

12273

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: KANZAKI, Takasi

HOME ADDRESS: #32, 15th Ave., R.R.#1, Haney, B.C.

REGISTRATION NUMBER 13852 SEX: male AGE: 58

OCCUPATION: Farmer

(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: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Fude

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: all over 16

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: 15th Ave., Haney, B.C.

"a" 10 acres lot 10, NE $\frac{1}{4}$ sect. 16, twp. 12)
"b" 10 acres lot 5, NW $\frac{1}{4}$ sect. 16, twp. 12)
in the District of New Westminster, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: On "a" 6 roomed 2 storied wooden frame dwelling house. 1 barn 1 woodshed 1 bath house 2 green houses, 1 boiler house 1 sawdust house 1 chicken house 2 incubators 5 brooder houses 3 concrete wells, water tank and frame.

3. INSURANCE (Give particulars; state where policies are) Guardian Fire Insurance Co. \$1500.00 on dwelling. Policy at home.

4. TAXES (Amount and where payable) \$65.00 1941 paid at Maple Ridge Municipality (about)

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

6. OCCUPANCY AND LEASES (If vacant so state) Wishes to lease his property, but has not done so as yet.

- 1 in New Westminster Land Reg. Office
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: 1 in Bank of Montreal, Haney
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN strawberry, green peas, rhubarb, fruit trees,
pasture.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, section 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:

IN HOUSE: 1 washing machine, 1 heater, 2 ranges, 1 frigidaire, 3 kitchen cabinets,
18 chairs, 1 rocking chair, 2 couches, 1 piano & bench, 1 dresser, 1 bedroom suite,
3 double bed, 4 single bed, 7 tables, 4 sewing machines, 3 book cases, 3 box kitchen
utensils, 12 pc. silver ware, 2 glass cases, 2 stand case, 1 gramophone, 2 doz. records
2 am. rugs, 1 linoleum, 10 boxes miscellaneous.

IN OUTSIDE BUILDINGS: Garden tools, 1 plough, 1 hand cultivator, 1 forge with tongs,
carpenter's tools, 500' block cable, 600' cable, crow bars, 1 box tools, rubber hoses

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

400 laying hens, 1 cow; wishes to sell with

house if possible.

13 sacks bone meal,
2 tons straw, 200 cords
slab wood, 100 cords
wood, 16"

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
(Sawdust clients owe him money, but his accounts are not up to date at present,
and declarant cannot furnish list. Will send it in, when books are made up
at end of month.)

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$1100.00 in Victory Bonds (1941 & 1942) 70 shares in Imperial Oil Co.

Braslian Traction \$7.00 shares (42 shares) 5 \$5.00 War Savings Certifs.
10 shares in International Nickel, 30 shares in Home Oil.

8. BANK ACCOUNTS: Bank of Montreal, Haney, B.C. (# uncertain, will advise)
Bank of Montreal, Hastings & Main, Vancouver, B.C. #2637.

9. LIFE INSURANCE: Manufacturers Life Ins. Co., Vancouver Branch. \$1000.00
Beneficiary, wife, Fude (Policy in Company's hands at present)

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney, B.C. #55.

LIABILITIES:

1. PERSONAL DEBTS: Will pay off all his debts before end of month

2. TRADE DEBTS: As above

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 27th day of April 1943.

(Signature) T. Kanski

"F.T. Williams"

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 25/42

File No. 12070

Name KANZAKI, Takie
(Surname in Block Letters)

Registration No. 13852

Male - Female
(check)

Age Mar. 15, 1884

Former Address 15th Ave., Naney, B.C.

Date Evacuated Aug. 31/42 Naturalized - Canadian-Born - National
(check)

Present Address East Lillooet, B.C.

Married - Single
(check)

Name of Wife Mrs. (MIYASHI) Ende #13853

Name of Husband -

Name of Mother Dead

Name of Father Dead

Names of Children under 16

Requested by [Signature]

Registered with Custodian
(Yes or No)

Additional Information Farmer. Owner of 20 acres
+ bldgs, 2 1/2 ton truck, 141 Chev.

REAL PROPERTY SUMMARY

JAPANESE NAME: Takisi KANZAKI Reg. No. 13852 File No. 12273.

CATALOGUE NO: By Special Arrangement, The Director, The Veterans' Land Act.
First Offer. BC/52-P.

PROPERTY ADDRESS: 32 - 15th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Lot 5 of the North West $\frac{1}{4}$ of Section 16, Township 12, Map 893
SAVING AND EXCEPTING therefrom an 0.89 acre portion heretofore
conveyed and 9 acres shown on Sketch 5727 Certificate of Title 59309
and
Lot 10 of the North East quarter of Section 16, Township 12, Map
1676, D. N. W.

TITLES: Registered in the name of Takisi KANZAKI.

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

Vesting Order filed No. 25064 dated December 10th, 1942.

ASSESSED VALUES:	Lot 5 - Land	\$ 700.00		
	Improvements	\$2500.00 - \$3200.00.	Taxes	\$50.37
	Lot 10 - Land	\$ 600.00		
	Improvements	\$ 800.00 - \$1400.00	Taxes	\$27.76
		\$4600.00		\$78.13

CLASSIFICATION: This property has an area of 19.45 acres - 2.55 acres sod and thistle
285^{acres} small fruits, garden and building site, balance light to heavy
bush, cut up by gullies, and 1 acre in steep ravine. It can be
classed as a greenhouse establishment primarily used for the growing
of tomatoes and cucumbers.

There are the following buildings situate on Lot 10 and S. $\frac{1}{2}$, Blk. 5.
On Lot 10 - 1 one and one-half storey 7 room house 24'x28' in fair
condition.

1 pole and shake barn, in poor condition.

On S $\frac{1}{2}$, Blk. 5 - 1 hen house 18'x128'. 1 incubator house 14'x16'.
2 sheds 10'x12' and 14'x16'. 2 double greenhouses,
each 36'x200', boiler house and boiler 18'x52',
sawdust barn 30'x50'.

HISTORY OF

ADMINISTRATION:

The following is a copy of a translation written in Japanese on
April 29th, 1942, by T. KANZAKI: "I hereby agree to let Mr. R.E.
Evans to look after my property during my absence. He may freely
use the house and land (except the greenhouses) and that I may take
up my property immediately after my return. If all is found
satisfactory when I return I shall pay him a sum of money.

T. Kanzaki

R. E. Evans".

On October 21st, 1942, the following letter was received from Mr. I.T. Barnet, District Superintendent of the Soldier Settlement Board: "With reference to our conversation yesterday, herewith an application by W.J. Lavoie for the lease of the above noted greenhouse property. Mr. Lavoie will be assisted by his brother, and they are both capable young men with considerable experience in this kind of work. They are both married and are giving up profitable employment in the city to engage in the enterprise. In order that they may have a reasonably good start they should get to work at once, and they will appreciate arrangements being made to have the caretaker left in charge by the Japanese vacate immediately. Our information is that Evans, the caretaker, owns a property in the near vicinity at present rented to his son, and naturally the prospective tenants do not want to run into any difficulty with this man. We are advising Lavoie that he may proceed with his plans".

On October 27th, 1942, our Farm Department notified Takiji KANZAKI of Lavoie's offer to rent his place asking him whether or not we should proceed with the leasing of his property. On October 30th, 1942, he replied as follows: "Received your letter regarding my greenhouses. According to the agreement made with Mr. R.E. Evans and myself, the property is leased to him and therefore I wish to leave it as it is. Under the agreement he is looking after the greenhouses but not using them. I wish to let Mr. W.J. Lavoie know thru my experience the greenhouse business is profitless for the first few years. The needed experienced workers are definitely hard to obtain. I am afraid he will not be able to meet the payments next year. I am saying this for the benefit of Mr. Lavoie and I hope my advice is considered".

However, we quote from a memo to the file (12273) dated 6th August 1943: "This property has not been under lease, but Kanzaki appointed a caretaker who has been living there since the owner's evacuation. Last winter in an emergency caused by the collapse of a neighbour's hothouse, Mr. Evans, the caretaker, allowed the Lavoie brothers to plant and operate the greenhouses on the property. From a verbal understanding after the cost of approximately \$125.00 putting these houses into operating shape, a rental of \$200.00 will be forthcoming and the sawdust bunkers filled to the previous level with fresh sawdust".

Again we quote from a letter written by Mr. Anderson of our Farm Department, October 11th, 1944: "Mr. W.J. Lavoie still owes this office a \$200.00 balance for his 1942-1943 lease and it does not appear that we will be able to collect this sum but we are more or less writing it off against the temporary sawdust bunker built on the Iamasaki property. Their tenancies have now been terminated and are not being renewed".

Nothing further has been done regarding this matter.

matter.

Page 3.

File No. 12273.

SOLD:

To The Director, The Veterans' Land Act, for \$3661.00 as at January 1st, 1943.

Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Takisi KANZAKI as at May 4th, 1944, against which were the following charges: Registration Fees \$6.00, Legal Fees \$15.00 = \$21.00, leaving a net credit of \$3640.00 from said transaction.

Adjustments as at January 1st, 1943, to the amount of \$12.43 being Purchaser's share of Unexpired Fire Insurance Premiums were placed to the credit of Takisi KANZAKI'S account.

The following Fire Insurance Policy:

North West Fire Insurance Co., Policy No. 205972 - \$1500.00 -

\$700.00 on 1 storey dwelling and

\$800.00 on household effects.

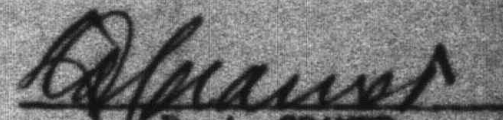
The Insurance covering the building was transferred to The Director, The Veterans' Land Act.

Certificates of Title Nos. 170837-E and 170838-E in the name of The Director, The Veterans' Land Act.

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

February 12th, 1947.

DAC:JS


D. A. CRAMER.

[illegible]

12273, En 1475,
En 1476 and En 1397

July 25th, 1950.

Mr. T. Kanuki,
70 Nile House,
N. C.

Dear Sir:

Re: War Savings Certificates
- Lillian Ariga \$60.00
Nancy Ariga 70.00
Ruth Ariga 15.00

We have your letter of the 15th instant in regard to the above.

On the 22nd of January, 1947, we wrote advising you that these certificates could not be utilized to pay the debts of Mr. Ariga. Your present letter indicates that Mr. Ariga's daughters confirm that these War Savings Certificates belonged to them and not to their father. While you formerly made a claim on these certificates you now state that you are willing to send the proceeds to the daughters in Japan.

From all of the above it is quite evident that the three daughters were the actual owners of the War Savings Certificates issued in their names.

However, in view of the fact that they returned to Japan on the Gripsholm in 1943, these War Savings Certificates are being held by the Custodian as enemy assets and disposition of same will depend upon the terms of the Treaty of Peace.

An extra copy of this letter is enclosed herein in order that you may forward it to the daughters in Japan for their information if you so wish.

Yours truly,

F. C. Shears,
Director.

FCS/js
Encl.

70 Mile House B.C.

July 15th 1950

Council to the Custodian

Department of the Secretary of State
509 Royal Bank Bldg. Vancouver B.C.

EVACUATION SECTION	
Rec'd	JUL 20 1950
File No.	1397/476/197
Ans.	12/2/50
Referred	Shawn

Dear Sir

What shall I do?

I having kept these Mr J.C. Ariga's
daughters having Bonds for security their
Fathers Debt until you taken away on
July 21st. 1944 from my Deposit Safety Box
at Bank of Montreal Money B.C.

Their daughter want Return these Bond
or Cash. They said these Bond is Our

Money not Fathers Money Can you Bank
me this Bond, I will send it them

Yours truly

T. Kanagaki

-these daughter been held Certified Canadian
Citizen in Japan

War Savings Bond

412 Lillian ariza

A	1446592	\$5.00
TA	642691	5-
"	196679	10-
"	1066905	5-
"	1637758	5-
A	6372516	5-
"	6372515	5-
TA	2299603	5-
A	6930387	5-
B	1726220	10-

TOTAL \$60.00

Grancy ariza

A	1261917	\$5.00
"	1333178	5.00
TA	540658	5-
"	1207616	5-
"	995989	5-
"	1066920	5-
"	239313	10-
"	1637760	5-
A	5579958	5-
TA	2004311	5-
"	2284110	5-
"	2284109	5-
"	4007144	5-

TOTAL \$70.00

Ruth ariza

A	1315494	\$5.00
"	1637759	5-
TA	605801	5-

TOTAL \$15.00

TOTAL \$145.00

1273 for Claim file.

30th January, 1948.

Mr. Takasi KANZAKI,
Regn. No. 13852,
East Lillooet, B.C.

Dear Sir:

Please be advised that your account has been credited
with the sum of \$48.69, being refund of 1943 taxes on property
described as S₁, Blk 5, of NW₂, Map 893, R.W.D.

Yours truly,


H.L. Brown,
Office of the Custodian.

MLB:HA

File No. 12273
Reg. No. 13652

TOTAL CREDIT

Date	Particulars	Debit	Credit	Balance
1943 January 1	Credit re Sale of Property			
March 11	Land Registry Office - Certificate	2.00	\$3,667.43	
October 26	Maple Ridge Co-Op. Crop returns		.60	
	Sale of mail box		1.00	
1945 April 23	Legal fees re sale of property	15.00		
July 6	Proceeds Auction Sale		55.13	
December 16	B. C. Electric Railway Co. - security deposit refund		5.00	
1946 January 29	Refund 1943 taxes		48.69	
February 10	Cheque to you	3,760.12		
March 1	Maple Ridge Co-Op shares redeemed		111.15	
March 23	Cheque to you	111.88		
		<hr/>	<hr/>	
		\$3,689.00	\$3,689.00	

HTL

Accounting Department
November 14th, 1949

MEMORANDUM

Files 12273 and
Benny 1399

May 25, 1948.

TO: MRS. A. G. McARTHUR

FROM: MR. F. G. SHEARS

Re: Takasi KANEAKI and James Chiyokichi ARIGA
Your Memorandum, May 7, 1948.

There has been no correspondence with Mr. Kaneaki since January 22, 1947, and it would appear that he is not pressing his claim. Mr. Wright's early correspondence suggests that the assets we are holding must be considered as belligerent enemy assets.

The Cash Surrender Value of the policy is small compared with the coverage for the next ~~40~~ years and I would suggest that the matter be left in status quo. If the matter is revived, a letter along the following lines is suggested:

"A review of your file indicates that you consider that you have some interest in the War Savings Certificates and the Manufacturers Life Insurance Policy left with you by Mr. Ariga. Due to the fact that Mr. Ariga was repatriated to Japan in 1943, the Custodian's position has previously been outlined to you.

"With regard to the War Savings Certificates, it has been pointed out to you that these are in the names of Lillian Ariga, Ruth Ariga and Nancy Ariga and the benefits from the Certificates will accrue to them unless they will voluntarily transfer their interests to you.

"With regard to the Life Insurance Policy, you are doubtless aware that at the present time, the Cash Surrender Value of this policy would be approximately only \$90.00 (or whatever the amount might be). Further, if undisturbed, the policy will continue in force until 1953 and, in the event of Mr. Ariga's death prior to that date, the face value of the policy, namely \$1,000.00, would be payable to his heirs. If the Cash Surrender Value of the policy were secured now, this coverage would be terminated.

"It occurs to us that you might still retain some contacts with the Ariga family in Canada and that a mutually satisfactory agreement might be arrived at. We make this suggestion to you in view of the fact that even though the policy were surrendered and the proceeds made available to you, the amount would be very small and the arrangement suggested might, in the long run, be more beneficial to you".

FGB/AG

gys

MEMORANDUM

Files 12273 &
Benny 1399

May 7, 1948.

TO: MR. F. G. SWANSON
FROM: MRS. A. G. MARTHUR

Re: Takasi KANEAKI, Reg. No. 13852, File 12273
and James Chirakichi ARIGA, Benny File 1399

I am referring these two files to you as upon reading the correspondence on File 12273 dated January 3, 1946, January 6, 1947, January 14, 1947, January 22, 1947, January 29, 1947, February 19, 1947, December 22, 1947 and December 30, 1947, and relative correspondence on Ariga's file referring to Kaneaki's Safety Deposit Box in May and July 1944, you will see that some of our old insurance problems are involved.

As I see it, the main question is: Shall we deprive Kaneaki of the security given to him by Ariga in favour of Ariga's heirs? In other words, should we allow an asset now worth \$90.00 (together with the War Savings Certificates) to be taken away from the creditor with whom it was deposited by the debtor and, for all practical purposes, deliver it to the heirs of Ariga against whom neither the creditor nor the Custodian can take any action?

AMG/AG

A. G. Marthur.

File No 12273

Lillooet, B.C. Mar. 18th 1948

Messrs The Custodian's Office
Department of The Secretary of State, of Canada,
Vancouver, B.C.

Dear Sir

I have received your letter of 15th inst.
Please find my Certificate of The Maple Ridge Cooperative
Produce Exchange Shares as following.

No	Certificate	Shares
818	"	8
315	"	10
494	"	16
621	"	21
28	"	19
723	"	13
	Total	87 Shares

Truly Yours

T. Kanzen

EVACUATION SECTION	
Rec'd	MAR 20 1948
File No.	12 273 / 12-58
Ans.	
Released	

7/11/88

12273

February 24, 1948.

Mr. Takiai KANZAKI,
Reg. No. 13852,
East Lillooet, B. C.

Dear Sir:

We have for acknowledgment your letter of the 16th instant, enclosing cheque #4180 for \$21.25 and cheque #4182 for \$14.00, both signed by Hugh McDowall in your favour.

We are returning these cheque to you and would suggest that you place them in the hands of a Solicitor or your Bankers for collection, and you could advise them to take whatever action you consider necessary.

These cheques, as you know, are both dated in 1940, and were not declared by you at the time of evacuation and, therefore, did not come under the control of the Custodian.

Yours truly,



C. H. Reed,
Office of the Custodian.

CHR/fm
enc.

East Lillooet, B.C.
Feb. 16 1948.

The Custodian's Office
Department Of The Secretary Of State
Of Canada.

EVACUATION SECTION	
FEB 23 1948	
Rec'd	
File No.	1873
Ans.	
Referred	Brewer

Will you please acknowledge that I've received
the sum of \$3780.⁰⁰ through the local bank (Bank Of Commerce).

Will you also try an collect two defaulted cheques
from Mr. Hugh Mac'Dowall amounting to \$35.25. Cheque no. 4182
\$14.00, Cheque no 4180 \$21. 25

Thanking you I'll remain.

Yours Sincerely

Regn. 13852

T. Kanazaki

EVACUATION SECTION	
Rec'd	FEB 7 1948
File No.	17773
App.	
Referred	Brown

Lillooet, B. C.,

February 5th, 1948.

OFFICE OF THE CUSTODIAN,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

RE: FILE #12273
Takasi KANZAKI

Mr. Kanzaki of East Lillooet, B. C.,
has asked me to request of your office that
if at all possible, the monies you have credited
to his account in the sum of \$3,716.12, be
transferred to his account in the Canadian
Bank of Commerce at Lillooet, B. C.

Mr. Kanzaki earnestly hopes that
circumstances at the present time will allow
the transfer of the funds to his account here.

Thanking you in advance for your
kind attention to this matter and trusting
that you are in a position to favourably
consider this request, I am

Very truly yours,

O. G. Etabrook

(O. G. Etabrook)
P. O. Box 118,
Lillooet, B. C.

\$3760 121

49 69
Received from 2/10
(Trans 1948)



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE BC/52-P

P.O. Box 1059,
Vancouver, B. C.

28 January 1948
EVACUATION SECTION

Rec'd JAN 29 1948

File No.

Ans.

Referred

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

Dear Sir:

Re: Your File #12273/13852
(1) S $\frac{1}{2}$ Bk. 5 of NW $\frac{1}{4}$ Map 893 and (2)
Lot 10 of NE $\frac{1}{4}$ Map 1676 both in Sec. 16
Tp. 12 NWD

We have your letter of January 22 enclosing certificate from the Municipal Tax Collector for the Municipality of Maple Ridge certifying payment of the 1943 taxes on this property by the former Japanese, T. Kanzaki.

Takizi
As requested by you we enclose herewith our cheque No. 14929 for \$43.69 to reimburse him for this payment, the 1943 taxes being properly payable by this Department. Would you kindly let us have your official receipt in acknowledgment in due course.

Yours truly,

I.T. Barnet
District Superintendent

Per: *[Signature]*

*Receipt Madid
Jan 30/48
[Signature]*

V.L.A. 104

WCG:eb
Encl.

12273

9th January, 1948.

Mr. Takasi KANZAKI,
Regn. No. 13852,
East Lillooet, B.C.

Dear Sir:

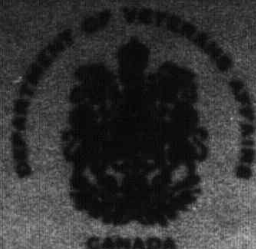
We note from your claim submitted to Commissioner Justice R.J. Bird, that you are asking recovery of \$48.69, being the amount of land tax paid by you on the 30th August, 1943.

If you would please forward the tax receipt to us by registered mail, we shall take immediate steps to effect recovery on your behalf, from the present owners.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:RA



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. 12273

PLEASE QUOTE BC/52-P

1231 Hare St.,
Vancouver, B.C.
January 6th, 1948.

Attention - Mr. M.L. Brown

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION

Re: JAN 3 1948

File No. 12273

Dear Sir:

Re: Takasi KANZAKI - Regn. No. 13852.
S $\frac{1}{2}$ Blk. 5, NW $\frac{1}{4}$ Sec. 16, Tp. 12, Map 1676, NWD

Brown
sent to you

In reply to your enquiry of the 3rd instant with reference to payment of the 1943 taxes on the above described property, we can find no trace on our records that the 1943 taxes on this particular piece of property were paid by this Department.

Presumably if they were paid by Mr. Kansaki he will have the Tax Collector's Official Receipt to support his claim.

Yours truly,

Wm Broadbent

for District Superintendent

WB/W

FILE 100-100000

4th March, 1947.

MEMORANDUM

To: Mr. W.E. Anderson

From: Mr. F.G. Shears

Re: Manufacturers Life Insurance
letter dated February 19th, 1947

If Mr. Takisi KANZAKI replies to your letter of January 22nd, consideration can be given to his claim as suggested in Mr. Wright's letter of January 14th, 1947.

If he does not reply, in view of the fact that the cash surrender value of the policy is only \$95.39 we will not take any action so that the policy will continue in force for a year or so giving protection during that period.

FS
F. G. Shears,
Director.

2000
6-1950
6-30-50
1349

FGS/TMB

12273

6th January, 1948.

W.E. Anderson, Esq.,
P.O. Box 314,
Honey, B.C.

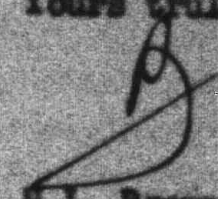
Dear Mr. Anderson,

Re: Takasi KANZAKI - Reg. No. 13852

Referring to our telephone conversation of this morning, we enclose herewith a copy of the claim submitted by the above named Japanese. As there is no inventory filed and as we have no information regarding disposal of these chattels, we would appreciate any information you may be able to obtain from Mr. R.E. Evans, in whose care the property was left.

Thanking you in anticipation.

Yours truly,


H.L. Brown,
Office of the Custodian.

MLB:4
Encl.

12273

3rd January, 1948.

District Superintendent,
Director, Veterans' Land Act,
1231 Haro Street,
Vancouver, B.C.

Dear Sir:

Re: Your file No. BC 52-P
Takasi KANZAKI - Regn. No. 13852.
S₂, Blk. 5, NW₂, Sec. 16, Tp. 12,
Map 1676, N.W.D.

Mr. Takasi KANZAKI, the former owner of the above described property, which was acquired by your Department as at 1st January, 1943, has registered a claim with the Commissioner, Justice Bird. Included in his claim is \$48.69 for taxes paid in 1943.

We would appreciate any information you may be able to give us in this regard.

Thanking you in anticipation.

Yours truly,


M.L. Brown,
Office of the Custodian.

MLB:HA

12273

30th December, 1947.

D.G. Estabrook, Esq.,
Lillooet, B.C.

Dear Sir:

Re: Takasi KANZAKI - Regn. No. 13852

Replying to your letter of the 22nd December, we wish to state that on the 22nd January last, Mr. Kanzaki was advised to the following effects: -

That War Saving Certificates of members of the Ariga family could not be used to pay debts of the father. Also, in view of the fact that Mr. Ariga had returned to Japan in 1943, his assets are regarded as belligerent enemy assets.

The Custodian does not accept liability for debts incurred by Japanese, either repatriates or evacuees.

Trusting this is the information you require.

Yours truly,



M.L. Brown,
Office of the Custodian.

MLB:HA

Lillooet, B. C.,
December 22, 1947.

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

EVACUATION SECTION	
Rec'd	DEC 29 1947
File No.	13273
Ans.	
Referred	Brown

Dear Sirs:

Mr. T. Kansaki of Lillooet, B. C. has asked me to enquire of your department about certain War Savings Certificates in your possession.

It appears that a Mr. J. C. Ariga, since repatriated to Japan, owed Mr. T. Kansaki several hundred dollars. Mr. Ariga turned over to Mr. Kansaki \$145.00 in War Savings Certificates held by various members of Mr. Ariga's family, as security on the debt. Your department demanded of Mr. Kansaki return of the said certificates to the Custodian of Japanese affairs. Mr. Kansaki submitted the Certificates to your office.

In making up his (T. Kansaki) claims of losses, which he expects will be heard early in January, 1948, before Justice Bird, Mr. Kansaki would like to know what disposition your office has made of the Certificates. He feels, and possibly quite rightly, that insofar as the Office of the Custodian has acquired the assets of repatriated Japanese, that the Office of the Custodian is quite liable for the liabilities of the said repatriated Japanese. He feels that insofar as Mr. Ariga covered his debt in part by leaving with him the \$145.00 of War Savings Certificates now in the possession of the Custodians Office, that some statement is now due him as to the attitude of the Custodian in the matter, to allow him to draw up a proper claim if the Certificates are to be withheld from him.

An expression in the above problem by your office would be greatly appreciated.

Yours very truly,

O. G. Estabrook
O. G. Estabrook.

OE/e

lillooet B. C. Jan. 29th 1947

department of the secretary of state
office of the custodian
vancouver B.C.

file# 12273 &
int. 1399

EVACUATION SECTION	
Rec'd. FEB 3 1947	
File No. 12273	
Asst.	
Referred	

12273- and to Ariga

dear sir

i am in receipt of your letter
of january 22nd. 1947 and as suggested by you
i am forwarding the following declaration

on dec. 2nd. 1941 loaned to Mr. C. Ariga the sum
of \$885.00
on september 4th 1943 loaned to Mr. C. Ariga the
sum of \$333.00 total \$1198.00
on january 5th 1942 was paid the sum of \$800.00
balance of the loan \$398.00

as regards Mr. Ariga's life insurance policy and
the war saving certificates they were given to
me to be held as securities

truly yours

T. Kanzaki
takizi kanzaki

12273 & Int. 1399

22nd January, 1947.

Mr. Takisi KANZAKI,
Registration No. 13852,
East Lillooet, B.C.

Dear Sir:

Your letter of the 28th December, was received and we have referred your request to Ottawa. The present opinion is that you would have no rights against the assets of Mr. ARIGA's children, and that the War Savings Certificates should not be utilised to pay his debts.

As regards the Life Insurance policy, it is intimated that some consideration would be given to your claim, and we would suggest that you provide us with a sworn declaration setting forth the actual facts regarding the loan and the note which you have, and what amount has been paid on same. You should also declare the circumstances under which this policy and the War Savings Certificates came into your possession.

In view of the fact that Mr. ARIGA returned to Japan in 1943, his assets are regarded as belligerent enemy assets.

We are enquiring from the Insurance Company, the present value of the policy.

Yours truly,

W.E. Anderson,
Office of the Custodian.

FCS:HA

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. J-9

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
January 14, 1947

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Re: James Chiyekichi ARIGA
Your Files 12273 - 1399 (Int)

Dear Mr. Shears:

We have for acknowledgment your communication of the
6th instant.

It is noted that the above named returned to Japan with
his family in 1943 and under these circumstances his assets must now
be regarded as belligerent enemy assets.

You should hold the policy and ascertain the cash surrender
value from the insurance company. It would be advisable to have them
file Form D and send us a copy.

It would not seem unreasonable to give consideration to
Kanzaki's claim, provided he files a sworn declaration setting forth
the facts, but any amount paid would necessarily come from the pro-
ceeds of the policy.

The claimant would have no rights as against the assets of
the children and the War Savings Certificates should not be utilized
to pay a creditor of the father.

The Custodian will be glad to consider the matter further
upon receipt of the declaration referred to and details as to the
insurance policy.

Yours very truly,


K. W. BRIGHT
COUNSEL TO THE CUSTODIAN

KWB/JF

506 Royal Bank Building,
Vancouver, B.C.

6th January, 1947.

12273 ✓
1399 (Enemy Section)

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright,

James Chiyokichi ARIGA and family were repatriated to Japan on the "Gripsholz" in 1943 and on December 1st of that year you wrote to Takisi KANZAKI as follows:

"Mr. James Chiyokichi ARIGA and Family have been repatriated to Japan and therefore all their assets now vest in the Custodian.

Before leaving for Japan, Mr. Ariga informed us that he left in your care, his Manufacturer's Life Insurance Policy No. 560,970, for \$1,000.00, War Savings Certificates belonging to Miss Ruth Ariga amounting to \$15.00, War Savings Certificates belonging to Lillian Ariga, amounting to \$60.00, and War Savings Certificates belonging to Nancy Ariga amounting to \$65.00.

As all these items now come under our control, will you kindly forward them to this Office, as soon as possible."

The life insurance policy on the life of Ariga, his wife being the beneficiary, was sent to us by Mr. Kanzaki and after some correspondence Mr. Kanzaki also sent the key to his safety deposit box from which we obtained War Savings Certificates amounting to \$140.00 in favour of minor children of Mr. Ariga.

Kanzaki now writes as follows:

"I have in my possession Mr. Ariga's Note for \$865.00 and also a letter (Japanese) from him instructing me to pay for him to Mr. Mitani of Winnipeg Manitoba the sum of \$333.00 which I did and have in my possession a letter from Mr. Mitani acknowledging receipt of above mentioned sum.

12273
1999 (Enemy Section)

L.H. Bright, Esq.

6th January, 1947

"Since I can see no means of collecting the above mentioned sums directly from him now I would like to take this opportunity to file my claim against Mr. James Chiyokichi Ariga to the total sum of \$1198.00.

I understand you all holding Mr. Arigas war saving certificates valued at \$145.00 which formerly was in my possession as security would it be possible for you to transfer these certificates to me as part of the payment to claim of \$1198.00 in the event Mr. Arigas has no other credit entrusted in your care.

Also I wish to send to me Mr. Arigas Manufacturers life insurance policy No. 560970 which I have sent you on December 3rd 1943."

From the fact that Kanzaki was holding the insurance policy and had in his possession the War Savings Certificates it might appear that he was holding these as security for the advances he made to Ariga.

Ariga's file does not indicate any other debts and we have no funds to his credit.

Would you suggest that consideration could be given to Kanzaki's request at this time or whether we should continue to hold the policy and War Savings Certificates as enemy property on behalf of Ariga?

Yours very truly,

F. G. Shears,
Director.

FOS/PMH

EVACUATION SECTION
Rec'd. JAN 3 1944
File No. 12273
Referred *Ariga*

Lillooet B.C. December 28th 1943

Counsel to Gutodian
Dear Sir

I have in my possession Mr. Ariga's Note for \$865.00 and also a letter (japanese) from him instructing me to pay for him to Mr Mitani of Winnipeg Manitoba the sum of \$333.00 which I did and have in my possession a letter from Mr Mitani acknowledging receipt of above mentioned sum

since I can see no means of collecting the above mentioned sums directly from him now I would like to take this opportunity to file my claim against Mr. James Chiyokichi Ariga to the total sum of \$1198.00

I understand you all holding Mr. Ariga's war saving certificates valued at \$145.00 which formerly was in my possession as security would it be possible for you to transfer these certificates to me as part of the payment to claim of \$1198.00 in the event Mr Ariga has no other credit entrusted in your care

also I wish to send to me Mr Ariga's Manufacturers life insurance policy No 560970 which I have sent you on December 3rd. 1943

yours very truly

T. Kanzaki
Takizi Kanzaki

my file NO1399

for 1399

File No. 12273

Date May 10th / 45

SUMMARY

Name: KANZAKI

Address: 15th Ave. Hanoi B.C.

(1) - We have today moved to auction room at Hanoi effects as per enclosed list at a total cost of \$17.57 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Budd Temple 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 \$10.00 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:

Had no L.P.

The tenant gave us the following explanation:

Personal 10 pieces

NAME KAWAKI, Takie

REGISTRATION NO. 13652

FILE NO. 12873

The following chattels were sold by public
 auction at Haney, D. C. on 7/4/45 and 10/3/45.

	Brought forward	\$	31.30
Plant stand	036		0.25
✓ Box crockery			0.25
✓ Scales and weights			5.00
✓ 2 Iron pots			1.25
✓ Silver plough			10.00
✓ Tools			13.65

Total	(Auctioneer's Fee: \$ 8.23	
Less Expenses:	(Advertising: 1.07	
	(Moving: 17.27	

Net Proceeds Credited:

Members of Custodian Staff Present. W. E. Anderson

Extracted from Auctioneering List No. Haney 15.

Remarks.

Net 036. Other Japanese Property

12273

April 12th, 1945.

Mr. Takizi KANZAKI,
Registration No. 13852,
East Lillooet, B. C.

Dear Sir:

We have for acknowledgement yours of the 9th instant in which you state that Mr. R. E. Evans claims he paid the sum of \$475.00 into this office covering rent of last year.

We are at a loss to understand Mr. Evans' statement as your property was sold effective January 1st, 1943, and any rent accruing after that date would, therefore, be paid to the purchaser by Mr. Evans and not to the Custodian.

At this time your account shows a credit balance of \$3,667.03 and if you wish us to send any portion of this to you, we will be pleased to do so on receipt of word from you.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

East Lillooet, B.C.,
April 9, 1945.

MR. R. D. RICHARDSON,
Dept. of the Secretary of
State of Canada,
Vancouver, B.C.

EVACUATION SECTION	
FILED	APR 11 1945
FILE NO.	12273
FILE	808
FILE	Farm

Dear Sir,

MR. R. E. EVANS claims he paid the Custodian four hundred and seventy-five dollars (\$475.00) in rent last year. I would like to know if I could obtain that amount as you see I am here on a self-supporting base.

Will you kindly see what you can do for me in this matter. Thanking you I remain

Yours truly,
T. Kanazaki.

4
4 Blue 3667.03

12273

Your File BC/52P

October 31st, 1944.

The Director,
Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Takizi KANZAKI

In reply to your letter of October 28th, please be advised that there was no written agreement between the Lavoies and this office. My understanding is that there was some verbal agreement between them and Mr. Evans, who was acting caretaker on behalf of the Japanese. Attached is a letter written to the Lavoies after a discussion with Mr. Evans and themselves, but this letter has not been acknowledged.

We regret that we are unable to furnish any further conclusive evidence in this matter.

Yours truly,

W. E. Anderson,
Farm Department.

WEA:OH
Enc.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. 12275

PLEASE QUOTE BC/52F

SECTION	
OCT 30 1944	
FILE NO.	12273
FILE	Wa
Referred	Anderson

Attn: Mr. W.E. Anderson

518 Rogers Bldg.,
VANCOUVER, B. C.,
October 28, 1944.

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir: Re: Messrs. W.J. & R.J. Lavoie-Takizi Kansaki ppty.
 8½ Blk. 5, NW¼ of Sec. 16, Tp. 12, Map 893, N.W.D.
 Lot 10 of NE¼ of Sec. 16, Tp. 12, Map 1676, N.W.D.

Further to our letter of October 7th and your reply of October 11th for which please accept our thanks, there is one point in connection with the occupancy of this property by Messrs. W.J. and R.J. Lavoie which we would like to have cleared up. The occupancy of the property was arranged in 1942 by your office and we are anxious to know if there is any written agreement in existence for the period 1942 - 1943. If so, could we be furnished with a certified copy thereof. Reply at your earliest convenience will be appreciated.

GEB:MA

VLA 104


District Superintendent.

12273

Your File BG/52P

October 11, 1944.

Soldier Settlement and
Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sirs:

Re: W. J. & R. J. Lavoie - T. KANZAKI property.
S $\frac{1}{2}$ Blk. 5 of NW $\frac{1}{4}$ of Sec. 16, Twp. 12, Map
893 AND Lot 10 of NE $\frac{1}{4}$ of Sec. 16, Twp. 12,
Map 1676. Municipality of Maple Ridge.

In reply to your letter of October 7, 1944, please be
advised that rent was not collected by this department on
account of Messrs. W. J. and R. J. Lavoie on the Kanzaki
property.

For your information the above parties have a very poor
credit record and from information received they owe several
people accounts in Maple Ridge. We were able to collect the
1944 lease consideration on our greenhouse properties under
lease to them, as we had a signed crop order on C. C. Dan
and, although he took a lien on their truck equipment to
cover this amount, I have since been informed that they have
cleaned up their account with him. Mr. W. J. Lavoie still
owes this office a \$200.00 balance for his 1942-1943 lease
and it does not appear that we will be able to collect this
sum but we are more or less writing it off against the tempor-
ary sawdust bunker built on the Yamasaki property. Their
tenancies have now been terminated and are not being renewed.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

EVACUATION SECTION

Rec'd OCT 10 1944

File No. 12273

Ans. 1066

Referred *Good and*

YOUR FILE NO.

PLEASE QUOTE BC/52P

Attn: Mr. E. Good.

518 Rogers Bldg.,
VANCOUVER, B. C.,
October 7, 1944.The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: Messrs W.J. & R.J. Lavoie - Takisi Kanzaki Ppty.
S $\frac{1}{2}$ Blk.5 of NW $\frac{1}{4}$ of Sec.16, Tp.12, Map 893, N.W.D.
Lot 10 of NE $\frac{1}{4}$ of Sec.16, Tp.12, Map 1676, N.W.D.

The above property, now acquired by the Director, the Veterans' Land Act was operated during the winters of 1942 and 1943 by Messrs. W.J. & R.J. Lavoie and, as far as we can ascertain from our records, the consideration was set at \$500.00. It does not appear that any lease agreement was drawn and Lavoie Brothers apparently took over the property under a License of Occupation. It seems that a cash payment of \$200.00 was made to your Department and the balance of the rental, i.e. \$300.00 was secured by a Promissary note on the Haney Bank, payable June 15th, 1944. This note, when presented to the bank was not honored, there being no funds to meet it, and from an enquiry we made, it would not appear that we shall be able to effect collection without litigation.

Our enquiries have elicited the information that Lavoie Brothers have very little substance and that the few assets they have are already tied up under lien. We are informed that the parties concerned are occupying separate properties under lease agreement with your office and it would be appreciated if you could furnish information as to the standing of their accounts with you. Are you experiencing difficulty in collecting rentals? We are told that the properties which these men are leasing both have good housing accommodation as well as greenhouses, also that both men have suitable outside employment. If there is any information that you may have on your files which would assist us in reaching a decision as to whether or not legal action to recover what is due the Department would be advisable, we shall very much appreciate having such information. It is, of course, understood that any particulars which you may furnish will be maintained in the strictest confidence. An early reply will be appreciated.

District Superintendent.

*Bank of Montreal,**Hancy Bk*

20th July, 1944.

REGISTERED

Counsel to the Custodian,

Department of the Secretary of State, Refer'd

509 Royal Bank Building,

Vancouver, B.C.

Dear Sir,

Re: Takiji KANZAKI - Reg. No. 13852, 12273
and Safety Deposit Box. No. 55.

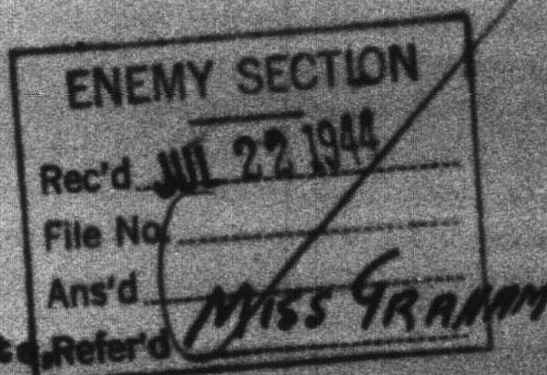
With further reference to your letter of 15th May and subsequent correspondence we enclose herewith the undermentioned War Savings Certificates which have been withdrawn from the Safety Deposit Box of Takiji Kanzaki. The Box contained no other documents belonging to the Ariga family.

Please acknowledge receipt by signing and returning to us the enclosed copies of this letter, one of which will be forwarded to Mr. Kanzaki.

A 1486592
TA 642691
TB 196679
TA 1066905
TA 1637758
A 6372516
A 6372515
TA 2299603
A 6938387

Lillian Ariga

5.00
5.00
10.00
5.00
5.00
5.00
5.00
5.00
5.00

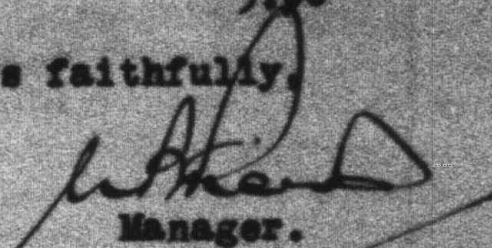


To Counsel to the Custodian (Continued)

20th July, 1944.

No.	Name	Amount
B 1726220	Lillian Ariga	10.00
A 1261917	Nancy Ariga	5.00
A 1333178	"	5.00
TA 540658	"	5.00
TA 1207616	"	5.00
TA 995989	"	5.00
TA 1066920	"	5.00
TB 239313	"	10.00
TA 1637760	"	5.00
A 5579958	"	5.00
TA 2004311	"	5.00
TA 2284109	"	5.00
TA 2284110	"	5.00
TA 4007144	"	5.00
A 1315494	Ruth Ariga	5.00
TA 605801	"	5.00
TA 1637759	"	5.00

Yours faithfully,


 Manager.
 W. B. Piers.

*Pls aptk to me
K. V. V.*

29

1399 Int.
12273 Evac.

509 Royal Bank Building
Vancouver, B.C.
July 6th, 1944

Bank of Montreal
Nanaimo, B.C.

Gentlemen:-

Re: Takiiji KANZAKI, Reg. #13852
and Safety Deposit Box.

We wish to thank you for your letter of the 5th instant and have noted the contents thereof.

In regard to Mr. Kanzaki's statement to you that he filed a claim against Mr. James Chiyokichi ARIGA amounting to \$333.00 on September 6th, 1943 we regret to advise you that our files do not reveal any trace of his letter. However, we can see no objection to his filing a claim against Mr. Ariga with the Custodian.

We are enclosing an extra copy of this letter which you may forward to Mr. Kanzaki should you so desire.

Yours truly,

K. B. WRIGHT
COUNSEL TO THE CUSTODIAN

GWP/PR
Encl.

Canada

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

JAPANESE EVACUATION SECTION

File No. 12273
Reg. No. 13652

506 Royal Bank Building,
Vancouver, B. C.

JUN 8 1944

Mr. Takio KAWAZAKI,
East Lillooet, B. C.

Dear Sir:

32 - 15th Ave., Hanesy, B. C.
Sunn. of Maple Ridge, Lot 5 of the E.W. $\frac{1}{4}$ of Sec. 16, Tp. 12, Map 893,
Re: saving and exception therefrom an 0.89 acre portion heretofore conveyed
and 9 acres shown on sketch 5727, C. of E. 50678. AND
Lot 10 of the E.W. $\frac{1}{4}$ of Sec. 16, Tp. 12, Map 1876, Dis. of New Westminster,
C. of E. 50677.

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	3661.00
Add:	
Unexpired insurance premium as at January 1st, 1943	12.43
	<u>3673.43</u>
Less:	
Tax arrears to December 31st, 1942	6.00
Registration fee	6.00
Encumbrance—Principal	
Interest	6.00
Net proceeds of sale	3667.43

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.

R

1943

Jan. 1 Credit re Sale of Property

Debit

Credit

Balance

\$3667.43

Land Registry Office C/E (2)

\$2.00

Feb. 11 Maple Ridge Co-Op. Crop returns

.60

Oct. 28 Sale of Mail box

1.00

~~\$2.00~~

~~\$3667.03~~

~~\$3667.03~~

1945

Apr. 23 Legal fees re 8/P.

15.-

July 6 Peds. Annot. Sale

55.13

Dec 18. PCE R Cols. for 2p refund

5.-

1948

Jan 29. Refund 1943 Taxes

48.69

Feb. 10 Chq. by

3760.12

March 1. Maple Ridge Co-Op share redeemed

111.15

23 Chq. by

111.88

3889.-

3889.-

00

Farm Appraisal Report

File No.

9204

Land Description $S\frac{1}{2}$ of Blk. 5 of N.W. $\frac{1}{4}$ of Sec. 16, Tp. 12, Map 893, N.W.D.
 Lot 10 of N.E. $\frac{1}{4}$ of Sec. 16, Tp. 12, Map 1676, N.W.D.

Containing 19.45

Acres

Owner's Name Takisi KANZAKI

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

Nearest Rail Point Haney, B.C. - C.P.R.

Distance 2 miles

Market Town New Westminster, B.C.

Distance 22 "

Church (give denomination) All denominations, Haney

Distance 2 "

Nearest School Alexander Robinson Public School

Distance 1 mile

Haney High School, 2 miles

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

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

Property fronts on 15th Avenue. Fair gravelled road which comes to a
 dead end at the south west corner of Lot 10.

Is this district a good one? Fair.

Employment opportunity Strictly limited

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

Describe Fencing and its condition: 2280' 3 B.W. poor on Lot 10

Value \$

Included in

Water supply: Two dug wells 22' deep 10x10 and gas engine and
 pump in winter creek on Lot 10. Water tank 10x12 on tower.

Value \$

Land value

Both wells have 10x10 cement
 collars.

BUILDINGS ON FARM

Lot 10 BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 28	Frame	1 $\frac{1}{2}$ sty	Shgl	20 yr	Cedar Blocks	Fair	500.00
Bath House	10 x 10	"	8'	"	20 "	Cement	Poor	nil
Barn	18 x 24	Pole & Shake	14'	Shake	20 "	Pole	Poor	nil
Blk. 5	"	"	"	"	"	pt. cedar blk.	"	"
Henhouse	18 x 128	Frame	14'	Shgl	11 "	pt. cement	Fair	400.00
Double Decker	10 x 12	"	8'	Shake	11 "	Cement	Fair	30.00
Sprouting Shed	14 x 16	"	8'	"	11 "	Cement	Fair	50.00
Incubator Hse.	8 x 12	"	8'	"	11 "	Cedar blk.	Poor	nil
Straw Shed	36 x 200	Bash & glass	5' x 8'	glass	4 "	cement	Good	2,300.00
Double Greenhse.	36 x 200	" " "	"	"	2 "	do	Good	2,590.00
Boiler Hse. & Boiler	18 x 52	Frame	10'	corr. iron	4 "	pt. cement	Good	500.00
Saw Dust Barn.	30 x 50	Pole & Plank	30'	do	4 "	Cedar	"	200.00
						poles in ground		

Electric light installed to all buildings.

Total present day value \$ 6,570.00

Total Value Buildings add to farm House, Glasshouses, boiler and hen-
 houses, etc. \$ 3,285.00

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

Describe the basement and chimney: 1 brick on bracket.

No. rooms downstairs? 5 Upstairs? 2 How finished Lumber and papered.

Are buildings painted? Glasshouse only Condition of paint Good

Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Lot 10						
2.55	Undulating	10" heavy clay loam	Clay	Sod and thistles	60.00	153.00
Blk. 5						
3.85	Level	10"-12" clay loam	Clay	Small fruit garden and buildings site	70.00	199.50
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.						
Lot 10	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
.70	Undulating	10" clay	Clay	Cleared growing up	25.00	35.00
6.75	"	do loam	"	Lt. to heavy bush	150.00 up	5.00
Blk. 5						
5.60	Undulating	10" clay	Clay	Lt. to heavy bush	150.00 up	5.00
		loam				
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
Blk. 5	Deep ravine		Light bush, some alder firewood		5.00	
1.00					5.00	

Total value of Land \$ 443.75

Total added by buildings to value of farm \$ 3285.00

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

Total value of farm \$ 3728.75

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Owner still in occupation and has been in Haney District since 1909. Lot 10 has been neglected for last 5 years and all work is now concentrated on Blk. 5, where glass houses are located; still has 400 Leghorns in henhouse; expects to ship 1000 crates of tomatoes this year.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruit and poultry, with a highly developed greenhouse plant on it.

Noxious weeds: Thistles are very bad.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipality, Haney, B.C.
Lot 10 - Land assessed at \$600.00 - 1942 Tax \$27.76
Improvements " 800.00
Blk. 5 - Land assessed at \$700.00 - 1942 Tax \$50.37
Improvements " 2500.00
\$4600.00 \$78.13

Date: 8th June 1942

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 4th day of June 1942.

Inspector's Signature

"L. B. PLUMBLY"

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

P. KANZAKI

Farm Appraisal Report

Block 5 has no dwelling house and is being used mainly for highly developed greenhouse work with small cleared area in small fruit and garden vegetables, with 400 laying hens still in poultry house, and dwelling house is on Lot 10 across the road. Some years ago the cleared land on Lot 10 was all in small fruit and has been neglected since greenhouses were erected, and land is now in sod and thistles are very bad. Lot 10 is badly cut by gullies and ravines, also there is a deep gully on Block 5. Both lots are in a poor location at the end of 15th Avenue. Owner has over 200 cords of wood on Lot 10 stacked and has 200 units of sawdust in sawdust barn. Henhouse is a double decker and will accommodate 1100 birds. There are 20 old mixed fruit trees and 50 young greengage trees. All cleared land on Block 5 is tile drained.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE

ORCHARDS, SMALL FRUITS, ETC.

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

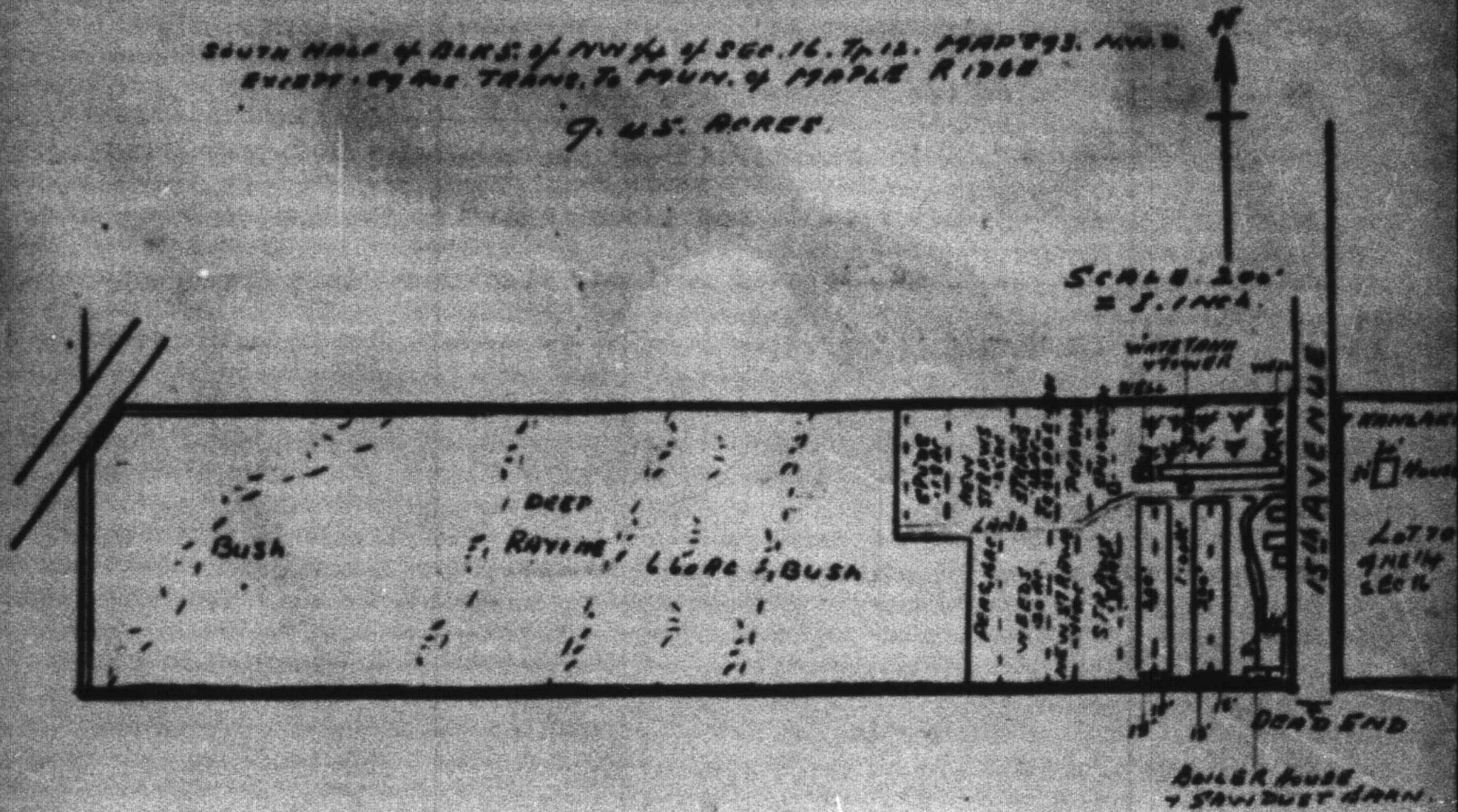
	Present Value
.76 ac. 1st and 2nd year strawberries	\$
.30 " peas	\$
.23 " spuds	\$
Balance of cleared land in weeds and small patch of cabbage.	\$
1.00 acre taken up on Block 5 with greenhouses and other buildings.	\$
	\$
	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$

Diagram of Property

TAKIZI KANZAKI.

SOUTH HALF of BARS of NW 1/4 of SEC. 16, T. 12, R. 12, MAP 193, AM. D.
 EXCEPT BY THE TRANS. TO FRANK. of MAPLE RIDGE
 9.45 ACRES.



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

value is \$ 4000

Date 30th July 19 42.

"I. T. BARNET"

District Superintendent.

T. KAWZAKI

Farm Appraisal Report

Remarks Lot 10 has dwelling house and small barn.
See remarks on Block 5.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

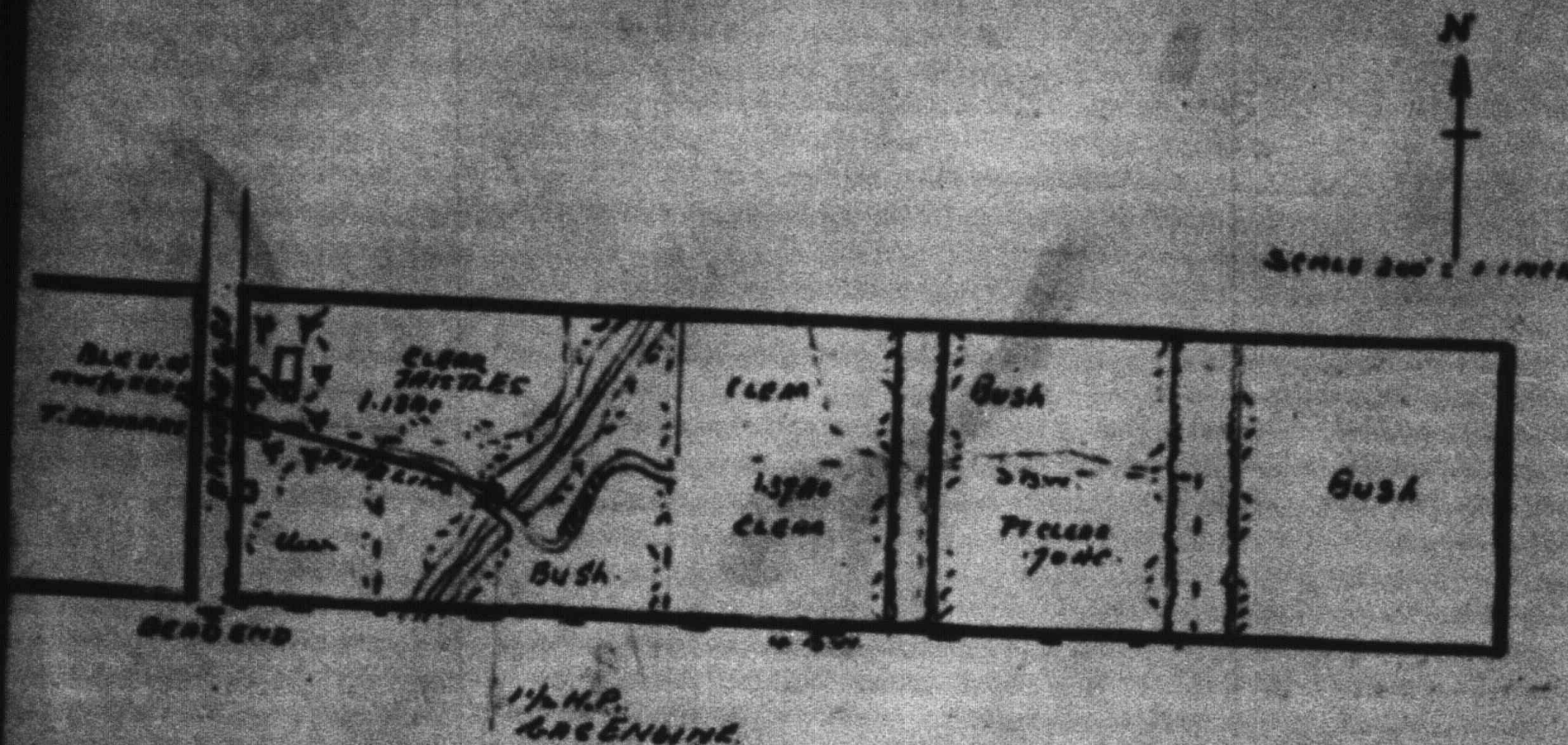
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

TAKIZI KANZAKI

LOT 10. of NE 1/4 of SEC. 16 T. 12. R. 16.76 N. W. 12.
10.00 ACRES



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

Date _____ 19____

District Superintendent.

C
O
P
Y

BANK OF MONTREAL

Haney, B.C.

Counsel to the Custodian

Department of the Secretary of State

509 Royal Bank Building

Vancouver, B.C.

Dear Sir,

Since receiving your letter of 15th May we have written several letters to Mr. Kanzaki suggesting that we be given authority to open his Safety Deposit Box for the purpose of withdrawing the Ariga documents.

He has finally agreed to do this but, before sending in his key, asks us to inform you that on 6th September, 1943 he gave notice to the Custodian that he had advanced \$333.00 to Mr. Ariga who left as security \$145.00 in War Savings Certificates in his daughters' names.

If you will write us a letter, enclosing a duplicate for Mr. Kanzaki, advising the standing of this claim from your point of view we will again communicate with Mr. Kanzaki in an endeavor to avoid the forcing of his Box to obtain the documents you require.

Yours faithfully,

Manager.
W. B. Piers

Bank of Montreal,

Haney B.C.

24th May,

EVACUATION SECTION	
Rec'd	MAY 25 1944
File No.	12273
Ans.	
Referred	509

Counsel to the Custodian,
Department of the Secretary of State,
509 Royal Bank Building,
Vancouver, B.C.

1399
12273 (Evac)
Legal Department

Dear Sir,

Re: Takiji KANZAKI - Reg. No. 13852
and Safety Deposit Box No. 54

ENEMY SECTION	
Rec'd	MAY 25 1944
File No.	
Ans'd	
Referred	MR GREEN

On receipt of your letter of 15th May we communicated with Mr. Kanzaki, offering to open his box if he would send us a key, as the forcing of the box would necessitate bringing an expert from Vancouver and involve the Bank in the listing of all the contents pending repairs to the door and lock of the box, but he has misgivings regarding the safety of his valuables if he should give access to any other party.

He has asked that he be given a permit to come to Haney for the purpose of opening his box, with or without an escort, and we shall be glad if you will advise if this can be arranged.

Yours faithfully,

*Mr. Knight requests
J.M. to advise Re of*

*Montreal we cannot permit
return of Kanzaki. J.M. to see if Mr. Piers
can make one more attempt to get key, failing
which will have to insist on forcing of box*

W.B. Piers.
Manager.

*This is
being done*

509 Royal Bank Building,
Vancouver, B. C.
May 15th, 1944.

~~12273~~
12273 (Exec)
Legal Department

Bank of Montreal,
Honey, B.C.

Re: Takiji KANZAKI - Reg. No. 13852,
and Safety Deposit Box.

Gentlemen:-

Mr. Kanzaki has refused to deliver to the Custodian certain enemy owned securities held in his Safety Deposit Box at your office and we are, therefore, compelled to take other steps to gain possession.

We are asking our Mr. J. Moryson to call at your office and arrange to have the Safety Deposit Box opened in your presence.

The box is said to contain the below listed War Savings Certificates which are to be removed and handed to Mr. Moryson together with any other documents belonging to the Ariga family.

Miss Ruth Ariga	\$15.00	
Miss Lillian Ariga	60.00	
Miss Nancy Ariga	<u>65.00</u>	\$140.00

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/PR

1399
12273 (Evac)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
May 15th, 1944.

Bank of Montreal,
Honey, B.C.

Re: Takiji KANZAKI - Reg. No. 13852,
and Safety Deposit Box.

Gentlemen:-

Mr. Kanzaki has refused to deliver to the Custodian certain enemy owned securities held in his Safety Deposit Box at your office and we are, therefore, compelled to take other steps to gain possession.

We are asking our Mr. J. Moryson to call at your office and arrange to have the Safety Deposit Box opened in your presence.

The box is said to contain the below listed War Savings Certificates which are to be removed and handed to Mr. Moryson together with any other documents belonging to the Ariga family.

Miss Ruth Ariga	\$15.00	
Miss Lillian Ariga	60.00	
Miss Nancy Ariga	<u>65.00</u>	\$140.00

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

OWP/PR

COPY FORWARDED TO MR. MORYSON

File No. 1399 (Int)
12273 (Evac)

May 15th, 1944

MEMORANDUM

TO: MR. J. MORISON

FROM: E. W. BRIGHT

RE: TAKIJI KANZAKI - Reg. No. 13852

Attached please find a copy of a letter addressed to the Manager of the Bank of Montreal, Baney, B.C. which is self-explanatory.

Kanzaki has refused to deliver the keys to his Safety Deposit Box either to us or to the Bank of Montreal. We have advised him that we are having the box opened at his expense.

If the Bank of Montreal wish to make one more effort to obtain the keys with a view to avoid having the box forcibly opened, we would agree to this procedure.

However, should they fail in this, you will then kindly make the necessary arrangements to obtain possession of the securities as set out in our letter.

E. W. BRIGHT

COUNSEL TO THE CUSTODIAN

GWP/PB

Encl.

1389
12873(Syco)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
April 14th, 1944

The B. C. Security Commission,
Rich Building,
560 Homer Street,
Vancouver, B. C.

Re: Tami KANEAKI - Registration No. 13852, and
Keys to Safety Deposit Box

Gentlemen:

With reference to our letter of February 19th last, in which we asked you to have your Mr. W. A. MacBryne inform KANEAKI that unless he delivers the keys to his Safety Deposit Box in the Bank of Montreal, Moncton, to us by March 5th last, we would take steps to have the Safety Deposit Box opened and charge the expense to KANEAKI.

Will you kindly inform us if this information has been conveyed to KANEAKI. It is our intention to proceed as above noted in this matter as soon as we know that KANEAKI is informed of our intentions.

Yours truly,

L. V. BRIGHT
COUNSEL TO THE COMMISSIONER

MBP/TF

1309
12270 (Rene)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
February 19th, 1944

The B. C. Security Commission,
Bank Building,
300 Burr Street,
Vancouver, B. C.

Re: Takaki KANZAKI - Rev. No. 1309

Gentlemen:

We have your letter of the 18th instant enclosing a copy of your Mr. E. A. MacBrayne's letter of the 18th instant, and wish to thank you for your co-operation in this matter.

We also have a letter from Kanzaki dated the 11th instant, suggesting that he should be permitted to go to the Bank of Montreal, Moncton, B. C., with a police escort, so that he could comply with our request. We cannot give serious consideration to his suggestion.

Will you kindly have Mr. MacBrayne contact Kanzaki and inform him that unless he delivers the key to his Safety Deposit Box to the Custodian or the Bank of Montreal, Moncton, B. C., by March 6th next, we will have the Safety Deposit Box opened and charge the expenses incurred to his account with the Custodian.

Yours truly,

K. F. BRIGHT
COUNSEL TO THE CUSTODIAN

GP/TJ

C
O
P
Y

BRITISH COLUMBIA SECURITY COMMISSION

Shalalth, B. C.
February 12th 1944

Custodian File No. 1399
12273(Evac)
Legal Dept.

Re Takiji KANZAKI

On instructions received from Mr Brown I interviewed the above named in connection with his refusal to turn over to the Custodian, War Savings Certificates owned by Japanese enemies.

He told me he would turn over the Certificates if he was allowed to go to Vancouver. I read to him a paragraph 3 of Mr Wright's letter. To be sure there would be no misunderstanding, I made the request through a good interpreter. His reply was, he would go to jail first. That being the answer I left it at that.

I have an idea that by the time this reaches the Custodian, he, Kanzaki, will have had a change of heart. He was plainly showing signs of having cold feet.

(sgd) W.A. MacBrayne

1399
13993 (Rev)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
February 3rd, 1944

The B. C. Security Commission,
Bank Building,
360 Rimer Street,
Vancouver, B. C.

Gentlemen:

Re: TSUBAKI KAMUKI - Rev. No. 13993

Attached please find copies of our letters of December 1st, 1943, and January 7th last, to the above named, and a copy of his reply dated January 18th, 1944. Mr. Kamuki has delivered the Life Insurance Policy to us, but you will note that he has refused delivery of the War Savings Certificates owned by him.

Will you kindly have your Supervisor at East Lillooet interview this man and endeavour to have him make delivery of these securities at once.

Mr. Kamuki's refusal to make delivery of the War Savings Certificates constitutes an offence under the Revised Regulations Respecting Trading With The Enemy (1943).

Thanking you for your co-operation in this matter,
we remain,

Yours truly,

K. R. BRIGHT
QUEREL TO THE CUSTOMER

CRP/ST
Encls.

1000 100000

No. 4

File No. 1000

Page 1000 100000

Location 10th Avenue, South of Broadway Street, Seattle, Wash.
Being Lot 10 of Section 10, Township 10, N.W. 10.

Property Interest 100000 1000 1000 1000

Loss Covered by Fire

Date of Loss November 10, 1943

Policy No. 1000

Amount 1000

Amount 1000

Amount of Loss

Amount of Loss

Insurance Policy 100000

Insurance Insurance on the above property under North Pacific
Co. 100000 covered only on the building and contents.
This coverage was originally placed by the owner, and
maintained by the Custodian, without change.

The property is now sold to the Director, The Veterans
Land Act.

my

C
O
P
Y

East Lillooet, B. C.
January 18th, 1944

Dear Sir:

I have received your letter dated Jan. 7th,
enquiring about the War Saving Certificates.

I am very sorry that I cannot send the Key,
unless, I am permitted to go to the Bank of Montreal in
Raney with it.

Yours truly,

"TAKIJI KANZAKI"

EVACUATION SECTION	
Rec'd	3018 100
File No.	12373
Ans.	
Referred	Anderson

January 17th, 1944.

Mr. Takai Masaki,
No. 6,
East Lonsdale, B.C.

Dear Sir:

I beg to acknowledge receipt of your letter of December 7th and your further inquiry of January 5th, please be advised that this matter does not come within the jurisdiction of this Commission and your inquiry has been forwarded to the office of the Custodian, 505 Royal Bank Building, Vancouver.

No doubt you will be hearing direct from that Department.

Yours very truly,

GEORGE COLLINS,
Commissioner.

GC/ES

Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

COPY. Reference letter to you from our
Mr. M.L. Brown, dated December 9th.

George Collins,
Commissioner.

17-1-44

1399
Legal Department

509-10 Royal Bank Building,
Vancouver, B. C.
January 7th, 1944

Mr. Takiji Kanuki,
East Lillooet, B. C.

Dear Sirs

With reference to our letter of December 8th last, have you instructed the Bank of Montreal, Hanev, B. C., to deliver the War Savings Certificates mentioned in our letter?

If this has not been done, kindly see that the Bank of Montreal is notified immediately to make delivery to the Custodian, or send to us the key to your Safety Deposit Box, together with your instructions to obtain the Certificates from the Bank of Montreal.

Your prompt attention to this matter will be appreciated.

Yours truly,

K. E. WRIGHT
COUNSEL TO THE CUSTODIAN

GWP/JT

EVACUEE FILE NO. 12273

Legal Department

912 Royal Bank Building,
Vancouver, B. C.,
December 6th, 1943

Mr. Takiji Kusanagi,
East Lillooet, B. C.

Dear Sir:

We beg to acknowledge your letter of the third instant, enclosing Manufacturer's Life Policy No. 550,970, for \$1,000.00, on the life of James Chiyokichi ARIGA.

With regard to the War Savings Certificates belonging to Miss Ruth Ariga, amounting to \$15.00, War Savings Certificates belonging to Miss Lillian Ariga, amounting to \$60.00, and War Savings Certificates belonging to Miss Nancy Ariga, amounting to \$65.00, will you please instruct the Bank of Montreal, Hancy, to deliver these Certificates to the Custodian at Vancouver.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GW/JT

EVACUEE FILE NO. 12273

File No. 12273

912 Royal Bank Building,
Vancouver, B. C.
December 1st, 1943

Mr. Takiji Kaseki,
East Lillooet, B. C.

Dear Sir:

On November 1st, 1943, we wrote you as follows:

"Mr. James Chiyokichi ARIGA and Family have been repatriated to Japan and therefore all their assets now vest in the Custodian.

Before leaving for Japan, Mr. Ariga informed us that he left, in your care, his Manufacturer's Life Insurance Policy No. 560,370, for \$1,000.00, War Savings Certificates belonging to Miss Ruth Ariga amounting to \$13.00, War Savings Certificates belonging to Lillian Ariga, amounting to \$80.00, and War Savings Certificates belonging to Nancy Ariga amounting to \$83.00.

As all these items now come under our control, will you kindly forward them to this Office, as soon as possible".

Will you kindly favour us with a reply to this letter at once?

Yours truly,

K. E. WRIGHT
COUNSEL TO THE CUSTODIAN

GWP/JV

East Lillooet B.C.

August 16, 1943.

Mr. J. M. Gibson,
Dept. of the Sec. of State
of Canada,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 19 1943
File No.	
Ans.	J. M. Gibson
Referred	Gibson

sent to Anderson

Dear Sir: In reply to the letter of the 14th, I wish to state that my dwellings and furniture are insured at the amount of \$1,500. with the North West Fire Insurance Company. Policy No. 205972. Expiration dated September 9, 1945. Through local agent Mr. D. Menzies, and McFarquhar Johnston & Thomas of 414 Pender St. W. Vancouver, B.C.

Yours truly

Mr. Takiji Kanazaki

Reg# 138 52

File No - 12273.

12273

23rd August, 1943.

Messrs. Lavoie Brothers,
R.R. #1,
Honey, B.C.

Dear Sirs:

re: Takii KANZAKI.

Mr. & Mrs. Evans, caretakers on subject Japanese property, called at this office and informed us of their negotiations with you, and we told them that we had arrived at a satisfactory settlement with you according to our letter of August 20th and they need not bother themselves in future regarding rental due.

However, they requested us to draw to your attention the fact that the sum of \$47.00 is due to them for wood purchased, and as three bails of heavy twine were used in bringing up the tomato plants, they asked that we have you replace them on the property.

We trust the above are in accordance with your undertaking, and shall expect your usual co-operation having the greenhouses cleared of the year's crop refuse before leaving the property.

Yours truly,

R. D. Richardson,
Farm Department.

WRA:CF

12273

20th August, 1943.

Messrs. Lavoie Brothers,
R.R. #1,
Honey, B.C.

Dear Sirs:

re: Takaji KAWAZAKI.

Since your last visit to this office I have been talking over your situation on subject Japanese property with our Mr. McKay, and we have come to the conclusion that in addition to the re-conditioning done by yourself of the green-houses and the replacing of the sawdust in the bunker, \$300.00 would be a very considerate rental.

We trust we will have your co-operation in remittance of this amount.

Yours truly,

WEA:GF


Para Department.

12273

August 11, 1949.

Mr. Takiji KANZAKI,
Registration No. 13652,
Ashcroft, B. C.

Dear Sir:

Re: Fire Insurance

You reported that the Guardian Fire Insurance Company had issued a policy to the extent of \$1,000.00 covering on your dwelling at 15th Avenue, Naney.

We have checked up with the local agents of the company who apparently have no record of such policy being in force.

It is necessary that we have the information in connection with this matter so would ask you please, without delay, to tell us the number of the policy, the name of the company and name of the agent through whom it was placed. In order that we may look after your interest in this respect, an early reply is needed.

Yours very truly,

S. M. Gibson,
Insurance Department

SMG:JS

MEMORANDUM.

File No. 12273.

6th August, 1943.

re: Takii KANZAKI.

Lot 5 N.W. $\frac{1}{4}$ Section 16, Tp.12, Map 893,
says - except .89 of an acre part and
a 9 acre pt. on Sketch 5727.

Lot 10 of N.E. $\frac{1}{4}$, Section 16, Tp.12, Map 1676,
District of Maple Ridge.

This property has not been under lease, but Kanzaki
appointed a caretaker who has been living there since the
owner's evacuation.

Last winter in an emergency caused by the collapse
of a neighbour's hothouse, Mr. Evans, the caretaker, allowed
the Lavoie brothers to plant and operate the greenhouses on
the property. From a verbal understanding after the cost of
approximately \$125.00 putting these houses into operating shape,
a rental of \$200.00 will be forthcoming and the sawdust bunkers
filled to the previous level with fresh sawdust.

WEA:GF

Richardson
No. 6, East Lillooet B.C.
October 30, 1942.
out to Anderson

Mr. R.D. Richardson,
Farm Department,
Office of the Custodian

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

NOV 4 1942

#12273

74-684

Dear Sir,

Received your letter regarding my greenhouses. According to the agreement made with Mr. R.E. Evans and myself - the property is leased to him and therefore I wish to leave it as it is. Under the agreement he is looking after the greenhouses but not using them. I wish to let Mr. W.J. Lavoye know thru my experience the greenhouse business is profitable for the first few years - the needed experienced workers are definitely hard to obtain.

I am afraid he will not be
abled to meet the payments
next year.

I am paying this for the benefit
of Mr. Lavoie and I hope
my advice is considered.

I am,

Yours very truly,

Mr. Nalgi Kanzaki
13852

● File no. 122 73.

12273

27th October, 1942.

Mr. Takiji Kanzaki, #13852,
No. 6 E. Lillooet, B.C.

Dear Sir:

In reply to your letter of the 22nd instant, we enclose herewith our cheque in the amount of \$88.24 covering total of money received on your behalf from the Maple Ridge Co-operative Produce Exchange.

Kindly acknowledge receipt.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Encl:

12273

27th October, 1942.

Mr. Takiji Kanzaki, #13852,
No. 6 East Lillooet, B.C.

Dear Sir:

The Soldier Settlement of Canada have recommended the application of Wilfred J. Lavoye to lease your property and buildings from November 1st, 1942 to October 1st, 1943, for the sum of \$500.00, payable \$250.00 April 30th, 1943, and \$250.00 July 15th, 1943.

Mr. R. E. Evans has now possession of your property with the exception of the greenhouses, and he has produced a letter signed by you on April 29th, authorising his use of all your property and buildings excepting the greenhouses.

We ask that you kindly advise us whether or not it is your wish that we proceed with the leasing of your property.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

cc: Soldier Settlement of Canada.

12073

No. 6, East Lillan, B.C.

October 23, 1942.

The Custodian,
Department of the Secretary and ~~Dr. Jan. Bureau~~
of State of Canada
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 26 1942

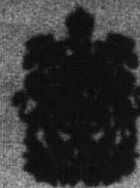
Dear Sir: I have been expecting
the Jan money but it is not
avail. I wish to re-state
that I owe no debts to any-
one.

Will you kindly send
it to me as soon as possible
as it is urgently needed.
I remain,

Yours very truly,
Mr. T. Kanazaki.

Money to come from
Maple Ridge Coop. Exchange,
Haney, B.C.

Funds \$882.44 27/10/42
No claims on file
Transpaid by TANZAKI.



YOUR FILE NUMBER

PLEASE QUOTE FILE JL 684

SOLDIER SETTLEMENT OF CANADA

518 Rogers Bldg.,
Vancouver, B. C.,
October 21, 1942.

Attention Mr. Anderson

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

Dear Sir:

Re: Takisi KANZAKI

With reference to our conversation yesterday, herewith an application by W.J. Lavoie for the lease of the above noted greenhouse property. Mr. Lavoie will be assisted by his brother, and they are both capable young men with considerable experience in this kind of work. They are both married and are giving up profitable employment in the city to engage in the enterprise.

In order that they may have a reasonably good start they should get to work at once, and they will appreciate arrangements being made to have the caretaker left in charge by the Japanese vacate immediately. Our information is that Evans, the caretaker, owns a property in the near vicinity at present rented to his son, and naturally the prospective tenants do not want to run into any difficulty with this man. We are advising Lavoie that he may proceed with his plans. ↑

Yours truly,

I.T. BARNET,
District Superintendent.
Per: *[Signature]*

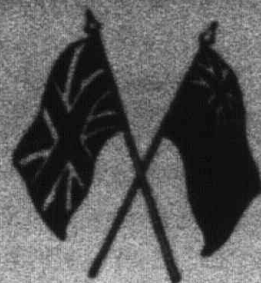
JK:HJ
Encl.

12273

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 23 1942

To
Mr Richardson
Custodian



OCT 21st 1942

Richardson
outh Jamb

15th Ave
R. R. 1 Coffe
Honey
B. C.

Dear Sir

Will you please send me the
agreement between T. Kanagaki &
R. C. Evans. I forgot to ask you for
it back. I would like for you to take
a copy of it. Mr Kanagaki have one
• & I want to keep one too, thanking
you

Yours truly
Mr R. C. Evans

12273

23rd September, 1942.

Mr. Takiji Kanzaki, #13852,
East Lillooet, B.C.

Dear Sir:

We are in receipt of your letter of the 15th instant regarding your credit with the Maple Ridge Co-operative Produce Exchange in the amount of \$85.56, and will consider your request to forward the money to you upon your completing the enclosed registration forms.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

12273

East Linn, B.
September 15, 1942.

Richardson

The Custodian,
Dept. of the Secretary of State
of Canada,
Ottawa, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

SEP 19 1942

Dear Sir,

I received a statement
from the Maple Ridge Co-operative
Exchange stating that I will receive
a sum of eighty five dollars and
fifty-six cents (\$85.56) for my
strawberry jam crop.

As I have no debt
to anyone will you kindly
forward the money to me as
soon as possible.

Yours truly,
Mr. T. Kanazaki.

T. KANAZAKI.

12273. Richardson

East L. Island, B.C.
September 30, 1942.

The Custodian,
Department of the Secretary
of State of Canada,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 2 1942

Dear Sir,

Received your letter asking
to fill in application. I have been
registered with the Custodian in
Honey dated April 30, 1942. And
I have filled in the same application
there. I think that application will
give you all the information needed.
However I was unable to give any
information on my bank accounts
and securities.

Savings Account \$1040.40 (Bank of
Currency \$310.69 Montreal in
Honey.

70 shares of common Imperial Oil
42 " " " " " "
\$600 " " " " " "
International Nickel
Victory Bonds.

If this is not sufficient
enough I shall fill in this
application again and send it
to you as soon as possible.

I remain,

Yours truly
Mr. Takiji Kangechi

Registration no. 13852.

C O P Y.

I hereby agree to let Mr. R. E. Evans to look after my property during my absence. He may freely use the house and land (except the greenhouses), And that I may take up my property immediately after my return.

If all is found satisfactory when I return I shall pay him a sum of money.

April 29, 1942.

"T. Kanzaki"

"R. E. Evans"

The above was also written in Japanese which was duly translated by Mr. F. T. Williams and proved to be the same.

I agree to permit

to use

my property during (my) absence (except
the greenhouses).

That I may receive back my property
immediately upon my return and if
all is satisfactory I shall pay (him)
a sum of money.

Kanzaki Takings

2/11/10/44
Translation
by Mr. Williams
GPR

Revised FORM FOR CO-OPERATING COMMITTEE of Claim.

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

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

- (1) NAME KANZAKI, Takuya (Print) Surname Given Name (RCMP) Reg. No. 13952
- (2) Pre-Evacuation Address Haney, B.C.
- (3) Present Address Lillooet B.C.
- (4) REAL ESTATE
- (a) Street Address (if any) 15th Ave, Haney, Maple Ridge, B.C. City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)
- ① Lot 10 of NE 1/4 Sec 15, Twp 12, Map 1675, Dist New West-
minster, Co E 50677
- ② Lot 5 of NW 1/4 Sec 16, Twp 12, Map 993, except 0.49 acres
heretofore conveyed and 9 acres as shown on Sketch
5727, Co E 50679
- (c) Type of Real Property (cross out words which do not apply):
- (i) Farm
(ii) Residence
(iii) Business
(iv) Any other type of property (describe)
- Type of business Greenhouse and poultry farm
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner Value 17142.41
- (e) Fair market value at date of sale (estimate this to the best of your ability)
- (i) Land Lot 10 - 1670, Lot 5 - 1425 \$ 3095.00
- (ii) Buildings Lot 10 - 2000, Lot 5 - 1344741 \$ 14047.41
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) \$ 17142.41
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ 3661.00
- (v) Amount at which Custodian sold property and credited your account \$ 13491.41
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 2311.59

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation Buildings on said land
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) Dwelling and farm buildings
- (c) How stored or packed at time of evacuation stored in buildings

(over)

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

Re Evans - taken over by Custodian

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

1.					Estimated Value \$	<i>840.25</i>	
2.	<i>As</i>	<i>"</i>	<i>"</i>	<i>2</i>	Estimated Value \$	<i>753.59</i>	
3.	<i>As</i>	<i>"</i>	<i>"</i>	<i>3</i>	Estimated Value \$		
4.					Estimated Value \$		
5.					Estimated Value \$		
6.					Estimated Value \$		
7.					Estimated Value \$		
8.	<i>TOTAL - 2202.00</i>					Estimated Value \$	
9.	<i>Gross of sales 2230</i>					Estimated Value \$	
10.	<i>(Custodian) 2119.70</i>					Estimated Value \$	

Net claim - 2119.70 TOTAL CLAIM FOR PROPERTY LOSS \$ *2119.70*
N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) *2119.70*

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no *Yes*

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

DOMINION OF CANADA
Province of British Columbia
TO WIT:
I, TAKIZI KANZAKI
of Lillooet -

of the District of
in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the Village
of LYTTON
in the Province of British
this 20th day of January
A.D. 1948

A Commissioner &c.

LIST-1-

Items specifically checked or compared
in general items checked on J.P. Form.

1 - Green Range incl water tank & Sander burner	60 ⁰⁰
1 - Heater (parlor) ✓	18 ⁰⁰
2 - Tables (parlor) ✓	7 ⁰⁰
1 - Kitchen Table ✓	3 ⁰⁰
1 - Piano & Bench (350 ⁰⁰ in 1930) (Bench 15 ⁰⁰)	100 ⁰⁰
1 - Gramophone incl 2 Big Records ✓	15 ⁰⁰
2 - Sofas (consoles) ✓	25 ⁰⁰
2 - Double Beds ✓	20 ⁰⁰
1 - Bedroom Suite ✓	35 ⁰⁰
1 - Rocking Chair ✓	2 ⁰⁰
5 - Corner Chairs ✓	5 ⁰⁰
2 - Cabinets ✓	25 ⁰⁰
1 - Sewing Machine ✓	12 ⁰⁰
1 - Silk Tea Set ✓	14 ⁰⁰
1 - Stand Case ✓	10 ⁰⁰
1 - Electric Washing Machine ✓	15 ⁰⁰
1 - Single Bed ✓	6 ⁰⁰
1 - Bed Blanket & another ✓	5 ⁰⁰
1 - Dresser ✓	8 ⁰⁰
15 - Sh. White Bone Meal ✓	30 ⁰⁰
1 - Set Locket Wrenches For Car	12 ⁰⁰
1 - 2 - Rings	1 ⁰⁰
40 cords Slat Wood	200 ⁰⁰
1 - Glass cutter	2 ⁰⁰
1 - Big Sump	1 ⁰⁰
2 - Single Axes	3 ⁰⁰
3 - Double Axes	4 ⁰⁰
4 - Mattocks	3 ⁰⁰
4 - Garden Hoes	3 ⁰⁰
1 - Plow 8 in. ✓	20 ⁰⁰
2 - Hay forks	2 ⁰⁰
2 - Manure forks	2 ⁰⁰
1 - Trough Trough	15 ⁰⁰
1 - Shovel Knife	1 ⁰⁰
3 - Blocks (and head) 10, 8, 6	15 ⁰⁰
2 - Blocks (small size)	3 ⁰⁰
Carried Forward Total	644 ⁰⁰

Page 2

LIST 14

Continued

275	Feet	5/8"	Gals. Cutter	1325
50	"	3/4"	"	300
45	"	3/4"	"	300
12	"	1"	"	240
1	-	Forge	✓	100
1	-	Anvil		200
4	-	Tongs	✓	500
1	-	Mechanical Hammer		100
1	-	Stationary Drill and Tools		1200
1	-	Pipe Cutter		400
1	-	Thread Cutter (1" & 2")		1700
1	-	Thread Cutter (3/4")		300
1	-	Vice hold to 5"		400
2	-	Pipe Wrenches 24"		400
2	-	Chain Pipe Wrenches 46"		1200
1	-	Monkey		120
1	-	Selling Copper Iron		100
1	-	Circle Bench Saw		300
5	-	Cold Chisels		100
4	-	Wood Chisels		300
1	-	Tap Measure 50'		50
1	-	Metal Band		300
1	-	Marine Spade		200
1	-	Tin Snips		100
3	-	Screw Drivers		100
1	-	Hack Saw		200
3	-	Hand Saws		300
1	-	Pruning Saw		100
1	-	Home Shop Hammer		100
2	-	Nail Hammer		200
3	-	Wheel Barrows 1 Large 2 Small		1500
1	-	Ball Bottom Jackscrews		600
1	-	Bush Saw		100
1	-	Brace & Bits		300

Total 15100
Carried Forward 6800

Total 84000 84000

- LIST-2 -

Equipments Normally Related To Operation

2	Incubators (Size bro eggs)	60
2	Brooder Stoves	25
10	Bugs Glass	70
100	Units Sandcast	400
5000	P. It's	150
1	Home Hangers	80
2	Egg Testers	10
4	Incubator Thermometers	20
10	Roll Chicken Netting Wire 2"x72"	20
2	Roll " " 2"x26"	7

Total 753

LIST-3-

Miscellaneous

1-	7 day Sign Clock	3 13	x
3-	Crock Stones 1, 3 + 5 gal:	5 13	x
2-	Kettles	3 13	x
3-	Pans	3 13	x
1-	Baby Baggy	10 13	x
1000 Ft.	Lumber 1x10"	20 13	x
75 lbs.	15 Balls Binder Trine	8 13	x
1 1/2 Bunch	Paint Paper	7 13	x
15 gal.	Coal Oil With Containers	5 13	x
3	Main Boxes	9 13	x
1	Flour Trench	10 13	x
5-	Long Handle Shovels	4 13	
1	Spray Pump	17 13	
4-	Water Sprinkler 3/4"	3 13	
2	Rubber Hose 3/4" 50 ft each	12 13	
2-	Logging Chains	10 13	x
2-	Planes	4 13	
1-	Winch with 3/4" 50' Cable	20 13	
2-	Dumping Cans	150 13	x
1-	Scale (240 lbs)	14 13	319.25
30 Books	Japanese Literature	100 13	
20 "	World Art	100 13	
15 "	Tolstoy's Works	75 13	
20 "	Study of Children	20 13	
10 "	English Literature Religion	25 13	
2	Kinds Encyclopedia (Russian)	50 13	

Total 609 13 669.25

Name of Claimant

KANBARI, Tehani

Case

51

Custodian File

12275

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					3662					3662.35 ✓
					Pump 195 @ 38.91					7527 ✓
PERSONAL PROPERTY										Total
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Molson 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
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										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			
211.50	22.30	54.60	38.91	1019.80 1224.30 1224.30	396.81 472.60			421.50 ✓ 47.57		
TOTAL RECOMMENDATION										7060.38 ✓

12273

September 5, 1950.

R. J. McMaster, Esq.,
1401 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Takini KANEAKI
Case No. 31

We have Release signed by Mr. Takini KANEAKI covering
the amount of \$7,060.92 awarded under the above Commission.

Our cheque in favour of Mr. KANEAKI for this amount
is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FOS/CH
Encl.

Case No. 51

LITTON
20 Jan. 48
V.L.A.
Sheet A.16-12

(All claims shown are Gross)

- | | | | |
|----|--------------|---------------------|-------------------|
| 1. | <u>Claim</u> | <u>Appraised at</u> | <u>Sale Price</u> |
| | \$17,142.41 | \$3,728.75 | \$3,661.00 |
| | Lots 5 & 10 | | |

Witness - Appraiser, L. B. Plumbly

Appraiser (Plumbly) reports - Small fruit & poultry farm with a highly developed greenhouse plant on it. House is well maintained with electric light in all buildings.

Appraiser (Barnett) reports - Land neglected since greenhouses erected, both lots in poor location.

Claimant in a letter dated 18/11/47 to Mr. Justice Bird stated that he prefers the return of his property to reimbursement for loss.

PERSONAL PROPERTY CLAIM

2. Claim amended to
~~\$2,202.~~ Claim for shares \$87. and land taxes \$48.69 withdrawn.
 (Trans. P. 2)
- (a) Furniture value \$410.) Goods value \$ 78. sold by auction \$24.40
) " " 195. Fixtures — 77;
) " " 137. No record
- (b) Farm Equipment value 1412.) Goods value \$ 77.10 sold by auction \$45.15
) " " 195.00 Fixtures — *Perman*
) " " 1139.90 Left with tenant
- (c) Books value 380.) Box of books sold by auction for .50
 _____) No record of any others.
 \$2202.

Claimant is claiming for articles not listed on declaration. We have no record of chattels having been inventoried by Custodian's representative and no evidence that they were removed to storage. Claimant made an Agreement with Mr. R.E. Evans and he left his chattels and equipment with him and gave him permission to use his tools and equipment on the land, whilst acting as caretaker for him, this being necessary for the operation of the land.

On 22/11/43 a fire destroyed a large storage shed on the property, in which, it is believed, some of his chattels were stored.

Takisa KANZAKI
Case No. 51

-2-

Summary of Defence Witnesses

Where Required

L. B. Plumbly

1

Appraiser

C. Spencer Pallot

2 (a)(b)(c)

Auctioneer

W. B. Anderson

2 (a)(b)(c)

Staff

BMP/mw

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION.

BEFORE

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

10
Iqton, B.C.,
January 20th, 1946.

IN THE MATTER OF THE CLAIM OF
SAKURA KANEAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HENDER, Esq.,

appearing for the
Dominion Government.

H.J. McMASTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. WYER, Esq.,

Official Interpreter.

T.D. HARRISON, Esq.,

Official Reporter.

MR. McMASTER: We will take next the case of Kaseki, my lord.

THE COMMISSIONER: All right.

MR. McMASTER: My lord, again this is a greenhouse case, and the comments I have made in the other greenhouse cases concerning the valuations apply. The claimant had little basis on which to estimate his value, and I would desire to leave the valuation which he has shown on his claim form subject to what we are able to establish.

THE COMMISSIONER: Very well.

MR. McMASTER: In this case, my lord, after having an opportunity to examine the Custodian's file, I decided that it would greatly simplify matters for yourself if we re-arrange the list of chattels in this manner, that is to show, first of all, on List I the items which were in his J.P. form or which were comprised in the general statement in the J.P. form; secondly, the equipment normally relating to his operations which did not apply to his J.P. form; and thirdly, certain miscellaneous items which do not appear on the J.P. form for reasons I will adduce in evidence, my lord, and accordingly I would ask to file a revised claim.

I would point out we are abandoning the claim with respect to the shares in the Co-op which he originally had and with respect to the 1943 taxes which he paid. I understand there has been discussion with the Custodian about his

3
T. Kinnaird,
Esq. Chief.

receiving adjustments, and also certain of
the equipment he had originally claimed the
Custodian claims was part of the land and fixtures,
and frankly I must agree that in the case, my
lord. So that those are left out of the revised
claim, and certain other minor items.

THE COMMISSIONER: You are substituting an amended
claim?

10 MR. McMASTER: Yes, but I would like to have attached
to the revised claim the original list which he
filed concerning the cost of the original
construction of the greenhouse and certain other
buildings.

THE COMMISSIONER: That is the typewritten list
attached?

MR. McMASTER: Yes.

TANIA KANZAKI, the claimant herein, being
first duly sworn, testified through
the interpreter as follows:

20 DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, is this your signature on the claim
form and did you swear this declaration before
me this morning?

A Yes.

MR. McMASTER: I have supplied my learned friend with
a copy of that, my lord.

Q Witness, did you instruct me as your solicitor
to prepare a statement with regard to the facts
relating to the claim in this matter?

A Yes.

30 Q Is this the statement and is that your signature

T. Kinnick,
In Chief.

on 197

A: Yes.

Q Are the statements in there true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I will file that as Exhibit 1, my lord. This is the statement with respect to both lands and premises, a greenhouse business, equipment and chattels. I would like to refer to certain matters in that statement, my lord, but I don't think the Reporter needs to take it down. (Reading).

(STATEMENT MARKED EXHIBIT NO. 1)

THE COMMISSIONER: I take it there is a discrepancy between the articles listed on the claim form and those listed in the J.P. form?

MR. McMASTER: That is correct, my lord. That is the reason why we set the amended claim up in the way we did (reading Exhibit 1).

Will you be good enough to produce, Mr. Shears, the letters which relate to the events and also that report you have?

MR. BRYER: The letter isn't in the file.

MR. McMASTER: It is just the report, yes, I am sorry. My lord, I am producing from the Custodian's file a memorandum entitled "Real Property Summary". In the memorandum various items and correspondences are referred to which have not been produced to me. On the other hand, after talking to the claimant I don't think there is anything that might be prejudicial in

T. Kanski,
In Chief.

them and I would like to file this report with
these extracts from the letters in it.

THE COMMISSIONER: Very well.

MR. McMASTER: It refers, first of all, to the agree-
ment between Kanski and Evans and quotes from
it. I am going to file a copy of the agreement.
Then it refers to a letter of October 21st,
1942, received from L.F. Bennett, superintendent
of the Soldier Settlement Board. (Reading
Report). I ask to have that filed as the
next exhibit, my lord.

(SUMMARY MARKED EXHIBIT NO. 2).

MR. McMASTER: Now I am producing a copy from the
Custodian's file, my lord, of the agreement
between Evans and Kanski on behalf of my
client. I acknowledge it appears to be a true
copy of the original. "I hereby agree to
let Mr. R.E. Evans to look after my
property during my absence. He may
freely use the house and land (except
the greenhouse) and that I may take
up my property immediately after my
return. If all is found satisfactory
when I return, I shall pay him a sum
of money."

It is dated April 29th, 1942, and purports to be
signed by Kanski and R.E. Evans.

THE COMMISSIONER: How is that of any help to me?

MR. McMASTER: Perhaps I don't need to file it if
my friend agrees that was apparently the agree-

went entered into.

THE COMMISSIONER: I do not think it is at all helpful.

MR. McMASTER: Q: Witness, with regard to the lists of chattels that you have attached to your amended claim form, were all these chattels and equipment your property at the time of evacuation?

A: Yes.

Q: And did you leave them on your premises?

A: Yes.

10 Q: And you left a Mr. Evans in charge of your premises to look after them?

A: Yes.

Q: And he had the use of those premises?

A: Yes. He said he excepted the greenhouse.

Q: Would you tell us who Mr. Evans is?

A: He says he thinks he is an Englishman and he was a veteran.

Q: Yes, where did he live? At: Next door to his place.

20 Q: Had he known Mr. Evans for a long time?

A: He says ever since Evans was there.

Q: Did he have any reason to believe that Mr. Evans was a dishonest man? At: No, he was an honest man.

Q: Did Mr. Evans ever report to him that any of his property had been stolen from the premises?

A: No.

Q: With regard to the values which you set out in the lists attached to your amended claim form, with the exception of such things as sawdust

7
T. Kinnaki,
In Chief.

and what might be called the stock of his business, has he any idea what the fair market value of those goods were at the time of his evacuation?

A: You wish to know did he know the fair market value?

Q: Yes, has he any idea of what the fair market value would be or what they could be sold for at the time?

A: He said that he put down a little less than half the price at which he bought.

10

Q: Yes, now, did he recall the exact prices which he paid for all those articles?

A: No.

Q: It was just an estimate, then?

A: Just roughly.

Q: Witness, you said in your statement at the time you reported and were required to sign a J.P. form in April of 1942, your whole list of goods were not taken down by the Custodian's representative?

20

A: Would you mind repeating it?

Q: I am sorry. Perhaps it would be better if I showed him the form, my lord.

THE COMMISSIONER: Mr. McMaster, while we are waiting for that, there is a pencilled list attached to the amended claim. There is also a typewritten list attached to the original claim.

MR. McMASTER: That is correct, my lord.

THE COMMISSIONER: Is the pencilled list attached to the amended form in substitution for the other?

30

F. Kanski,
In Chief,
Cross-Exam.

MR. McMASTER: In substitution for the typewritten list insofar as it relates to chattels, my lord, that is personal property.

THE COMMISSIONER: All right.

MR. McMASTER: Q: Witness, is this your signature on this declaration form?

A Yes.

Q Do you remember giving the information that is on that form to any person in April of 1942?

10 A To a person in the U.S. Security Commission?

Q Would you just tell my lord what happened on the occasion of your giving that information?

THE COMMISSIONER: Is there any need to go over this in view of your statement?

MR. McMASTER: No, perhaps not. I thought perhaps you might like to have it.

THE COMMISSIONER: If your friend is anxious about it, it is open to him.

MR. McMASTER: I will file the J.P. form as an exhibit.

20 Your witness, Mr. Hunter.

(J.P. FORM MARKED EXHIBIT NO. 3).

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Kanski, I notice in your statement, Exhibit 1, that you had your son-in-law and brother-in-law working with you?

MR. McMASTER: His son-in-law's brother, my lord.

MR. HUNTER: It is the son-in-law and brother working for him and getting 25% of the gross, is that correct?

T. Kanaki,
Gross-Sum.

MR. HASTON: My lord, I don't think my friend is intentionally mixing it up. What he says here is he figures his costs outside of paying his son-in-law and brother are 25% of the gross, before and then he goes on and says he takes the net he has to pay them.

THE COMMISSIONER: Yes, that is as I understood it. Perhaps you can re-frame your question, Mr. Hunter.

10 MR. HUNTER: I am sorry, my lord, I don't get the point.

THE COMMISSIONER: As I understand Mr. McMaster, it is this; his cost of operation was equivalent to 25% of the gross after taking into account that which he had to pay to his two assistants.

MR. HUNTER: Oh, I see, my lord, yes.

Q Mr. Kanaki, your gross was approximately \$4500.00, your costs were 25% which is \$1125.00, and you will agree that that leaves a balance of
20 \$3375.00, is that correct?

A Yes, \$3375.00, net.

Q Yes, and that after paying your son-in-law and his brother, and so on, and getting a very small net surplus from the berries and chickens, you had \$2000.00 left, is that correct?

A 25% of that?

Q No. A: It is something in that neighbourhood.

Q Yes. Well how much goes to those men you were
30 paying, your son-in-law and his brother?

T. Kanski,
Cross-Exam.

A Roughly \$800.00 or \$900.00, he thinks.

Q Right?

A: No, to them

both.

Q Did your son-in-law have any children?

A Yes, a little boy two years old.

Q And was he working full time on the farm?

A He worked with me alone. He worked with me alone.

Q Oh, I see. You mean he was working full time on this place? And the son-in-law's brother, was he

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married?

A: No.

Q And did he work full time?

A He is only a little fellow and he doesn't work very much.

Q How little, or how young?

A About sixteen.

Q And you pay him the same as you pay a married man with a child?

MR. McMASTER: He didn't say that. I don't think that is fair. He said \$800.00 or \$900.00 each. I would like to go back on the record for that, my

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lord, I am sure he said to both.

THE COMMISSIONER: You might ask the question again. I certainly took the answer to be \$800.00 or \$900.00 each.

MR. HUNTER: What happened to my last question? Did it disappear in the great wide objection?

MR. McMASTER: I don't think that is fair if he has said it was \$800.00 or \$900.00 to both.

THE COMMISSIONER: I will put the question.

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MR. HUNTER: Maybe the Reporter can give it to us.

T. Kanski,
Cross-Exam.

THE COMMISSIONER: Q: Mr. Interpreter, I wish to know how much he paid to each of the men who assisted him. Now take them one at a time. First of all I have gotten mixed up with those two men, but perhaps you have it right.

A The younger boy, about \$150.00.

Q And the older man, how much?

A That was about a year. He didn't work all the time, but he was working off and on. He was a little fellow and he was going to school. About \$700.00 to \$750.00, but he is not absolutely certain -- in that neighbourhood.

THE COMMISSIONER: All right. You can follow it up now, Mr. Hunter.

MR. HUNTER: That is a total of about \$900.00, is that correct? Mr. Kanski, you paid these two boys, the son-in-law and the brother of the son-in-law a total of about \$900.00?

A Yes, he says he thinks that.

Q So that after you are through paying them and paying 25% for costs, you then have \$2575.00? Is that correct?

THE COMMISSIONER: \$2,750.00, wouldn't it be?

MR. HUNTER: Yes, you are right, my lord.

A He says over and above that he has got the cost of trucks and tomato baskets and things of that sort.

Q He has already given those. They were in the 25%, as I understand it. What is the 25%?

A He says that he has no books or anything like

12
T. Kanacki,
Gross-Paul.

that, and the estimates that he has made are rough and he has given approximate figures.

Q Now, Mr. Kanacki, you kept no books. What did you do, for instance, for something like income tax? How did you make up your income tax returns?

A: He says he put in an income tax report but as there was no profit there was, naturally, no tax, but he put in a report.

20 MR. INABA: He said his profits were put into buildings and improvements, so he didn't have to pay any income tax.

Q I see.

MR. INABA: He was improving his property and naturally that would be expense and when they figured it out, there was no income tax.

THE INTERPRETER: He had no money to start his gross-
business business and he had to borrow it from the Bank of Montreal.

25 MR. HUNTER: Q: Isn't it true, Mr. Kanacki, that really your calculations were extremely uncertain and extremely primitive?

THE COMMISSIONER: That is the conclusion, is it not, Mr. Hunter?

MR. HUNTER: That is my conclusion. I am just asking him to confirm it.

A He says his calculations are rough.

Q I put it to you they are very rough, is that right? The answer is yes, is it?

30 A No, he didn't answer that at all.

F. KANAKI,
Gross-Sum.

Q Well, will he answer it? What is the answer?

A Well, he says he doesn't understand the question and my friend, Mr. Iwasa, here, can't put it in any better way.

MR. IWASA: I can't find the adjective.

Q I think we will skip that. Now, you allowed Mr. Evans under an agreement, Mr. Kanaki, to use the house and land but he wasn't to operate the greenhouse, is that correct?

10 A Yes.

Q And to use the house he was permitted to use the equipment and furniture in the house, is that correct?

A: Yes.

Q And to use the land, he was allowed to use your tools and equipment insofar as it was necessary to operate the land, is that correct?

A Yes.

Q Now was there any agreement made with Evans whereby he would replace these if they were broken?

20 A No.

Q Was any agreement made with him whereby he would pay for fair wear and tear?

A Yes, there was.

Q What was the agreement?

A No, he withdraws that and says there was no agreement with regard to Evans paying for anything that was damaged.

Q I see. Could I have Exhibit 2, please?

Mr. Kanaki, you received a communication subsequent to your evacuation from the Custodian

T. Kaseki,
Cross-Exam.

asking you to complete another J.P. form, is that correct?

THE COMMISSIONER: He has said he did and didn't bother to answer it. Do you wish to go further than that?

MR. HUNTER: Yes, my lord.

A Yes, he received it.

Q And you did have all the information that you now have at that time?

10 A No, he just had a little of that information at the time.

Q If he only had a little of that information at that time, where does he get all this later information for the claim?

A He says he was told he didn't have to write it out fully, and besides that there was no room to write out all these details.

Q That is on the first one?

A On the first one, yes.

20 Q At the time we wrote and asked for the second one, he has now said he didn't have the information. Now, Mr. Kaseki, did you have the information at that time necessary to complete a new J.P. form, or did you not?

A He says that the Custodian's representatives said it wasn't necessary to write it out.

Q That is not answering the question.

THE COMMISSIONER: Witness, sit down.

MR. HUNTER: Q: The question I asked is, did you have
30 the information necessary to complete the form

Y. Kanaki,
Cross-Exam.

at the time the second J.P. Form was requested?
That is all I want to know. Did you have that
information or did you not?

A Yes, he did.

Q He had the information? A: Yes, he
knew, but he didn't put it down. Yes, he said
he knew.

Q And you just didn't want to complete it, is that
it? A: He thought

10 it wasn't necessary.

Q As I understand, Mr. Kanaki, when I say that this
list, No. 1, attached to the new claim shows
prices which are half the cost price? Is that
correct?

A Generally speaking, yes.

Q Well now, there would be a considerable number
of exceptions to that, I judge, is that correct?

A He says no, there are exceptions. The piano was
20 \$350.00 and he put it down at \$100.00. He had
two hundred cords of wood and he has only put
down for forty.

Q Surely you should amend in that case and ask
to put down 200 cords of wood. Why are you
depreciating your property?

A He says he didn't want to be bothered with it,
and he considered that was satisfactory.

Q I see. Is it less trouble to put down 40 than
200? A: Well that

30 is the interpretation of it. I can't make it
any better. He doesn't understand it.

T. KANSAKI,
Cross-Exam.

THE COMMISSIONER: Is there any force in pursuing that, Mr. Hunter?

MR. HUNTER: I think not, my Lord.

Q Regarding list 3, Mr. Kansaki, you have 30 books of Japanese literature for \$100.00. Is that the cost price or was the cost price \$200.00?

A That is your question, Mr. Hunter?

Q The question is did they cost \$100.00 or did they cost twice that, \$200.00?

10 A He says those were the cost price. They were in very good condition.

Q In the case of these books, Mr. Kansaki, all these books are shown at cost price, is that correct?

As Yes.

Q Then I judge, Mr. Kansaki, that the Encyclopedia Britannica was used encyclopedia when you bought it, is that correct?

A It was a new one.

Q And you only paid \$50.00 for it, Mr. Kansaki?

20 A He says that his children bought it and said that it was \$50.00.

THE COMMISSIONER: That item reads two kinds of Encyclopedia Britannica.

MR. HUNTER: That is the way it seems to read, my Lord. Perhaps we can clarify that.

Q In list 3, Mr. Kansaki, it reads two kinds of Encyclopedia Britannica. Was this set sort of a melody, or were there two sets of encyclopedia? Would you clarify that for his Lordship?

30 A Yes, there were two kinds.

THE COMMISSIONER: Two sets, is that it?

MR. HUNTER: Q: Were there two complete sets of
Encyclopedian, or was the set composed of odd
volumes? I wonder, Mr. Upton, if you can find
out from him what the situation is? It is hard
for me to frame a question that is suitable for
your translation.

A: He says to the best of his knowledge, they were
complete. One was bought by himself and one was
brought there by friends, but he doesn't know
exactly how many volumes there are.

MR. HUNTER: I don't think there is much point in
pursuing that, my lord. That is all, my lord.

MR. McMASTER: My lord, there are two documents which
I would like to put in which I should have put
in in chief. The first relates to the matter
of the J.P. form. I would like to produce the
letter which was received by the claimant from
the Canadian's department asking for the
second J.P. form. Perhaps my friend will admit
it.

MR. HUNTER: That is correct, my lord.

MR. McMASTER: It is dated September 23rd, 1942,
and I would draw your Lordship's attention to
the wording of the second paragraph (reading).

THE COMMISSIONER: That does not help you much, does it?

MR. McMASTER: My lord, I would submit that the wording
of that indicates a failure to send J.P. forms.
The man had signed them.

30 THE COMMISSIONER: I see.

T. Hensaki,
Green-Room,
No. 11000 Street N.Y.

MR. McMASTER: The only other thing is I would like to put in two rough sketches which he has made with regard to the construction of the greenhouse which I think might be of assistance to your Lordship.

THE COMMISSIONER: Does the Government attach or place any weight on the inadequacy of the construction of this greenhouse from the point of view of that?

10 MR. HUNTER: Do you mind if I refer to the valuation,

13
T. Kanaaki,
Re-Direct Exam.

Q On this property?

At Yes.

Q And is the other also relating to the plan of
his greenhouse?

At Yes, this

is a plan of the pipes and the heating system.

THE COMMISSIONER: He had only one greenhouse, did
he not?

MR. McMASTER: No, my lord, he had two double green-
houses, if I am not mistaken, two large ones,
36 x 200. There would be two roofs on it.

10 MR. HUNTER: Two double ones, my lord.

(LETTER MARKED EXHIBIT NO. 4).

(SKETCH MARKED EXHIBIT NO. 5).

THE COMMISSIONER: Is that the case?

MR. McMASTER: Yes, my lord.

THE COMMISSIONER: That is all, Mr. Kanaaki.

(Witness aside)

THE COMMISSIONER: We will adjourn now until 2
o'clock.

(PROCEEDINGS ADJOURNED SINCE THEN)

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

J. P. Harrobin
"J.P. Harrobin"
Official Reporter.

12273

CLAIM NO. 51 - Takiza KANZAKI

This claim is made in respect of a farm property situate near Haney B.C., developed for greenhouse production. The S.S.B. Appraisal values,-

Greenhouses -	\$2445.00
Other buildings -	340.00
6.10 acres of land under cultivation or fit for cultivation -	377.00
13.35 acres wild land -	66.75

2 double greenhouses, each 36 ft. by 200 ft. on concrete foundations had been built in 1937 and 1941 respectively.

The depreciated replacement value of the greenhouses calculated on the Patkin formula is \$9959.00.

The fair market value of the various units included in this farm are estimated on the basis adopted in the greenhouse memorandum to be as follows:

Fair market value of greenhouses, i.e. 80% of depreciated replacement value -	\$7,967.20
S.S.B. appraised value of other buildings plus 80% -	1,512.00
S.S.B. appraisal of 6.10 acres cultivated land plus 80% -	378.60
S.S.B. appraisal of 13.35 acres wild land	66.75
Total - - - - -	\$10,924.55

The property was sold to the Director, Veterans Land Act, based on the S.S.B. appraisal made in June 1942, at the sum of \$3,661.00

These lands and improvements were assessed in 1942 at \$4,800.00, which no doubt does not include the greenhouse erected in 1941.

I RECOMMEND payment to the claimant of the sum of \$6563.55, being the difference between the selling price and the fair market value as above shown.

*checked
Jan*

H. J. Bird
Commissioner.

December 15th 1949.