</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>June</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
<i>July</i>	<i>✓</i>	<i>✓</i>	<i>30 68</i>			
TOTAL			<i>552 24</i>	<i>30 68</i>		

TOTALS {
Past due Principal - - - \$ *184.08*
Principal not due - - - \$ *337.48*
Interest on instalments
not paid on due date - - - \$ *1*
TOTAL \$ *521.56*

1937 Nash Ser B 85014

6991
13811

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/138P

(J.L. 316)

Vancouver, B.C.

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B. C.

Ryosi, Katzuta

Dear Sir:-

Re:

Lot 4 of SW $\frac{1}{4}$ Sec. 22, Tp. 12,
Map 3118,
MUNICIPALITY OF MAPLE RIDGE.

copy to title

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 172831-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 14,756.20, in favour of The Secretary of State,
forwarded to you and dated March 24th, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 1380.00	✓	<i>Rayburn</i>
Loss arrears of taxes to January 1st, 1943,	- \$ 80.30	✓	<i>4</i>
Amount paid to Secretary of State	- \$ 1299.70		

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

T. Todrick
T. Todrick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase
price in full of the land above described.

JUN 28 1944

Date

Solicitor for
The Secretary of State

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.138 P)

File No.6991

Name: RYOJI, Kazuta Tahei

Reg.No.13811

Address: 2925 Dewdney Trunk Rd., Haney, B. C.

Legal Description: Lot 4, South West quarter, Section 22,
Township 12, Map 3118, Municipality of
Maple Ridge, District of New Westminster.

Classification: 10 acre property approximately half cultivated
and in poor state. 1½ storey five room house
in fair condition but cheap construction, small
hen house, bath house and picker house in poor
shape.

Registered Owner: Kazuta RYOJI

State of Title: Encumbered - #57380C Mortgage Feb.17/27 to
T.J.Drain for \$600.00 plus Interest 8%.
Balance owing \$344.74 plus Int. \$45.80 as
at May 8/44. This sum paid through this
office and discharge registered.

Administration & Revenue: Rented by owner for indefinite
period at \$10.00 per month; placed under lease
by Custodian at same rate. Rentals after Jan.1/43
accrued to V.L.A. as purchaser.

Sold to The Director, Veterans' Land Act for \$1,380.00 (cash)
as of January 1, 1943.

Title delivered March, 1944.

Payment received June 28/44 and net proceeds of \$905.16 was
credited to account on July 7/44 after paying Mortgage
\$344.74, Int. \$45.80, Tax arrears \$80.30, Reg.Fees \$4.00.

Chattels: Not involved in sale of property except electric
water pump system as fixture.

Insurance: None carried.

Certified Correct

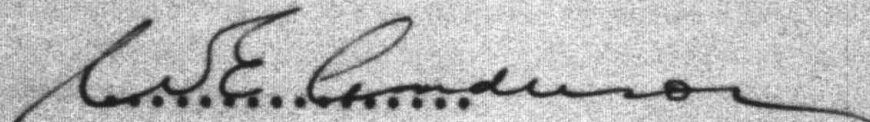


EXHIBIT No. 1245-10
DATE NOV 12 1948
FILLED BY K. A. S. Hunter

REAL PROPERTY SUMMARY

JAPANESE NAME: Kasuta Tahai RYOJI Reg. No. 13811 File No. 6991.

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

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

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

TITLE: Registered in the name of Kasuta RYOJI.

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

No indication of any unregistered charges.

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

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

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

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

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

1943.

Page 2.

File No. 6991.

SOLD:

To The Director, The Veterans' Land Act for \$1,380.00 as at 1st January, 1943.

Approval of Advisory Committee - 1st June, 1943.

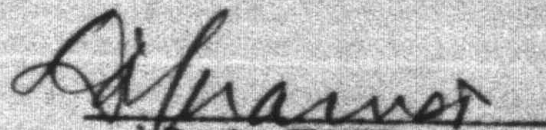
Funds released to the credit of Kazuta KYOJI as at July 7th, 1944, against which were charges for Registration Fees - \$4.00, Legal Fees - \$15.00, Arrears of Taxes \$80.30, T. J. Drain Mortgage, Principal - \$344.74, Interest - \$45.80, leaving a net credit of \$890.16 from said transaction.

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

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

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

April 6th, 1946.


D. A. CRAMER.

DAC:JS

EXHIBIT No. 1245-10DATE NOV 12 1946PERSONAL PROPERTY SUMMARY

FILED BY

K. A. Blunt

File No. 6991

1st October, 1946.

Re: Kazuta Tahei RYOJI - Reg. No. 13811

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

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

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

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

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

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

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

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

This file reveals no other personal property assets.

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

WEA:HA

W. E. Blunt

NAME KHOVI, Kasuta Tahel

REGISTRATION NO. 13811

FILE NO. 6991

The following chattels were sold by public

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

✓ Encyclopaedia	\$ 6.00
✓ Electric coil	1.25
✓ Lest	1.00
✓ Flatters	1.50
✓ Ornaments	0.75
✓ Shaving set	1.00
✓ Tattooing outfit	2.50
Hot Water Bottle	1.00
✓ Box, trays and sundries	0.25
✓ Sundries	2.25
✓ Violin	10.00
✓ Violin	9.00
Medicine chest	1.00
✓ Electric fittings	2.00
✓ Crock	2.00
✓ Copper boiler	4.00
✓ Cupboard	5.00
✓ Dresser	4.50
✓ Brooder Stove	1.00
✓ Ball Top Desk	2.50
✓ Saitcase	0.25
Wool sunders	1.25
✓ Sundries	11.00
✓ Saucepans and sundries	2.50
✓ 3 Iron Pots	1.50
✓ Sundries	1.50
✓ Hose	0.50
✓ Blocks	2.50
Total	
Carried Forward	\$ 79.50

~~Not Reported~~

~~Not Reported~~

~~Not Reported~~

~~Not Reported~~

~~Not Reported~~

NAME RYOJI, Kamata Takel

REGISTRATION NO. 13811

FILE NO. 6991

The following chattels were sold by public

auction at Haney, B. Co. on January 12, 1945

	Brought Forward	\$ 79.50
✓ Tools		12.45
✓ Table		0.50
✓ Chairs		1.00
✓ Table		0.50
✓ Dresser		3.50
✓ Gramophone		0.25
✓ Cabinet		6.00
✓ Stilliard		4.50
✓ Prisms Stove		1.00
✓ 3 Lunch Pails		0.50
✓ Baseball outfit		0.25
✓ 2 Ironing boards		0.25
✓ 2 Cots		2.00
✓ Stove pipe		0.10
✓ Stove		4.00
✓ Kitchenware		1.50

Total

\$ 117.80

Less Expenses: (Auctioneer's Fee: \$11.78
(Advertising: 1.61
(Moving: 24.42

\$ 37.81

Net Proceeds Credited:

\$ 79.99

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Haney 12

Remarks.

FIRE INSURANCE SUMMARY

File No. 6991.

Kawata HYOJI - Reg. No. 13811.

The above named Japanese declared on his JP Form, signed 30th April, 1942, that he carried no Fire Insurance, and there is no evidence on file of the Custodian having placed any on this man's property.

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

April 6th, 1946.


D. A. CRAMER.

DAC:JS

LIABILITY SUMMARY

File No. 6991.

Kasuta RYOJI - Reg. No. 13811.

The above named Japanese declared on his JP Form, signed 30th April, 1942, that he had no Personal or Trade Debts.

However, the following claims were lodged with the Custodian:

1. Honey Garage	\$57.60	
2. Buckerfields Ltd.	71.03	
3. Maple Ridge Co-Operative.	62.48	
4. McLennan McFealy & Prior Ltd., formerly a/c of Beatty Bros.	110.48	
5. Dr. G. Morse	46.00	
6. Royal Columbian Hospital	<u>30.60</u>	\$378.19
M. Furuya Co.	30.23	
Komura Bros.	24.22	
Shotaro Nakamura	<u>24.35</u>	\$ 78.80

The first six claims were acknowledged by Kasuta RYOJI and payment authorized. These all have been paid.

The remaining three were disputed by Kasuta RYOJI, which fact was communicated to them and as the Custodian has received no answers to the letters our interest in them has ceased.

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

April 6th, 1946.


D. N. CRAMER.

DAC:JS

File No.

6991

Mo. ad.

Date

Jan 18/45

SUMMARY

Name: RYOJI, Kazuta

Address: 2925 Broadway Ex. Rd. Whomook, B.C.

(1) - We have today moved to auction room at Haney B.C. effects as per enclosed list at a total cost of \$24.42 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Quadruple where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$None for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Missing - 1 Hydro picture projector
1 Car window defroster

The tenant gave us the following explanation: None

nothing about them

EXHIBIT No. 1245-10
DATE NOV 12 1948
FILLED BY V. A. B. B. B.

MEMORANDUM

To: Files 6948 & 6991
From: Specified Articles Department

November 16, 1943.

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

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAR	1936 Nash Sedan No. C152 License No. (41) 58161	\$350.00

Lien Holder: Commercial Credit

Date: October 3, 1942.

Amount of Lien: \$521.56

Markus

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

W. E. Hansen

Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

New Denver, B. C.,
January 29, 1945.

Dear Sir:

Out of funds in Custodian please pay the following:

Hospital \$30.60

Dr. Morse \$46.00

Haney Garage \$57.60

Buckerfields \$71.03

K. Ryōji

6992

January 12th, 1945

Mr. H. L. Brown,
B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

re: Kazuta Tabei RYOJI. #13811

This office has had considerable correspondence with the above named with regard to claims which have been lodged against him. The original list was as follows:-

-1. Hancey Garage	\$57.60 -
2. H. Furuya Co.	30.23
-3. Buckerfields' Ltd.	71.03 -
4. Komura Bros.	24.22
5. Shotaro NAKAMURA	24.35
-6. Dr. G. Morse	46.00 -
-7. Royal Columbian Hospital	30.60 -

The above replied to one of our letters over a year ago denying claims No. 1, 2, 3, 4 and 5, stating they were paid. He has not made any reference in his correspondence to claims No. 6 and 7.

We notified claimants 1 to 5 that RYOJI stated that the claims had been settled. 1 and 3 came back with a reply stating that they had not been settled and giving information regarding them, which was transmitted to RYOJI. At that time we asked RYOJI to send us any receipts he would likely have, if he had settled the claims—this request he has entirely ignored. 2, 4 and 5 did not reply to our letters, therefore, we are ignoring their claims. The claims which we now wish to collect from the above are 1, 3, 6 and 7.

No. 6 - Dr. Morse's claim, has the following notes:-

"In Dec. 1941, son fractured finger at school and the amount of the account for dressings etc. was \$15.00 on which there was nothing paid. On Mar. 18th, 1942, H. Ryoji (son) was taken by Dr. Morse from Bain's lumber camp and later removed to Royal Columbian Hospital, New Westminster, the charges for which were \$36.00; \$5.00 on account being paid Mar. 23rd, 1942."

P.T.O.

Evidently part of the Doctor's claim is against Hideohara KIOJI, who is the same son. However, as the above has now got a credit of \$594.20, he may wish to settle all these claims which amount to \$205.23.

The assistance of your Supervisor at New Denver would be very much appreciated in this case.

Yours truly,

A. McAllister,
Claims Department.

AMCAL:ND

6991

August 23, 1944.

British Columbia Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. M. L. Brown.

Dear Sir:

Re: Kazuta KYOJI, Registration No. 13811,
New Denver, B. C.

We are in receipt of a letter dated August 12, 1944, from subject Japanese who requests funds from his account at this office in the amount of \$400.00 for the purpose of dental care for his family and to enable his son to undergo an operation.

The account of subject Japanese shows a credit balance at this time of \$944.20, including the sale price of his property, which is subject to a small deduction for legal fees in connection with the sale. He has claims against him of approximately \$285.00 of which he denies owing about \$200.00, so that this aspect of his affairs remains unsettled at present.

Kindly advise us of your recommendation in regard to forwarding the \$400.00 to this man at New Denver.

Yours truly,

W. E. Anderson,
Farm Department.

/EO

3965

New Denver B. C.,

Aug. 12, 1944.

Department of The Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 16 1944
File No.	6991
Ans.	
Referred	<i>McAlister</i>

Dear Sir:

Regarding to your letter of July 19, 1944, File No. 6991. According to your statement of our acct. with McLennan, McFeely and Prior, agreement was made between Mr. Gordon Cratty and I from Sept. 1, 1942 to one year lease with monthly rent of Ten Dollars (\$10.00) to be paid to McLennan, Mc Feely and Prior to our acct. In your statement the said ~~lessee~~ Lessee has not made any payment to our account. Please inquire into this matter at once. I am out of steady job so please send me Four Hundred (\$400.00) Dollars at your earliest convience, as my wife, daughter and myself has to get some dental work done, also my son has to go through nostril operation in Nelson, which the B.C.S.C. does not see our expenses. Please send all our household goods in our house.

① Asking about rent money from Sept. 1/42 to Jan. 1/43.
② Send \$400.00.
③ Send all household chattels - Full on property?
- Permission from B.C. Security necessary.
- Send via Jan. 1/43.

Yours truly,

Kazuta Ryogi
Reg. No. 13811

6991

May 12th, 1944.

Mr. Kazuta Takei RYOJI,
Registration No. 13811,
New Denver, B.C.

Dear Sir:

re: Claims

As some changes have occurred in the list of claims filed against you, and submitted in ours of the 9th of July last, we give a revised list of same as follows:

1. Haney Garage	\$57.60	
2. M. Furuya Co.	30.23	no reply 12-1-45
3. Buckenfields' Ltd.	71.03	
4. K. Mura Bros.	24.22	no reply 12-1-45
5. Shotaro NAKAMURA	24.35	no reply 12-1-45
6. Dr. G. Morse	46.00	
7. Royal Columbian Hospital	30.60	

Your letter of the 5th of February last denied Nos. 1, 2, 3, 4, and 5. We advised these claimants accordingly and received replies from Nos. 1 and 3, which we reported to you, asking for receipts to verify your statement that they had been paid.

In our letters of the 3rd and 9th February last we wrote to you about No. 6 - Dr. Morse - regarding an account of your son, Hidekazu. We are now in receipt of a claim from the Royal Columbian Hospital, item 7 above for \$30.60, also in connection with this same son. We are likewise notifying your son of the claims of Dr. Morse and the Royal Columbian Hospital.

The foregoing brings the file up to date regarding claims for consideration.

If you have any comments to make relative to the above seven claims we shall be glad to hear from you so that we may arrive at a decision regarding them.

Yours truly,

B. R. Dusenbury,
Claims Department.

BRIDE

File No. 6991

February 17th, 1944.

Registered Mail

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

Attention Ian Macpherson

Dear Sir:

RE: Lot 4 of the S.W. $\frac{1}{4}$ of Sec. ²² 32, T. 19. N.
Tp. 12, Map 3118, Municipality
of Maple Ridge, N.W.D.

I, the holder of a Mortgage dated February 17th, 1927,
covering the above described parcel of land given by Kasuto
RYOJI, certify that on the 29th of February, 1944, there will
be owing to me in respect to said Mortgage, the sums below
stated:

Unpaid balance of Principal \$344.74

Interest on \$344.74 @ 7%
from Aug. 17th 1942
to 29th February, 1944.

\$ 36.98

- 36.98

Total amount owing on Mortgage \$381.72

If you have paid any taxes or insurance to protect
your interest in this property please add the amount to the
above total, giving each payment separately.

I. J. Drane

36.98
8.82
45.80

offer + PNO

EVACUATION SECTION

Rec'd FEB 26 1944

File No. 6991

Ans.

Referred Macpherson

Out to Insurance

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6191
PLEASE REFER TO
FILE NO. 6991

806 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

January 24th, 1944.

Registered A/R

Mr. Kazuta RYOJI,
Registration No. 13811,
c/o Dumont's Mill,
Hunter's Siding, B. C.

Dear Sir:

RE: Lot 4 of S.W. $\frac{1}{4}$ of Sec. 22, Tp. 12,
Map 3118, Municipality of Maple Ridge.

Mr. Thomas James Drain, Mortgagee, has filed with us
a statement dated 22nd January, 1943, showing that you are in-
debted to him in the sum of \$356.24, being balance of Mortgage.
Details as follows:

Balance of Principal \$344.74
Interest to Jan. 17,
1943, @ 8%..... \$ 11.50

Will you be good enough to confirm this by signing the
duplicate of this letter and return the copy you sign at once to
this office using the stamped, addressed envelope enclosed herewith.

If any differences exist, please let us have full partic-
ulars.

Failing to hear from you by return of mail we will have
no alternative but to decide that the claim is correct.

Yours truly,

Ian Macpherson

Ian Macpherson
Title Examiner

IM:ML
Encls.

APPROVED CORRECT:

Kazuta Ryoji
(Japanese Name)

EVACUATION SECTION	
Rec'd	FEB 25 1944
File No.	6991
Ans.	
Referred	<i>Macpherson</i>

6991

January 12, 1944.

Mr. Kazuta RYOJI,
Registration No. 13811,
c/o Dumont's Mill,
Hunter's Siding, B. C.

Dear Sir:

Filed against you at this office are a number of un-verified debts. We wrote to you on April 9, 1943, asking your co-operation in confirming same, but we have thus far not received a reply. The claims are as follows:

✓ Haney Garage	\$ 57.60 -	
✓ M. Furuya Company	30.23 -	
✓ Buckerfields' Limited	71.03 -	<i>United Farmers Ltd</i>
✓ Komura Brothers	24.22 -	
✓ Shotaro NAKAMURA	24.35 -	
✓ McLennan McFeely & Prior Ltd.	55.24 -	
(Formerly a/c of Beatty Bros.)		

In addition to the above claims was the amount of \$62.48 owed to the Maple Ridge Co-operative but the Co-operative, in accordance with the Co-operative Act, have cancelled sixty-three, One Dollar, shares in your name in settlement and the balance of fifty-two cents has been credited to your account here. The account owed to Beatty Brothers was, originally, \$110.48 but half of this account was paid by this office from funds held to your credit here.

We request that you let us have a reply as to whether or not these claims, as listed, are correct.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

Files Nos. 6991
7361
7357

July 24th, 1943

MEMORANDUM

To: Mr. R. P. ALEXANDER
From: MR. K. W. WRIGHT

Re: Kazuta KIOJI
Kosaku KUKAMOTO
Tetsuzo TAKASHIMA

We have your memo of the twenty-third instant.

~~Disposition~~ herein depends entirely upon whether or not the
Syndicates have any equity. If they have not, it would appear desirable
to surrender the articles. If such action is taken, the loan notes
should be cancelled in order to avoid the personal covenant. If you
cannot come to this arrangement, the articles should be sold.

Section 51 of the Regulations provides that no property vested
in the Custodian shall be attached, seized or taken, under any legal
process, or sold under any loan, pledge, or charge; but, as you know,
Section 27 of the Regulations provides that the Custodian may consent
to proceedings, and under Section 39 of the Regulations, may release.

It would be advisable to obtain a copy of the contracts
entered into, and complete information as to the purchase price.

I do not anticipate any difficulty in coming to a satisfactory
arrangement with Messrs. McLennan, McPealy & Prior Limited, as they are
a large concern and have been very fair in their dealings with us.

We return your files Nos. 7361, 6991 and 7357.

K. W. WRIGHT

KW/JF

July 23, 1943.

MEMORANDUM - MR. K. W. WRIGHT

Please see letter dated July 1st on file No. 6991 from McLennan, McFeely & Prior Ltd., my reply to them dated July 6th and their answer dated July 20th.

Aside from the obligations of all three Japanese concerned under conditional sales contracts, there are on file with the Custodian other claims against them.

I tabulate as follows file numbers and names of those concerned together with amounts of liens and their credit balances with the Custodians:

<u>FILE NO.</u>	<u>NAME</u>	<u>DEBT</u>	<u>CREDIT BALANCE</u>
7361	Kasaku KUMAMOTO	\$157.70	\$306.79
6991	Kasuta KYOJI	\$110.48	\$ 59.00
7357	Tetsuzo TAKASHIMA	\$ 20.79	\$564.25

Do you advocate our settling the obligations of Kumamoto and Takashima regardless of other claims against them? In the case of Ryoji should we pay as much as possible on account?

In any case, I do not see that we can assume responsibility to the extent requested in the fourth paragraph of their letter to us dated July 20th.

I would appreciate receiving your views with particular reference as to whether Article 51 of the Consolidated Regulations affects conditional sales contracts.

RPA:MA

File #6991

November 10, 1942.

Kazuta Ryoji of R. R. #1 Whonnock, B. C. owes me \$348.74. This is secured by 1st mortgage on Lot 4 of a 159.5 acres of the S.W. $\frac{1}{4}$ of Sec. 22, Tp. 12, Map 3118, Municipality of Maple Ridge.

"T. J. Drain"

(original in file #68)

14

1
2 **IN THE MATTER OF THE "INQUIRIES ACT"**
3 **PART I, REVISED STATUTES OF CANADA 1957, CHAPTER 99.**

4 **JAPANESE PROPERTY CLAIMS COMMISSION**

5 **BEFORE**

6
7 **HIS HONOUR, JUDGE H. A. MILLER, SUB-COMMISSIONER.**

8
9
10 **Toronto, Ontario,**

11 **November 12, 1948.**

12
13
14 **IN THE MATTER OF THE CLAIM OF**
15 **KAZUO HYOJI**

16
17 **PROCEEDINGS AT HEARING**

18
19 **APPEARANCES:**

20 **K. A. CHRISTIE, Esq., K.C.** **appearing for the**
Dominion Government.

21 **G. P. OFFER, Esq.,** **appearing for the**
22 **Claimant.**

23
24 **A. SMITH, Esq.,** **Secretary.**

25 **D. J. HANFORD, Esq.,** **Official Interpreter.**

26 **J. B. HARRISON, Esq.,** **Official Reporter.**
27
28
29
30

K. Nyeji,
Is chr.

2.

KARUEA NYEJI, the claimant herein, being first
duly sworn, testified through the
interpreter as follows:

DIRECT EXAMINATION BY MR. OFFER:

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

A. Yes.

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

Q. Do you swear the contents are true?

A. Yes.

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

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

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. OFFER: Prior to evacuation you owned
certain land composed of 15 acres near Dowdney, B.C.

A. Yes.

Q. The Dowdney Trunk Road, Hanes?

A. Yes.

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

A. Yes.

Q. And you bought the land in 1980 for \$2000?

A. Yes.

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

A. It was all bush.

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

A. About half of it was cleared.

Q. You have stated here there was 7 acres

E. Byerli,
In chf.

1
2 cleared and cultivated, would that be correct?

3 A. Yes, I believe about seven acres.

4 Q. What kind of bush was on that property?
5 Was it thick or light or what?

6 A. It was quite heavy bush.

7 Q. Was it easy or hard to clear?

8 A. It was hard to clear.

9 THE SUB-COMMISSIONER: That is all on his
10 statement and he has already sworn to it.

11 MR. OFFER: You stated in your claim it cost
12 you about \$400. an acre to clear the land; how did
13 you arrive at that figure?

14 A. There were many big heavy stumps and
15 it took quite a lot of powder and caps and so on and
16 was very difficult to clear. That is why it cost
17 so much.

18 Q. What was the condition of the other
19 buildings other than the house on the property, the
20 hen house, woodshed house and garage?

21 A. From my viewpoint they were in fair
22 condition.

23 Q. Were you using them?

24 A. No, I had discontinued using them for
25 some time.

26 Q. In other words, when you say you discontinued
27 using them do you mean all these buildings or just
28 the hen house or garage or what did you discontinue
29 using?

30 A. I was using the garage until I was evacuated

K. Dyell,
In chf.

1 but the other places I had discontinued using.

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

4 raspberries chiefly.

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

7 A. The soil was good quality.

8 Q. Did you get good crops from it?

9 A. Yes.

10 Q. Did you make money out of it?

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

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

14 Q. Were they bearing fruit? A. Yes.

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

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

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

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

25 A. Yes.

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

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

29 A. Yes.
30

4.
E. Dyofa,
In chf.

(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 3)

MR. CHRISTIE: I tender as Exhibit 4 the
Analysis of Personal Property Claim.

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

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

A. Yes.

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

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

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

A. Yes.

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

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

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

A. No.

Q. Were the repairs completed when you were
evacuated?

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

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

K. Kyaji,
In ext.

1 months; would that be correct?

2 A. Yes, that is correct.

3 Q. What kind of dining room suite was this?

4 A. A table and chairs.

5 Q. How many pieces?

6 A. It was a 9 piece set.

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

9 A. It was like oak.

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

12 A. They were all metal.

13 Q. Did they have springs?

14 A. Yes, they all had springs.

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

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

20 Q. For how many people?

21 A. Enough for about 22 people.

22 Q. What kind of washing machine was this?

23 A. A Beatty.

24 Q. And you paid \$120, for it now in 1940?

25 A. Yes.

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

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

29 Q. Where was this coal stove?

30 A. In the bedroom house.

K. Byoji,
In chf.

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

3 A. It was for heating the brooder house.

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

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

9 A. It was fairly new.

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

12 A. Those were for cutting logs.

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

14 A. Yes.

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

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

17 A. In the brooder house.

18 Q. Everything, including the dining room suite?

19 A. Yes, including the dining room suite.

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

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

24 Q. Where were they left?

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

26 Q. Were any of these things locked up?

27 A. Yes.

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

Q. Who was looking after your house?

K. Eyoji,
in chf.

1 A. Mr. Gordon Gentry. It was leased to him.

2 Q. And did he occupy the house or just lease

3 the land? A. No, he was just occupying
4 the house.

5 Q. He was only occupying the house?

6 A. Yes.

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

9
10 CROSS EXAMINATION BY MR. CHRISTIE:

11 Q. I am showing you a J.P. Form dated the
12 30th of April, 1942, whose signature is that?

13 A. That is my signature.

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

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

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

19 mill most of the time.

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

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

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

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

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

30 A. Yes.

L. Ryoff,
CV. CH.

1
2
3 Q. The appraiser says that the land was
4 overgrown and in poor tillage, what do you say in
5 regard to that?

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

9 Q. I show you a copy of a letter dated the
10 31st of July 31st, 1948. It says:

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

CV. CH.

21 A. There was enough for six people.

22 Q. Did you have electricity in your house?

house. There was enough for six people.

Q. Did you have electricity in your house?

A. Yes.

Q. Did you have an electric refrigerator?

A. No.

Q. An electric stove? A. No.

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

Q. And it was electric? A. Yes.

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

A. Yes, I believe that is correct.

Q. There is a statement here that it was sold for \$150, this being Ryofi's price for same. Did you agree to that price and were you notified by the Custodian? A. I didn't agree to the price but the Custodian sold it for that anyway.

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

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

A. It was credited to my account.

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

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

1
2 we for a small house. What did it consist of?

3 A. There was some quite expensive Japanese
4 crockery.

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

7 Q. Where was this water pump located?

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

10 Q. And was it operating at the time of your
11 evacuation?

12 A. Yes, it was quite new at that
13 time.

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

16 A. Yes.

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

19 A. Yes, it was still in use.

20 Q. Through what period of time was this
21 furniture bought?

22 A. A period of about
23 five years.

24 Q. Was it all stored upstairs too?

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

27 Q. The brooder house was 12 x 14?

28 A. Yes.

29 Q. And some of this furniture was bought
30 secondhand by you?

A. There was some secondhand
and some new.

Q. And these farm implements; through what

K. Kyoji,
ex. ex.

11.

1 period of time were they purchased?

2 A. From the time I first started farming.

3 Q. That was in 1930? A. Yes, I was buying
4 farm implements practically every year from 1930
5 onwards in connection with clearing the land and so
6 forth.

7 Q. That is all.

8 I submit as Exhibit 8 the Certificate of
9 Insurance.

10 (CERTIFICATE OF INSURANCE MARKED EXHIBIT 8)

11 (NOTICE OF A SURRENDER MARKED EXHIBIT 9)

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

15 (USED CAR APPRAISAL MARKED EXHIBIT 11)

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

19 ---See Exhibit 10.

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

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

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

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

30 It is submitted that the valuation placed by

(Discussion)

12.

the claimant on other articles of personal property is excessive.

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

(AUCTIONEER'S SHEETS MARKED EXHIBIT 12)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. E. McGregor
J. E. McGregor
Official Reporter.

I, M. A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

M. A. Miller
M. A. Miller,
Deputy Commissioner.

DEFENCE BRIEF

Kasuta RYOJII

File No. 6991

Case No. 1245

Toronto, Ontario.
Nov. 12, 1948.

V.L.A.
Sheet A 10 Line 11

REAL PROPERTY CLAIM

1. Lot 4 of the South West quarter of Section 22, Township 12, Map 3118, Municipality of Maple Ridge, District of New Westminster.

Claim

\$4000.00

Appraised at

\$1405.00

Sold for

\$1380.00

Witness: J.D. Patterson, Appraiser.

Farm Appraisal Report states this 10 acre (more or less) property is in a fairly good district, and has a 325' frontage on a good hard-surfaced road. The house is fairly good but the outbuildings are in a poor state of repair and not of much value.

The land is in somewhat rough condition and poorly tilled. 4.5 acres have been cultivated and 5.5 acres are in scrub brush and stumps.

There is $\frac{1}{2}$ acre of strawberries and $\frac{1}{2}$ acre raspberries; fair cultivation and condition only. Also about 50 mixed fruit trees in only fair condition.

This farm had been developed by this Japanese since 1920 in conjunction with outside millwork. It is suitable for small fruits and poultry. Thistle and couch grass are reported pretty bad in spots by the Appraiser.

Mr. RYOJI paid \$2000.00 for this property in 1920, according to his Claim Form. That is \$200.00 an acre for "All Bush" land.

A memorandum dated June 15, 1942, written by Mr. C.L. Drewry, now in Ottawa, indicates Mr. Hal Mensies, Real Estate Agent, Haney, B.C. was trying to get a buyer for this property for Mr. RYOJI, his client, and Mr. RYOJI was asking \$2000.00 at that time.

Transcript, Page 7, lines 17-20. Mr. RYOJI stated he worked in sawmill most of the time.

Transcript, Page 3, lines 6-9. Mr. RYOJI stated soil and crops good. However, above property was mortgaged in February, 1927, for \$600.00, payable on or before February, 1930. At Evacuation in Sept. 1942, over 15 years later, approximately \$345.00 plus interest, was still owing on said mortgage. Copy of Mortgage and statement on Claim File. Total amount owing \$390.54 was paid by Custodian on July 7, 1944.

Corporation of the District of Maple Ridge Assessment Notice showed following values:

Land: \$900.00
Improvements: 580.00

\$1480.00

PERSONAL PROPERTY CLAIMS

2. Automobile - 1937 Nash Sedan.

<u>Claim</u>	<u>Appraised at</u>	<u>Disposition</u>
Claimant's Valuation \$900.00	\$350.00	Surrendered to holder of Lien in full
* Less amount of Lien <u>521.56</u>		* settlement of amount of \$521.56 still
		owing on purchase price.
\$378.44		Discharge received.

Witness: H. Grone, Appraiser.

Note: The above-mentioned car was involved in an accident in April 1942, which was sufficiently serious to require repairs to the extent of \$300.95. See letter of Haney Garage dated Feb. 10, 1944, with copy of statement. This statement also shows repairs in March, 1942.

3. Household Furniture & Farm Equipment.

<u>Claim</u>	<u>Goods value</u>	<u>Disposition</u>
\$1700.00	\$1250.	Sold by auction for \$117.80
	" "	160. Sold by tender for \$150.
	" "	215. Abandoned (Beds, etc.)
	" "	75. Not accounted for.
	\$1700.	
Furniture)	Sold at Auction for \$117.80	
Farm Implements)		
Kitchen Utensils)		
Washing machine	Sold by Tender for <u>150.00</u>	
	\$267.80	

4. Water Pump

<u>Claim</u>	
\$150.00	This pump was sold with Real Property as Fixture.

Information relating to Special Items referred to in Claim Form filed at Hearing.

1. Dining Room Suite - purchased in 1928

Claiming	\$75.00
Sold at Auction for	8.50

2. 6 Beds Complete - purchased 1921-31.

Claiming	\$175.00
Abandoned	

3. Set of Japanese Dinnerware - purchased 1925-40

Claiming	\$200.00
Sold at auction with kitchen utensils for	7.50

4. Washing Machine

Claiming	\$160.00
Sold by special arrangement	150.00 *

* \$150.00 was price agreed upon by Mr. RYOJI and Mrs. Michelson.

5. Coal Stove

Claiming	\$50.00
Sold at Auction for	4.00

6. 6 saws)
5 axes)

Claiming	\$160.00
Sold at auction with tools	12.45

Submissions:

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 at auction were sold at their fair market value.

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

It is submitted that the Claimant had no equity in the automobile as it was surrendered to the Commercial Credit Corporation holding a lien on which an amount was owing considerably in excess of the valuation obtained.

It is submitted that the valuation placed by the Claimant on other articles, a large number of which had to be abandoned as valueless and were not accounted for, or stolen etc., is excessive.

Witnesses

J.D. Patterson
H. Grone
J. Moryson
C.S. Pallot
W.D. Cooley, Commercial Credit Corp'n.
W.E. Anderson

Hal Menzies

WJJ:HA

Where Required

1. Appraiser V.L.A.
2. Appraiser - Car
3. Auction Attendant
3. Auctioneer
2. Re Lien on truck
3. Missing and abandoned goods, as per
Personal Property memo dated Oct.1/46
Exhibit 10.
1. Re finding purchaser for Mr. RYOJI's property
at price of \$2000.00.

Name of Claimant **RYOJI, Kasato**
Custodian File **6991**

Case **1245**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount Total	
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		
					1500.	1552.54				1552.54
										<i>Handwritten: 150.00 @ 35% = 52.50</i>
<u>PERSONAL PROPERTY</u>										Total
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			
										80.00
<u>NETS</u>										Total
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			
<u>MISCELLANEOUS CHATTELS</u>										Total
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			
538.57	117.00	55.54	55%	1815.45 1363.43	477.20 529.70	150.	18.00			
										530.54
										585.04
TOTAL RECOMMENDATION										1992.58

6991

October 24th, 1950.

Mr. Kasuta RYOJI,
1047 Ossington Ave.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1245

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 ... \$1,991.58.

Cheque in your favour is enclosed for \$1,826.43
and we have paid the Co-Operative Committee .. \$ 165.15
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.