

7362

**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: KUMAMOTO Hisano Mrs. Kasaku

HOME ADDRESS: R.R.#1, Haney, B. C. (108-5th Ave.)

REGISTRATION NUMBER 13995 SEX: female AGE: 49

OCCUPATION: housewife

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

EMPLOYER: husband

MARRIED? yes

NAME OF WIFE OR HUSBAND: Kasaku File 7361

ADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: Lena (F) Bobby (M) Dick (M)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 14, 10, 8 yrs.

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

1. LOCATION AND DESCRIPTION: "JOINT OWNERSHIP" between Mrs. Kasaku
Kumamoto (mother) declarant and Takaharu Kumamoto (son)

5 acres at 108-5th Ave., Haney, B. C. Title at home.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 roomed 2 storeyed wooden frame
dwelling. 1 woodshed 1 chicken house

3. INSURANCE (Give particulars; state where policies are) In name of Takaharu (son)
Joint Owner of property.

4. TAXES (Amount and where payable) \$23.00 (1941 paid at Haney) as stated on son's
form.

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home. 108-5th Ave., Haney, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: as on page 1 ($\frac{1}{2}$ interest-son)
9. IF FARM LAND STATE CROPS SOWN strawberry, fruit trees; and small amount of vegetables.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 108-5th Ave., Haney, B. C.
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:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

(declared by husband)

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: (in son's name)

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: Dr. Browe, Hammond, B. C. \$80.00 not on latest list

2. TRADE DEBTS: none

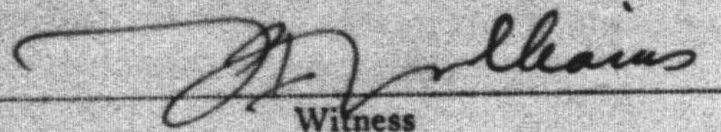
See 7361 - husband file

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 1st day of May 1942.

(Signature) H. Kinnamoto


Witness

FOR DEPARTMENTAL USE

7362 ✓
INFORMATION FROM R.C.M.P.

Date Dec 15/42

Full Name KUMAMOTO Hisano (Mrs. Kasaku)
 (Surname in Block Letters)

Registration No. 13995

Male - Female ☒
 (check)

Age Mar 13, 1892

Former Address R.R.#1, Naney, B.C.

Date Evacuated August 27/42

Naturalized - Canadian-Born - National
 (check)

Present Address Paylor Lake, Clinton, B.C.

Married - Single ☒
 (check)

Name of Wife -

Name of Husband Kasaku # 10849

Name of Mother ITO, Taya

Name of Father ITO, Kakichi

Names of Children under 16 (deceased)

(See husband's file) Setsumi, Dick (7) 7 yrs Satochi (Parent)
Lena (P) 14 yrs (M) 22/4/34

Our File No. 7362

Registered with Custodian Yes
 (yes or no)

Requested By C. Girard

Additional Information _____

File 7362
9351

SUMMARY RELATIVE TO CLAIM
OF Hisawo KUMAMOTO
and Takaharu KUMAMOTO

REG No. 13995
Reg. No. 10695

The above named, mother and son, are claiming \$1848.00 for sale of their Real property, which was sold to Director of V.L.A. as at January 1, 1943, with approval of Advisory Committee:-

	<u>ASSESSED VALUE.</u>	<u>S.S. BRD. APPRAISAL</u>	<u>V.L.A. SALE</u>	<u>CLAIMANTS VALUE</u>	
LAND	500.00	357.00		1200.00	
IMPROVEMENTS	700.00	1125.00		2100.00	
	1200.00	1482.00	1455.00	3300.00	(3300.00)
		LESS SALE PRICE		1452.00	(1455.00)
			CLAIM	1848.00	(1845.00)

M. S. S. S.

Farm Appraisal Report

File No. J.L.73

Land Description Pt. 4.452 acs. of Lot 15 Blk. 2 of Lot 245 Gp. 1 Map 1007, N.W.D.
Containing 4.452 AcresOwner's Name H. & T. KUMAMOTO Post Office Address Haney, B.C.
Nearest Rail Point Haney, C.P.R. Distance 1 mile
Market Town New Westminster, B.C. Distance 17 "
Church (give denomination) All denominations, Haney Distance 1 "
Nearest School Public and High Schools, Haney Distance 1 "

State how property was identified: Two corner posts located and map check.

Roads: State whether property has access to main road, the kind of road and its condition.
Property fronts on 5th Avenue, paved road (old Townline Road).

Is this district a good one? Well settled district of small holdings.

Employment opportunity Fair at Hammond Sawmills.

Predominating Nationality and religion: British, Protestant; Japanese are numerous in area.

Describe Fencing and its condition: Nil except south line 4 barbed wire Value \$

Water supply: 23' dug well lumber, cribbed, with electric pump Value \$ 150.00

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Unfinished	36 x 38	Frame	2 st.	Shgle	3	Pt. cement on rock	New	\$1200.00
HOUSE	x	Pole & shake	10'	Shke	20	Poles on ground	Poor	100.00
(Woodshed & bath house with lean to 8' wide on 3 sides.)	14 x 20	x	x	x	x	Posts in ground	"	nil
BARN	x	Frame	6'	Shgle	10			
Henhouse	6 x 14							
GRANARY	x							
One other old building	x							
	x							
	x							

Electric light installed to house and woodshed.

Total present day value \$ 1300.00

Total Value Buildings add to farm House and woodshed \$ 975.00

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it

habitable? Part of foundation needs cementing and interior finish very rough
and outside walls covered with lath and tar-paper. It would take
approximately \$500. to finish house. Electric pump and pressure tank in basement. 500.00

Describe the basement and chimneys: Pt. basement plank floor; 1 brick to ground.

No. rooms downstairs? 5 Upstairs? 2 How finished Lumber and paper only two rooms finished.

Are buildings painted? No. Condition of paint

Distance from nearest bush None near.

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.35 Level	8" to 12" light sandy loam.	Sand and Gravel.	1.75 ac. strawberries 1.37 " fallow & grass .23 building site.	\$100.	\$335.00
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
1.10 Level	8" to 12" light sandy loam	Sand and Gravel	Light bush, some firewood.	\$100. to \$150.00	\$20. 22.00
Area Unsuited 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 \$ 335.00

Total added by buildings to value of farm \$ 975.00

23' dug well cribbed, with electric pump.
Total fruit trees add to value of farm (for use in orchard districts only) \$ 150.00

Total value of farm \$ 1482.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Family in occupation; land appears light and run-out and would dry out badly
in hot weather. Part of strawberry crop looks fair; balance 3-year plants
and very poor.

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

Noxious weeds: Thistles bad in places.

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

Maple Ridge Municipality.
Land assessed at \$500.00
Improvements - 700.00
\$1200.00

1942 Tax \$24.25

Date: 14th May, 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 13th day of May 19 42

Inspector's Signature

"L. B. PLUMBLY"

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

Farm Appraisal Report

J.L.73

Remarks: The wife and son own Lot "A" and the father owns Lot 14; all live on Lot "A" and work the two holdings from there. There are no divisional fences. The land fronting on 5th Avenue is a little better in tilth, and towards the back of the buildings it starts to get gravelly and sandy. The whole acreage appears to me to be run out and would dry out badly in summer months. K.Kumamoto stated he purchased the 9.07 acres for \$1100.00 and the 4.452 acres for \$700.00 within the last 10 years. He has started a fair-sized home on the 4.45 acre parcel stating he had purchased over \$1000.00 worth of materials. Both holdings should be classified as a one-unit holding making 13.52 acres.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
Some 2 and 3 year old apple and plum trees.

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

1.75 acres 2nd and 3rd year Strawberries) Included \$

1.00 " GRASS

in land

.37 " fallow

) value. 2

Total \$

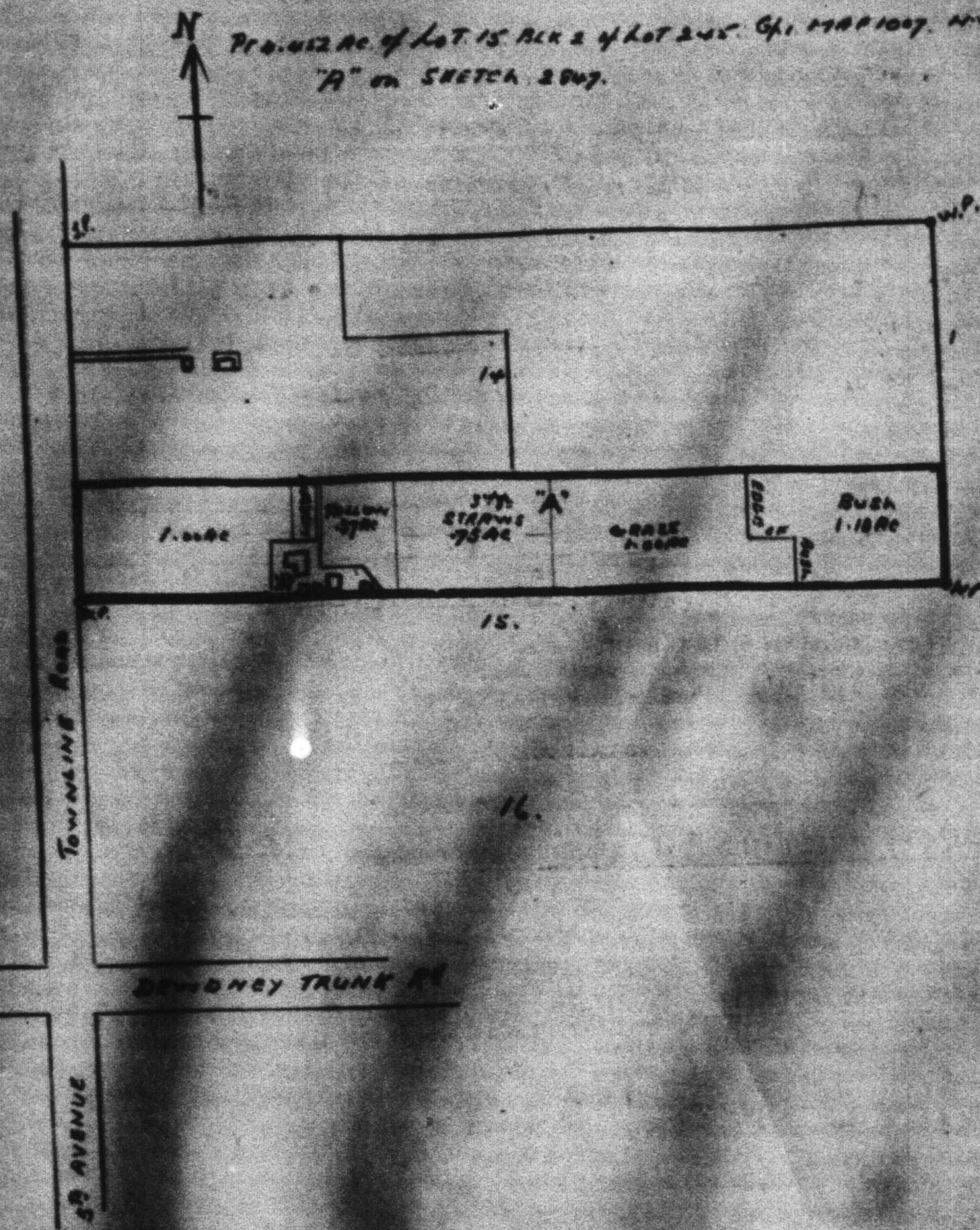
Amount fruit trees add to value of farm \$.

Diagram of Property

HISANO & TAKAHARA, KURUMOTO

MAPLERIDGE DIST

Pro. 412 AC. of Lot 15 Bk 2 of Lot 245. G.P. MAP 1007. NW 1/4
"A" on SKETCH 2007.



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

value is \$ 1000.00

Date 18th May 1942

"I. T. BARNET"

District Superintendent.

Canada

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No. 7242/7351Reg. No. 13995/10695

Mrs. Hisano KIMAMOTO and Mr. Takahara KIMAMOTO,
Taylor Lake,
Clinton, B. C.

MAY 30 1944

Dear Sir:

Re: 108 - 9th Avenue, Naney, B. C.
S.W. of Maple Ridge, Part (4.452) acres more or less of Lot 15,
Sh. 2 of Lot 245 Group 1, Map 1007 as shown outlined orange and
lettered "A" on sketch 2647, Dis. of New Westminster, C. of B. 50111.

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	\$ 1455.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1455.00

Less:

Tax arrears to December 31st, 1942

\$

3.00

Registration fee

Encumbrance—Principal

—Interest

3.00

\$ 1452.00

Net proceeds of sale

Joint

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.

DEPARTMENT OF THE TREASURY
OFFICE OF THE COMPTROLLER

1943		Debit	Credit	Balance
Jan. 1	Balance brought forward		\$ 15.00	\$ 15.00 CR
	Credit re Sale of Property		1452.00	
	Land Registry Office O/E	\$ 1.00		
Nov. 27	Rent December '42		15.00	
Apl. 17	Fire Insurance Premium	9.00		
		<hr/>	<hr/>	
		\$10.00	\$1482.00	\$1472.00 CR
		<hr/>	<hr/>	<hr/>

7362 / 9351
13995 / 10695

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/70P
File No. (JL-73)

Vancouver, B.C.

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

KUNIAMOTO, Hisano,
Takahara.

Dear Sir:-

Re: Pt. (4.452 acs., m. or l.) of Lot 15, Blk. 2
of Lot 245, Gp. 1, Map 1007, shown outlined
Orange & lettered "A" on Sketch 2847.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169436-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 \$ 20,576.21, in favour of The Secretary of State,
forwarded to you and dated March 14th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 1,455.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State -	<u>1,455.00 ✓</u>

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

APR 28 1944

Date

Solicitor for
The Secretary of State

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B. (B.C. 70 P)

File Nos.: 7362/9351

Name: KUMAMOTO, Takaharu
KUMAMOTO, Hisano

Reg. No. 10695

Reg. No. 13995

Address: 108 - 5th Avenue, Haney, B. C.

Legal Description: PT. (4.452) acres M/L) Lot 15 Block 2
Lot 245 Group 1 Map 1007 as shown outlined
Orange and lettered "A" Sk. 2847 Municipality
of Maple Ridge, District of New Westminster.

Assessed Value: Land - \$500.00, Improvements - \$700, Total - \$1200.00

Classification: 4.452 acres practically all cultivated. Nine
room two storey dwelling unfinished outside.
V joint inside, in good condition; woodshed,
garage, small hen house and root house of
low value.

Registered Owners: Hisano and Takaharu KUMAMOTO

State of Title: Clear but vested Sept. 5/42 #24547.

Administration & Revenue: While this property was not shown as
leased it was in fact included in lease
to W. Sanman on husband's property ad-
joining for 1942. Leased by Custodian Nov. 1/42 @ \$15.00 per
month. Two months rent was credited to the account as after
January 1/43 all revenue accrued to V. L. A.

Sold to the Director, Veterans' Land Act for \$1,455.00 Cash
as of January 1/43.

Title delivered March, 1944.

Payment received April 28/44 and net proceeds of \$1,452.00
were credited on May 9/44 to the account. *LEGAL FEES of 15.00
WERE LATER CHARGED TO THE ACCT.*

Chattels: Not involved in property sale except for Electric
Water system as a fixture.

Insurance: Transferred to V. L. A. - On Buildings.
On household effects - cancelled Sept. 29/45.

Certified a Correct Summary of File

Dated: 5/10/45

.....*W E Sanman*.....

REAL PROPERTY SUMMARY

Catalogue No. S.S.B.(B.C.70 P)

File No. 7362

Name: KUMAMOTO Hisano

Reg. No. 13995

Address: 108 -5th Avenue, Haney, B.C.

Legal Description: PT (4.452) acres M/L Lot 15 Block 2 Lot 245 Group 1 Map 1007 as shown outlined Orange and lettered "A" Sk.2847 Municipality of Maple Ridge, District of New Westminster.

Assessed Value: Land - \$500.00, Improvements - \$700.00, Total - \$1200.00.

Classification: 4.452 acres practically all cultivated. Nine room two storey dwelling unfinished outside. V joint inside, in good condition; woodshed, garage, small hen house and root house of low value.

Registered Owners: Hisano KUMAMOTO and Takaharu KUMAMOTO
These are mother (Hisano) and son (Takaharu) (adult)

State of Title: Clear but vested Sept. 5/42 #24547

Administration & Revenue: While this property was not declared to have been leased, it was in fact included in the lease to W. Banman, which covered the property of Hisano KUMAMOTO's husband, Kasaku KUMAMOTO, Reg. No. 10849 File No. 7361 and another son, Takayuki KUMAMOTO, Reg. No. 13801 File No. 7360. This lease was for the year 1942. Rents under this lease were apparently collected by the husband and did not come in to the hands of the Custodian.

Property described above was leased by the Custodian from Nov. 1/42 at \$15.00 per month. The first two months rent being credited to the joint account of the registered owners, but all revenues from Jan. 1/43 accrued to the V.L.A. who purchased the property.

Sold to the Director, Veterans' Land Act for \$1,455.00 cash. The adjusting date being Jan. 1/43.

Title delivered in March, 1944.

Payment received April 28, 1944 and net proceeds of \$1452.00 were credited to this account on May 9, 1944. Legal fees of \$15.00 being later charged to the account. From this account fire insurance was renewed on both the jointly owned building and on chattels declared by the father, Kasaku, and the son, Takaharu, but these were apparently family household goods. Funds from this account remitted at intervals to Hisano and Takaharu KUMAMOTO jointly until the account was exhausted, in accordance with statements already rendered.

Chattels: Not involved in property sale except for Electric Water

system as a fixture.

Insurance: Transferred to V.L.A. - On buildings.
On household effects - cancelled September 29/45.

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

Dated: 10/10/45.

WEA:HA

A handwritten signature in cursive script, appearing to read "W.E. Anderson", written over a series of dotted lines.

REG.
NO.10695

NAME

KUMAMOTO, TetsuatsuFILE
NO.93517162 13995KUMAMOTO, Ritsuo (Mrs. Kaseko)7762

ASSURED

THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN.

COMPANY

The North West Fire
Insurance Company.

POLICY NO.

210027

AMOUNT

\$1,500.

PREMIUM

\$27.00

RATE

1.80%

TERM

26 mos. April 1, 1946.

EXPIRATION

PROPERTY INSURED

\$1,000. on the 2-sty. frame, shingled roof—dwelling
house.

LOCATION

Pt. of A. 52 A. of Lt. 15, Blk. 2 of Lt.
245 and being No. 108-5th Ave., Haney,
Municip. Maple Ridge, B.C.
(See above)

\$ 500. on household contents.

LOSS PAYABLE

INSURANCE AGENT

McGregor, Johnston & Thomas
Ltd.

RENTAL AGENT

ENDORSEMENTS

Bldg. transferred to SSB.

REG.
NO.

13995

NAME

KUNAMOTO, Hisano (Mrs. Kasaku)

FILE
NO.

7362 ✓

(See also File 9351)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Co.	<i>Blog transferred to H/O</i> 210027	\$1,500.	April	1	1946	108 Fifth Ave., Haney, Mun. of Maple Ridge, B.C.

7362/9351

The above Japanese both declared Fire Insurance on their property, jointly owned.

This policy above expired March 30/43 and was renewed by the Custodian covering:-

\$1,000.00 on dwelling. This was transferred to the Veterans' Land Act 100%. The unexpired portion of the old policy from January 1/43 was not taken into consideration.

\$500.00 on household contents was cancelled on Oct. 2/45 and refund of .90¢ was credited to the account.

Certified a Correct Summary of File

Dated: Oct. 5/45

W.E. Anderson

Blaine and Takahara KURUMOTO
(Father and Son)

File 7342 and 9351

Personal V.I.A. Transaction.

Joint claim: one property only involved.

Bank claim is for full amount of alleged shortage.

Bank was for \$1455.00 but \$1452.00 credited on account of
a charge to claimants for Registration Fee. See Notice to
Japanese Firm. \$15 legal fees later charged to the account.
Amount on back of notice to Japanese Firm.

No claim lodged on this file for shuttles. They were
destroyed both by Japanese and by Father Blaine, and were
sold on Father's file (see letter on 9351, Anderson, Oct. 13/45)

File No. 7362.

CLAIMS DEPARTMENT

November 2nd, 1943.

(Mrs. Asaku) Hisano KUMAMOTO - Reg. No. 13995

CREDITORS:

NO CLAIMS on file



BRD:DE

LIABILITY SUMMARY

File No. 7362

9th October, 1945.

Name: KUMAMOTO, Hisano

Reg. No. 13995

A claim in favour of Dr. Broe was declared by the above Japanese, but this claim was settled under her husband's account.

The file reveals no liabilities against the above individual. Numerous claims were filed against the husband, and were dealt with on his file. The above Japanese, however, authorized on March 29, 1945 the transfer of \$286.49 from her joint account with her son Takaharu, to assist in the payment of the father's claims. This money was accordingly transferred.

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

W.E. Harrison

Dated: 10/10/45.

WEA:HA

PERSONAL PROPERTY SUMMARY

File No. 7362

6th October, 1945.

re: KUMAMOTO, Hisano (Mrs. Kasaku) - Reg. No. 13995

CHATELS: The above Japanese person declared no chattels and all household goods found in this woman's house were handled on the husband's file #7361. Mrs. KUMAMOTO requested a shipment of barrels, etc. in her letter of August 4, 1944 from the property. These articles however, were not shipped as she was informed in our letter of Oct. 27/44, that they had already been sold and proceeds credited to her husband's account.

ACCOUNTS RECEIVABLE: The above Japanese person wrote to this office in May, 1943, asking our assistance in collecting from Mr. Banman, lessee in 1942 of her husband's property, accounts for labour totaling \$129.68 for herself and members of her family. Mr. Banman called at this office in answer to our letter to him and he claimed that when arriving at a rate of leasing, it was agreed before Mr. Schimek, manager of the Pacific Co-operative Union, that the family would cultivate the property until their evacuation without remuneration, as the tenant agreed and did pay a lump sum for the crop. Mr. Banman stated that he would write to them explaining his viewpoint. As this was a dispute which the Custodian was not in a position to settle, Mrs. KUMAMOTO was advised that no further action would be taken.

The above person according to her file has no interest in any other Personal Property.

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

Dated: 10/10/45
WEA:HA

W E L...

7962

13th October, 1945.

REGISTERED

Mrs. Hisano KUMAMOTO,
Registration No. 13995,
Tayler Lake Siding,
Fawn P.O., B.C.

Dear Madam:

Your file has come under review and we take this opportunity of giving you a brief summary prior to the closing of same.

You declared to the Custodian certain real property registered in your name and that of your son, Takaharu. This property was being operated by a Mr. Banman, who leased the property adjoining from your husband and other son, and we understand that rentals under this arrangement were collected by your husband prior to his evacuation. Upon his leaving the property, the Custodian rented your property at the rate of \$15.00 per month. However, two month's rent only accrued to the joint account of yourself and your son, Takaharu, as the property was sold as at 1st January, 1943, in accordance with the statement already sent you supplying full details. Legal fees amounting to \$15.00 in connection with the conveyance of the property were, however later charged to the joint account.

You declared no chattels as being yours and the chattels found on your property were handled under the file of your husband, Kazaki KUMAMOTO. Insurance covering chattels, however, was paid out of your joint account as also was the insurance on the house. Insurance on the house was transferred to the purchaser of the property 100%, showing no expense in the account. The insurance on the chattels was cancelled after their liquidation and refund of unexpired premium, namely 90¢ was credited back to the joint account.

In May, 1943, you wrote this office asking our assistance in collecting a labour claim against Mr. Banman totalling \$129.68, including also claims by different members of your family. Mr. Banman was interviewed at this office and at that time he agreed to write to you. The Custodian was not in a position to settle this dispute and could take no further action.

A claim in favour of Dr. Broe was declared by you but this claim was settled among other claims under your husband's account. You were fully advised regarding claims against him as in accordance with your instructions of 29th March, 1945, the Custodian transferred \$286.49 from your joint account to assist in settlement of these claims.

Attached hereto is a statement of your joint account showing entries made since you last received a statement. The attached cheque represents the balance as shown.

It would appear that the Custodian has accounted for all the property of every kind left by you in the Protected Area which vested in the

- 2 -

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 Department.

WEA:HA
Enclosures (3)

File No. 7362 & 9351
 Reg. No. 13995 & 10695

Hiseno & Takaharu AUMASOTO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 May 9	Balance as per statement sent	\$	\$1,472.00	
July 17	Cheque to you	1,000.00		
1945 April 5	Payment to Father to pay claims, file 7361	286.49		
April 13	Cheque to you	135.51		
April 23	Legal Fees	15.00		
May 12	Cheque to you	35.00		
October 12	Return premium re cancellation of fire policy on household effects		.90	
		<hr/>	<hr/>	
		\$1,472.00	\$1,472.90	
				CR. \$.90

Copy put in File 7361
and 7362 ✓

C
O
P
Y

Taylor Lake Siding,
Fawn Post Office, via. P.G.E.
March 29th, 1945.

Custodian's Office,
Vancouver, B. C.

Dear Sir:-

File No. 7361, 7362, 9351

In regard to yours of March 6th last the credit balance that we, my mother and I have with you from the sale of our property, you have not mentioned anything about the money from the sale of the chattels on our property nor the revenue from the renting of the house up till the time of the sale.

Will you please let me know as to how this came about? Thank you.

Regarding the claims lodged against my father, claim No. 12 by Union Fish Co. is correct but claim No. 13 put in by T. Maikawa Stores Ltd. is not. There must be some mistake because he says, he has no such account with them. Will you please recheck claim No. 13 again.

The total amount of claims less claim No. 13 from T. Maikawa of \$46.85 amounts to \$1120.98.

Y. Morikawa now residing in Ontario has written two letters to my father to date asking him to pay the money owing him, so asking to withdraw his claim until some later date would be impossible, so instead of paying him in full we have decided to pay him \$175.00 and the next largest claim from Dr. Morse of \$327.00, we also have decided to pay \$175.00. The rest owing Y. Morikawa and Dr. Morse my father will do his best at a later date.

That makes the total claims that we can pay \$793.98.

Of course, the credit balance of my father's of \$507.49 will all go towards the payment of the claims.

After deducting \$507.49 of my fathers credit, the claims balance comes to \$286.49.

You may deduct the \$286.49 from my mother's and my joint accounts of \$422.00. This is the best that my mother and myself can do towards the paying of the claims, as we need the balance of the \$135.51 will you kindly send us a cheque at your earliest convenience together with my account of \$4.53. I thank you.

(Signed by)

Father K. KUMAMOTO

Reg. No. 10849

Mother H. KUMAMOTO

" " 13995

Son Takahara KUMAMOTO

" " 10695

Yours very truly,

(Signed)

Takaharu KUMAMOTO

COPY

ORIGINAL IN FILE 9351

7361
7362
9351
7360

March 5th, 1945.

Mr. Kasaku KUMAMOTO,
Registration No. 10849,
Taylor Lake Siding,
Fawn P.O., B. C.

Dear Sir:

We have been making a review of your file in connection with the claims which have been lodged against you and we are now summarizing them for your benefit. The following is the list at this date:-

1. Dr. Morse - Claims \$367.00, will accept.....	\$327.00
2. Hasey Garage Ltd.	23.80
3. B. C. Telephone Co.	8.96
4. Dr. L. Bros	95.00
5. Len's Service	9.80
6. Y. MORIKAWA	350.00
7. S. WISHIZAWA	115.00
8. Asahi Garage	65.00
9. Shotaro NAKAMURA	63.43
10. O. Kondo Co.	7.95
11. Isamu UJIMOTO	\$ 25.49
	<u>\$1091.43</u>

All the above claims you have agreed are correct.

Since we last wrote to you the two following claims have been lodged against you:-

12. Union Fish Co. Ltd.	\$ 29.55
13. T. Maikawa Stores Limited	46.85
	<u>\$ 76.40</u>

We would be glad to know if these last two claims numbered 12 and 13 are correct.

Assuming that the last two claims are correct, your liabilities at this date on file amount to \$1,167.83. Your credit balance with the Custodian at this date amounts to \$507.49, which amounts to less than half the claims against you.

Your son, Takayuki, has a credit balance with the Custodian at this date amounting to \$91.69.

P.T.O.

Your son, Takaharu, has a credit balance of \$4.53 and he and his mother have a credit balance in their joint account of \$472.00, from which \$50.00 has to be deducted to take care of legal fees in connection with the sale of their farm--leaving an available balance of \$422.00.

All these credits amount to \$1,025.71 which is hardly sufficient to take care of all the claims against you, however, if the other members of your family are prepared to allow us to use the funds at their credit for the purpose of settling your claims we will endeavour to get your creditors to accept a settlement on the basis of the available funds.

Your wife and your son, Takaharu, have already signified their wish to assist you in the settlement of your debts by authorising us to use their revenue from the farm which they jointly owned. However, as this farm has now also been sold the only way they can assist you is by permitting us to use the funds to settle your claims. As you are evidently all living at Taylor Lake Siding, we trust you will discuss this matter and advise us at an early date whether you are prepared to accept this suggestion. If you are prepared to accept this suggestion, please send a letter, stating that you wish this to be done, signed by all the members of the family.

We are sending a copy of this letter to each individual concerned in order that they may give it due consideration.

In closing we might add that you and your son, Takayuki, have \$50.00 in your joint account but this amount has been set aside to take care of the legal fees in connection with the sale of the farm which you and he owned jointly, therefore, cannot be used for the purpose of settling these debts.

If you could get Y. MORIKAWA, the largest creditor, to withdraw his claim until some later date, you would be able to pay all your creditors in full and have some funds left over for your own use. If you and he are agreeable to this suggestion please ask him to write us a letter to that effect and we will settle all your claims forthwith.

Trusting to hear from you at an early date.

Yours truly,

A. McAlister,
Claims Department.

AMcA:ND

cc - Takaharu KUMAMOTO
Takayuki KUMAMOTO

Please file

7398; 7362;
7332; 7500;
7361.

May 31st, 1943.

Mrs. Harumi TAKAGI,
Registration No. 10653,
c/o Sorg Pulp Co.,
Taylor Lake,
Fawn P.O., B.C.

Dear Madam:

re: Claims - Mr. Wilfred Berman

We received your undated letter on the 14th inst.
regarding claims therein as follows:

Mrs. Hisano Kusanoto	49 hrs. @ 35¢	\$17.15
Mrs. Miyoko Takagi	34 hrs. @ 35¢	11.90
Mrs. Harumi Takagi	100 hrs. @ 35¢	35.00
Miss Kimiko Kusanoto	65 hrs. @ 35¢	22.93
Miss Lena Kusanoto	122 hrs. @ 35¢	42.70
Total -		<u>\$129.68</u>

We advised Mr. Berman and he came to our office today
to explain his side of the matter. He does not consider that
he owes any of the amounts mentioned, and refers to Mr. Shinek
of the Pacific Co-operative Union as saying that he was of the
opinion that you and the others had been well paid for your labour.

Mr. Berman desired your address and this we supplied
him with so that he could write to you explaining his viewpoint.
You should, therefore, be hearing from him very shortly.

Yours truly,

A. McAllister,
Claims Department.

MADE

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION.

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

19

Lytton, B.C.,
January 20th, 1948.

IN THE MATTER OF THE CLAIMS OF
TAKAHARU KUMAMOTO
and
HISANO KUMAMOTO.

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.
G.H.R. UPTON, Esq., Official Interpreter.
G. HAMBLETON, Esq., Official Reporter.

30

T. Kusunoto,
In Chief.

MR. McMASTER: My lord, I was instructed during the noon hour to appear for H. and T. Kusunoto. They are joint owners of property. I believe they filed just one claim as far as I can see.

THE SECRETARY: There are two claims; Takaharu Kusunoto and Hisano Kusunoto.

MR. McMASTER: My lord, I notice that in each of these claims, the claimant has shown the full value of the land claimed and deducted the full amount received from the Soldier Settlement Board, and showed their claim as their full amount. Each of them have a half interest so the total claim is \$1848.

I would call the son, Takaharu.

TAKAHARU KUNANOTO, one of the Claimants herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, is this your signature on this claim form?

A: Yes, it is.

Q And did you swear that declaration?

A Yes, I did.

Q Is that your mother's signature -- you signed on her behalf and made the declaration on her behalf?

A: Yes, and this is mother's signature.

Q Yes, Witness, I notice that in your claim form each of you own a half interest in this property?

A Yes.

Q And that in each of the claim forms the amount

claimed as the value of the land and buildings
is \$3300.00?

A: Yes.

Q And then the credit from the Custodian of
\$1452.00 is deducted?

A: Yes.

Q Leaving a claim of \$1848.00. Does that amount
represent the total claim for the two of you,
that is the joint claim is for \$1848.00?

A Yes.

10 Q You asked your solicitor during the noon hour to
prepare for you a statement with regard to your
claim. Is that the statement which you instructed
him to prepare?

A: Yes, that
is right.

Q Is that your signature on it?

A Yes, that is.

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

A Yes.

20 MR. McMASTER: I file that as Exhibit No. 1, a state-
ment with regard to real estate, my lord.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: My lord, I think the statement speaks
for itself. I would just draw attention to --

Q First of all, would you tell us where this
property is situated?

A Hancy.

Q About how far away from Hancy?

A A mile.

Q About a mile away from Hancy?

30 A 5th Avenue.

4
T. Kusanoto,
In Chief.

THE COMMISSIONER: What is the acreage of the land?

10 MR. McMASTER: 4.45 acres. It was purchased in 1937,
with a portion cleared and a portion uncleared,
for \$700.00. There was an old building on the
premises at the time of purchase which, at the
time of evacuation, was in the process of de-
molition. That will also appear in the appraiser's
report, my lord. The claim form shows that the
claimant dug a 23 foot well and installed an
electric pump and pressure tank in 1941, paid
\$150.00 approximately for the equipment only, and
he attended to the insulation himself. It shows
a dwelling 36 x 38 which was built in 1940-41.
It shows material cost \$1250.00 estimated, and
an estimated "Paid for Labour" \$400.00, and he
apparently did some other work on it himself
which he doesn't estimate the value of.

Q Has your mother authorized you to appear on her
behalf to represent her claim as well as your
own?

20 A: Yes.

THE COMMISSIONER: This young man's name is Takahara,
is that correct?

MR. McMASTER: Yes, my lord. Your witness.

MR. HUNTER: No questions, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

20
Gordon Hambleton
"G. Hambleton"
Official Reporter.

DEFENCE BRIEF

Takaharu KUMAMOTO
and
Hisano KUMAMOTO

File No. 7362
and 9351

Case No. 52

LYTTON
Jan. 20, 1948
V.L.A.
Sheet A-11 Line-4

REAL PROPERTY CLAIM

108 - 5th Ave., Haney, B.C.
Municipality of Maple Ridge,
Part (4.452) acres more or less
of Lot 15, Blk 2 of Lot 245,
Gp.1, Map 1007 as shown out-
lined orange and lettered "A"
on sketch 2847, Dist. of New
Westminster, C of E 50111.

Claim

\$3300.00

Appraisal

\$1482.00

Sale Price

\$1455.00

Witness:- L. B. Plumbley
V.L.A. Appraiser.

This will be a straight
question of value.

Our sale price was 118%
of the assessment.

Summary of Witnesses

L. B. Plumbley

FRS/mms

Name of Claimant

KUNAMOTO, Takaharu
Hisano

Case

52

Custodian File

9351
7362REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% there- of	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	
					1455	1239.57			1239.57 ✓

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

1239.57 ✓

9351
7362

January 29th, 1951

Mr. Takaharu KUMAMOTO &
Mrs. Hisano KUMAMOTO,
56 Nina Street,
Toronto, Ontario.

Dear Sir: & Madam:

Re: Japanese Property Claims Commission

Case No. 52

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 ... \$ 1,239.37.

Cheque in your favour is enclosed for \$ 1,182.20
and we have paid the Co-Operative Committee .. \$ 57.17
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS:BK
Encl.