Name of Claimant MITSUNAGA, Takehachi Case 921

Custodian File 2525

REAL PROPERTY											
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					599.00		284.40				284.40
					161.00		104.02				104.02

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
			46%	130.00	59.80			59.80

TOTAL RECOMMENDATION	448.22

CASE NO: 921

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 16th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKEHACHI MITSUNAGA

PROCEEDINGS AT HEARING

Original.

CASE NO: 921

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

BEFORE

(THE HONOURABLE MR. JUSTICE A.G.BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 16th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKEHACHI MITSUNAGA

PROCEEDINGS AT HEARING

APPEARANCES:

F.M.FERG, Esq., Appearing for the Dominion Government.

S.M.CHERNIAK, Esq., Appearing for the Claimant.

- - - - - - -

G.N.R.UPTON, Esq., Official Interpreter.

MARK H. PEARCE, Esq., Official Reporter.

Nakai Mitsunaga
In Chief.

NAKAI MITSUNAGA, Wife of the Claimant, herein, being first duly sworn, testified as follows:

MR. CHERNIAK: I might explain, Your Honour that Mr. Mitsunage is completely paralized to the extent where he cannot speak. He is residing in St. Pierre, Manitoba and is unable to present the claim. The witness here is his wife who is presenting the claim on his behalf as well as she will be able to do.

The claim indicates that there are two parcels of land. Parcel number 2 is a parcel in which the Claimant had a one third interest. The other two owners are a Mr. Shimoda, whose claim was heard before the Commissioner in the Spring as case #851. The other owner is a man whose name I do not recall off hand.

THE COMMISSIONER: It is down here, Ichijiro Uyemura.

MR. CHERNIAK: Yes, who is apparently deceased. I believe, however, that his claim was presented in Lethbridge before the Commissioner.

MR. FERG: I think that is right.

THE COMMISSIONER: And all the evidence regarding this property was given to the commission?

MR. CHERNIAK: Yes, Your Honour.

MR. FERG: The file number for the estate of Ichijiro UYemura is 5434 and the other one, Kumeji Shimoda, the file is 3265.

MR. CHERNIAK: I am under the impression, Your

Honour that the two portions of this claim heard by the Commissioner vary somewhat, but I will have this witness accept the evidence given locally by Mr. Shimoda.

THE COMMISSIONER: Is it necessary to read the evidence to her or can she just say she is satisfied with the evidence and the values placed on it.

MR. CHERNIAK: That is correct, Your Honour, we have reviewed the evidence with her and she will be in a position to accept it. I ask leave to amend Your Honour. In relation to parcel 1 owned by the Claimant, the total value is $2,700.00; the Custodian's sale price $599.00; the loss is therefore $2,lol.00. In relation to parcel 2 and to bring it into conformity with Mr. Shimoda's claim, we are showing a value of $2,100.00, the Custodian's sale price $483.00 and the loss $1,617.00; the Claimants share of that is one third or $539.00. The total claim for real estate is therefore $2,640.00. I might as well indicate, Your Honour, as to the personal chattels, we are withdrawing the claim for the truck but we are showing the value of chattels at $130.00.

THE COMMISSIONER: That is the value.

MR. CHERNIAK: That is the value and the loss Your honour.

THE COMMISSIONER: There was nothing recovered?

MR. CHERNIAK: None, Sir.

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mrs. Mitsunaga, I believe that you reviewed a claim that was presented by Mr. Shimoda in connection with the property that you owned jointly with him and Mr. Uyemura?

A Yes.

Q And do you accept, on behalf of your husband, the evidence of the valuations given by Mr. Shimoda? A Yes.

Q Now I show you two typewritten statements relating firstly to the property which your husband owned in his own name and secondly to the chattels that were left in your home?

A Yes.

Q And are these your signatures on the documents?

A Yes.

Q Do you swear the contents to be true to the best of your knowledge, information and belief?

A Yes.

MR. CHERNIAK: I file as Exhibits 1 and 2 respectively, Your Honour the real estate statement relating to Parcel 1 and the personal chattel statement.

(REAL ESTATE STATEMENT, parcel 1)

(EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

MR. CHERNIAK: And on behalf of my learned friend I will file the S.S.B.Appraisal as Exhibit 3 and

the Custodian's Analysis Sheet as Exhibit 4.

(S.S.B.APPRAISAL, EXHIBIT 3.)

(ANALYSIS, EXHIBIT 4.)

MR. CHERNIAK: Exhibit 1 sets out that this property was purchased from Mr. K.Shimoda in 1925 for $1,325.00. The property consists of 3.86 acres. At the time of purchase 3 acres were cleared and .86 acres were not cleared. The claimant sets out that he cleared half an acres after purchase and that there were about ten mixed fruit trees planted in addition to six that were already on the property. At time of purchase in addition to the house there was three packing sheds and six mixed fruit trees. The Claimant lists the house which was built in 1928, three years after purchase, giving a full description of the house, 22 x 26, frame, full concrete basement, fir siding inside "V" joint walls, fir floor, varnished, two storeys high and containing five rooms. He estimates the total cost at $2,600.00. The Exhibit then refers to the old house which was on the property when he bought it and he states that this house was used as a pickers house. He indicates that they dug a rhubarb forcing room under the old house 26 x 24 and 7 feet deep, frame, in 1927, but he doesn't know the cost of same. In 1933 there was a garage 12 x 18 built at an estimated cost of $75.00. The Claimant sets out that the appraiser has greatly undervalued both the land and the

buildings. He states that his home was only fourteen years old and not twenty and that it was in good condition and that it was worth considerably more than $500.00. He states that the garage was nine years old and not twenty and that the old house was used as a pickers house and it and the old packing sheds were quite adequate for the purposes for which they were used. His estimated fair market value of the land and buildings is shown at $2,700.00. Exhibit 3 sets out that this property was one mile from Mission on the main highway, a good hard surfaced road. There was City water piped into the house. The appraiser shows the value of the buildings at $525.00 and only adds $400.00 to the value of the land. It should be indicated that no mention is made of the rhubarb forcing room in the appraisal, Exhibit 3

THE COMMISSIONER: There is mention of the old house in the appraisal, page 3.

MR. CHERNIAK: Yes, Your Honour, but there is still no mention made of the rhubarb forcing room constructed in it.

THE COMMISSIONER: I suppose it was just a dug-out in the house. I think it was probably just a space dug in the house.

MR. CHERNIAK:

Q Mrs. Mitsunaga, when you dug the rhubarb forcing room in the house did you line it in any way or was it just left as open earth?

A It was just earth.

Q And were there just posts used to hold up the house around it or just how was it done?

A It was dug, my husband and myself dug it there.

Q And there was no lining of any kind?

A The sides were planked.

Q They were planked? A Yes.

Q All the way up, that is up the walls?

A Yes, all the way around up to the top.

Q What type of planking was it?

A Shingle wood.

Q Shingled all the way around?

A We split the shingles and constructed it of that.

Q And there was no floor? A the ground below was earth and it was surrounded with shingles.

MR. CHERNIAK: It would appear it is only a question of value, Your Honour. In regard to the personal chattels, Your Honour will note that there is a list attached to Exhibit 2 showing the number of items and the estimated value of same, in most cases showing the approximate date of purchase and the price paid. The Claimant states that all the goods were left at her home at 3225 Herd road, Mission B.C. and she reported the same to the Custodian who later inventoried them. She states that some of these goods were purchased by her husband who is now paralyzed and she is unable to get any information. She has set out the above facts based on her recollection and

belief and has estimated the values of the goods taking into account their age and use and has set down what she believes to be the fair market value. From Exhibit 4 Your Honour it would appear that no inventory was taken. There is reference to the J.P.Form setting out that there was goods at 3925 Herd Road but nothing else is shown on the Custodian's Analysis Sheet.. I believe that on the Custodian's file there is a memo of a lease between Mitsunaga and one Thompson, setting out certain chattels, livestock and implements. I don't know whether it actually lists these chattels but my learned friend will produce it no doubt. On May 4th, 1942, there is a Custodian Inventory on the Custodian's file and on June 11th, 1943, is a note of additional chattels listed there, but, as far as I could find in the Custodian's file there appears to be no record of what happened to any of these chattels and I would ask my learned friend to produce whatever inventories he has and to correct me if the Custodian did do something with them.

THE COMMISSIONER: The Custodian admits - - -

MR. CHERNIAK: That is not the question, your Honour. We built up this sheet, Exhibit 2, from the inventory and from the recollection of the witness - - -

MR. FERG: Here is a list of chattels included in the lease. It is signed by one A.Thompson and Mitsunaga says three beds left and Thompson

agreed thereto. I might say that Thompson was killed in an accident and the property was rented to a woman by the name of Mrs. Oliver who took over the chattels and signed for them. The property was rented by these people, I believe, in February, 1942. The lease was to Andrew Thompson on 13th April, 1942 and he was killed in an accident and was to pay $400.00 rent which was never paid and he took over the chattels. Have you not got a copy of the lease?

MR. CHERNIAK: No. My learned friend has produced these inventoris which should be filed. There is one list which is headed 'List of Chattels included in lease between Mitsunaga, T. of Mission and A.Thompson. There is no date on it and no indication as to when it was received by the Custodian.

(LIST OF CHATTELS, EXHIBIT 5.)

MR. CHERNIAK: Then, Your Honour, is a Report by I.C.Bardwell, dated May 4th, 1942, to which is attached an inventory of chattels.

(REPORT, EXHIBIT 6.)

MR. CHERNIAK: And finally there is a list signed by R.M.Anderson, dated June 11th, 1943, entitled 'Additional Chattels Belonging to Mitsunaga.

(LIST OF ADDITIONAL CHATTELS,EXHIBIT 7.)

MR. CHERNIAK: As I say, I can find no record or trace of what happened to these goods on the Custodian's file. Thank you Sir.

MR. FERG: Here is a department memorandum I will put in, Your Honour. It is a memorandum from this man Anderson to Jack Moryson and it states "The property of the above Japanese was originally rented by Andrew Thompson, and was then rented by a Mrs. Rawson, although I have no knowledge of who the present tenant is.

The following are chattels which are supposed to be on the property, and nothing has been done as yet regarding their liquidation. Please attend to this as soon as possible." And the Chattels are listed. I submit Your Honour that the real property sold at its fair market value and that the chattels claimed for the price is excessive and unreasonable. I have no questions.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be atrue and accurate transcript.

(MARK H. PEARCE)
OFFICIAL REPORTER

I, the undersigned Sub-Commissioner hereby certify that the foregoing 10 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

(SUB-COMMISSIONER)

Parcel No.2

Municipality of Mission - Lots 16 and 17 of the South East quarter of Section Twenty (20) Township 17, Map 951, Dis. of New Westminster C. of E. 52117 Title No. 109001 E 9.8 acres

Land	$2300.00
Building	125.00
Total Value	2425.00

Amount at which Custodian sold property	$ 483.00
Loss	1942.00

Joint owners -	Mitsunaga, Takehachi	1/3 loss	$647.33
	Shimoda, Kumeji		
	Uyemura, Ichijiro (deceased)		

Case 921 w/pg. NOV 28 1947

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

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

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

(1) NAME Mitsunaga (Print) Surname Takehachi Given Name (RCMP) Reg. No. 13281

(2) Pre-Evacuation Address R.R. #1, Mission City, B.C.

(3) Present Address Box 16, St. Pierre, Manitoba.

(4) REAL ESTATE

(a) Street Address (if any) Mission, B.C. City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) (Parcel 1) The West half of Lot one (1) of the South West Quarter of Sec. twenty (20) Township Seventeen (17) Map 905 in the District of New Westminster.

(Parcel 2) The Municipality of Mission - Lot 1 6 & 17 of the South East quarter of Sec. 20 Township 17, Map 951, District of New Westminster, C. of E. 52117 Title No. 109001 E 9.8 x acres.

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

(i) Farm
(ii) ~~Residence~~
(iii) ~~Business~~ Type of business
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Parcel No. 1 - sole owner
Parcel No. 2 - one third interest

Parcel 1

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

(i) Land - - - - - - - - - - - - - - - - - $1325.00
(ii) Buildings - - - - - - - - - - - - - - - $1400.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - ~~$2725.00~~ 2700
(v) Amount at which Custodian sold property and credited your account - - ~~$592.11~~ 599

Parcel 1

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - ~~$2132.89~~ 2101.
Parcel 2 - attached - loss ~~647.33~~ 539
(5) PERSONAL PROPERTY Total loss ~~2780.22~~ 2640

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

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

(c) How stored or packed at time of evacuation ~~Left on premises~~

(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") Chattels - A. Thompson, Municipal Police, Mission City, B.C.

Truck - Custodian

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

			Sold	Loss
1.	Truck - Chev. Light Delivery 1937 with chains	Estimated Value $650	450.00	~~200.00~~ 130.
2.	Chattels left on premises in care Custodian	Estimated Value $		~~125.00~~
3.		Estimated Value $		
4.		Estimated Value $		
5.		Estimated Value $		
6.		Estimated Value $		
7.		Estimated Value $		
8.		Estimated Value $		
9.		Estimated Value $		
10.		Estimated Value $		

TOTAL CLAIM FOR PROPERTY LOSS $ 325.00

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) - $ ~~3105.22~~

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Winnipeg

(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 Manitoba)
TO WIT:)

I, Nakae Mitsunaga wife of Takehachi Mitsunaga of the Village of St. Pierre in the Province of Manitoba

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

DECLARED before me at the City of Winnipeg in the Province of Manitoba this 8th day of November A.D. 1947.

N. Mitsunaga

A BARRISTER AT LAW ENTITLED TO PRACTISE IN THE PROVINCE OF MANITOBA.

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

MITSUNAGA, Takehachi
(Claimant's Name)

REAL ESTATE
(Farm Land)

13281
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and ~~not~~ in crop List Crops	1/3 acre	1925	K. Shimoda	1325.00	3 acres cleared	house 3 packing shed and 6 mixed fruit trees.	Land & Bldgs. 2700.00
Raspberries	1 acre						
Strawberries	1½ acre						
Black berries	1/3 acres						
Building & vegetables	balance						
Total	3.86 acres						

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
cleared about ½ acre planted about 10 mixed fruit trees in addition to the 6 already on the property		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House 2 storeys 5 rooms	22' x 26'	Frame full concrete basement, fir siding inside v joint walls, fir floor, varnished	1928	Bought material & own and hired labour				2600.00
Old House	18 x 24) 8 x 24)	was on property when bought, used as pickers house						
Dug Rhubarb forcing room under old house	26 x 24 and 7' deep	frame	1927	I do not know cost.				
Garage	12 x 18 6 x 18	frame on post shiplap side shingle roof	1933	Bought material & own & hired labour				75.00
3 packing sheds - on property when bought								

Comments re Appraiser's report not covered by above information: I believe that the appraiser has greatly undervalued both the land and the buildings My home was only 14 years old not 20 and was in good condition. It was worth considerably more than $500.00. The garage was 9 years old not 20. The old house was used as a pickers house, and it and the old packing sheds were quite adequate for the purposes for which they were used. I think that the fair market value of the land and buildings at date of sale was at least $2700.00.

EXHIBIT No. 921-1
DATE Sept. 16/48
FILLED BY Claimant -

TAKEHACHI MITSUNAGA
per. T. Mitsunaga
Signature

MITSUNAGA, Takehachi
(Claimant's Name)

PERSONAL CHATTELS

13281
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
AS PER LIST ATTACHED.					

Description of Storage of Goods:

All goods were left at my home at 3225 Herd Road, Mission B.C. and I reported same to the Custodian who later inventoried it.

General Statement ~~as to Chattels not Described above~~:

Some of these goods were purchased by my husband who is now paralyzed and I am unable to get any information. I have set out the above facts based on my recollection and belief and have estimated the values of the goods taking into account their age and use, and have set down what I believe to be the fair market value.

Additional Comments, if any:

EXHIBIT No. 921-2
DATE Sept. 16/48
FILED BY Claimant.

M. Mitsunaga
Signature

PERSONAL CHATTELS

Description of Major Items (and particularTy of goods lost, stolen or destroyed)	Approximate Date purchased	New or used When purchased	Price paid	condition when Evacuated	Estimated value
1 kitchen stove	1929	used	7.00	fair	3.00
1 kitchen stove (with water boiler)	1928	new	52.00	good	15.00
1 heater stove (Dec)	1941	new	23.00	"	20.00
1 scale	1928	"	18.00	"	10.00
1 Round table	1929	"	10.00	"	5.00
4 chairs	1929	"	4.00	"	2.00
2 chairs (children)	1941	used	1.50	"	1.00
1 big sofa	1935	used	25.00	"	15.00
1 closet	1935	used	15.00	"	10.00
1 bed (steel brown)	1925	new	25.00	fair	10.00
1 bed (steel white)	1927	used	don't remember	fair	5.00
1 gasoline camp stove	1930	new	gift	good	4.00
1 gramaphone	1935	used	"	fair	10.00
kitchen utensils & dishes	miscellaneous	time to time		fair	5.00
garden tools, including shovels, hooks mattocks, saws, wedges, scythes, sledge hammer, peevey, axe etc -		miscellaneous		fair	15.00
Various other incidental items		value unknown			

Loss - $130.00

PERSONAL PROPERTY

(Claimant's Name) (Business) Reg. No.

Type of BUSINESS	Location	Gross Turnover 1941	Average Mark Up	Net Income 1941	Estimated Value of Goodwill

Description of Stock-in-trade at evacuation (Attach inventory with cost prices)

Whether prices mentioned are wholesale or retail:

I PURCHASED THE BUSINESS

Date of Purchase	Price	Value Stock Date of Purchase	Value of Furniture equipment and Fixtures at date of purchase	Value of Goodwill at date of purchase:

Furniture equipment and fixtures acquired after purchases:

Description	Date Acquired	New or Used at Date Acquired	Price Paid	Condition when Evacuated:	Estimated value at date of Evacuation:

List of Accounts Receivable and Accounts collected by Custodian Attached:

Method of Storage and Arrangements Made at Time of Evacuation:

Additional comments, if any:

Signature

BC 252 P. 921-3
EXHIBIT No.
DATE Sept. 16/48
FILLED BY Claimant.

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. JL-20

Land Description West Part Lot 1, S.W.¼ Sec. 20, Tp. 17, Map 905, N.W.D.

Containing 3.86 Acres

Owner's Name MITSUMAGA, T. Post Office Address Mission

Nearest Rail Point Mission Distance 1 mile

Market Town Mission Distance 1 mile

Church (give denomination) All denominations Distance 1 mile

Nearest School Mission Distance 1 mile

State how property was identified: By map and roads.

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

On main highway, hard surfaced, good.

Is this district a good one? Fair district,

Employment opportunity Seasonal

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Barbed wire one side - poor. Value $ -

Water supply: City water piped into house Value $ -

BUILDINGS ON FARM

2525

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 26	Frame	9'	Shgls.	20 yrs	Concrete	Fair	500.00
Verandah two sides, 7' wide								
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x					Sills on		
Old House	18 x 24	Frame	9'	Shgls.	old	ground	Poor	-
	8 x 24							
	x							
Garage	12 x 18	Frame	9'	Shgls.	20 yrs.	Sills on	Fair	25.00
	6 18					ground		

Total present day value $ 525.00

Total Value Buildings add to farm $ 400.00

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

$

Describe the basement and chimneys: Concrete basement, brick chimney from ground.

No. rooms downstairs? 4 Upstairs? 2 How finished Boarded inside

Are buildings painted? No Condition of paint Nil

Distance from nearst bush No bush near.

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

Cultivated Land BC/252-P 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.5	Rolling and steep slope	Light clay 8"	Clay.	Raspb, Straws, Logans. Good.	60.00	210.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	TOTAL
.36	Steep waste.	-	-	-

Total value of Land $ 210.00

Total added by buildings to value of farm $ 400.00

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

Total value of farm $ 610.00

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

Occupied by Jap until recently. Neighbor states now rented. Tenant not seen.

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

Small fruits and vegetables, etc.

Noxious weeds:

Fairly free of weeds.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: 1942 taxes - $18.72. Mission Municipality.

Date: May 7th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 6th day of May 19 42.

Inspector's Signature "R. W. BROWN"

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

S.S. Form No. 43
(Sheet 2)

JL-20 - MITSUMAGA, T.

Farm Appraisal Report

Remarks: This property can hardly be classed as a farm as the acreage is too small. Soil is fairly good but the land is mostly rotting, being steep in places. Land is in a good state of cultivation and the crops are mostly good. Fencing is negligible, and domestic water is obtained from the City system and is piped into the house. The old house is in poor shape and is of little or no value. It is doubtful if anyone but an Oriental could make a living and payments from this property. Electric light in the house.

Growing crops have not been valued, and consist of strawberries, raspberries and loganberries.

Property is on the main highway to Vancouver at the intersection of the Hurd road.

(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

$

$

$

$

$

$

$

$

$

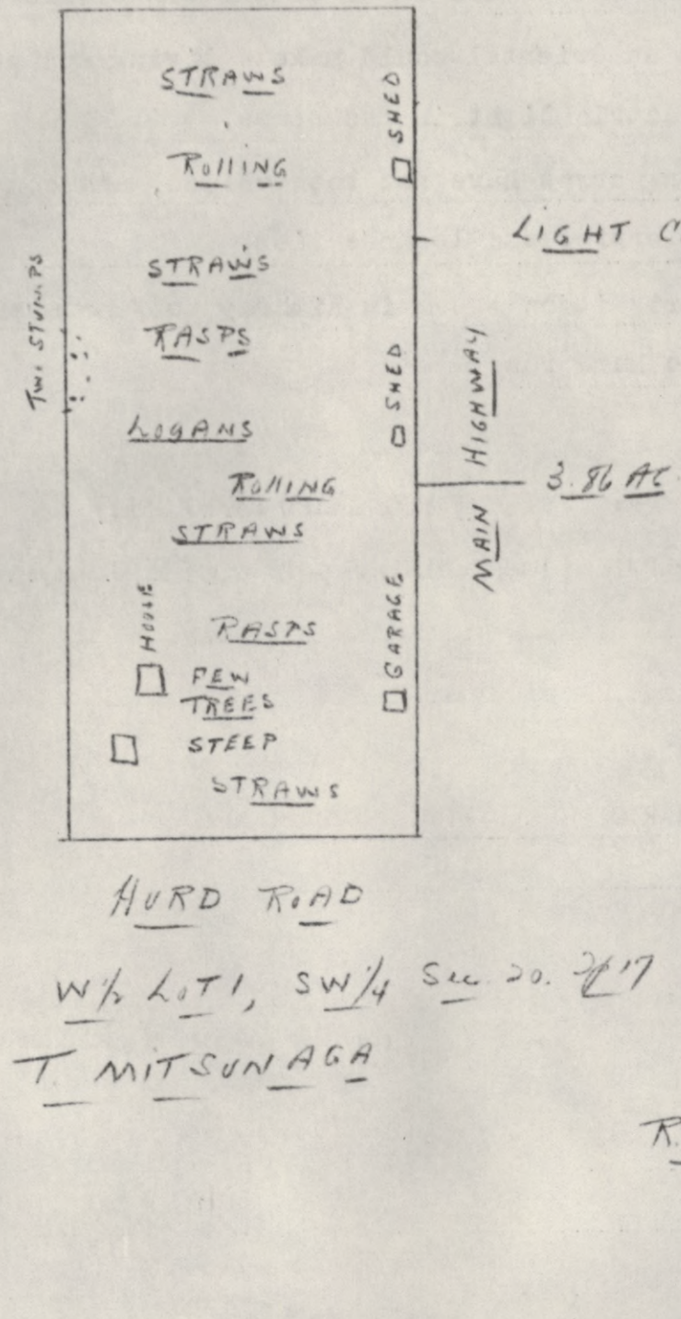
Total $

Amount fruit trees add to value of farm $

BC/252-P 7

Diagram of Property

SCALE 2CH = 1"



W½ LOT 1, SW¼ Sec. 20. 27 MAP 905 3.86 AC

T. MITSUNAGA

R.W. BROWN

Following careful review of this appraisal report, it is my opinion that the present value is $ 600.00

Date 15th May 1942.

"I. T. BARNET"

District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2525 EXHIBIT No.

NAME MITSUNAGA, Takehachi (Mr.) REG. No. 13281
(Wife, Nakae, signed claim, her husband is an invalid)

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Apr. 9/42.	TAKEN BY		AUCTION	TENDER &c		
EVACUATION Apr. 25/42?	DATE					
Household furniture, farm implements and personal effects in owner's possession at 3925 Herd Rd., Mission, B.C. Declarant has a 1937 Chevrolet car which is in the custody of the Police at Hastings Park, Vancouver, B.C.		Truck - Chev. Light Delivery 1937 650.00 Chattels left on premises in care Custodian ?		450.00		

EXHIBIT No. 921-4
DATE Sept. 16/48
FILLED BY Claimant.

ILE No. 2525 EXHIBIT No. CASE No.

REG. No. 13281 VENUE WINNIPEG.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
	450.00					X			

J. Spratt.

921 - 5

EXHIBIT NO.

DATE Sept 16/48

FILED BY

Crown

LIST OF CHATTELS INCLUDED IN LEASE BETWEEN

MITSUNAGA T. of Mission and A. Thompson

2 Kitchen stoves

1 Living-room stove

3 Cupboards

1 Scale

3 Tables

6 Chairs

1 Big sofa

2 Shovels

2 Hooks

2 Mattocks

4 Felling saws

1 Sledge hammer

2 Wedges

1 Peevee

1 Axe

5 Scythe

1 Closet

Thompson

Signed by one "A. Shampson"

"MITSUNAGA says 3 beds left and Thompson agreed thereto"

Mr Campbell's file No.500.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

December 11th 1948

W. Sadler
Ex.

921 - 6

EXHIBIT NO.

DATE Sept 14/48

FILED BY Crown

REPORT

ON EVACUATED JAPANESE PROPERTY

MUNICIPALITY Mission, DATE: May 4th, 1942

NAME: MITSUNAGA. Takehachi, REGISTRATION NO. 13281

ADDRESS: 3925 Herd Road, Mission, B.C. HOUSE NO.XXXXXXXXXXXX

PROPERTY:

ACREAGE: Not given

KIND OF CROPS: Strawberries. Raspberries. Blackberries & Fruit Trees.

APPROX. ACREAGE OF EACH: Not given.

HOUSE: VACANT OCCUPIED Yes.

DESCRIPTION: 2 Storey house. wooden frame. ROOF: Shingle roof.

SIZE: About 24 x 32 NO. ROOMS: 5

CONDITION: Fair

OTHER BUILDINGS: Garage, Barn, Bath house.

NAME OF LESSEE OR RENTOR: A Oliver Lessee, living in the house.

TERMS: Leased through Pacific Co-operative Union to him for $400.00.

REMARKS: Inventory of chattels attached.

"I.W.Bardwell"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

December 11th 1948

B. Scott
E.L.

Attached to Exhibit 921 - 6

Inventory of Property. MITSUNAGA. Takehachi, #13281

1 Wardrobe.

1 Day Bed.

1 Heater.

1 Gramaphone.

2 Beds complete

1 Kitchen range.

1 Bdl Garden tools.

Stored in the house at 3925 HERD Road, Mission, B. C.

Property leased to A. Oliver* through the Pacific Co-operative. Union. for $400.00.

* No, A Oliver is on another property. Lots 16, 17 & 18
3925 Hurd Road is rented to Mr Rowan.
JCB

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
December 13th 1948
M. Seal

EXHIBIT No. 921- 7

DATE Sppt 16/48

FILED BY Crown

ADDITIONAL CHATTELS BELONGING

TO

MITSUNAGA, Takehachi #13281
3925 Hurd Rd., Mission B. C.

"("W.½ of Lot 1, SW ¼ Sec Tp 17 &c)"

MAIN FLOOR

1 Round Table (H.M.)

4 Kitchen chairs.

2 Cupboards (H.M.)

1 Bookcase "

2 Kitchen tables

Sm. qu. of utensils

1 Enamel sink

5 Blinds

Sm. qu. of dishes (loose)

ATTIC

1 Ctn of linen and misc.clothes.

1 Picnic basket

1 Set of books

Lge qu. of loose clothes etc. (loose)

2 Shrine cases.

1 Gasoline camp stove (portable)

Property now leased to Mrs I. Rowson.

Signed "R.M.Anderson"

June May 11/43

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

December 16th 1948 M. Scale E.A.

EXHIBIT NO. 921 - 8

DATE Sept 16/48

FILED BY Crown

MEMORANDUM

5th December, 1945

File No. 2525

TO: Jack Moryson

FROM: W.E.Anderson

Re: Takehachi MITSUNAGA - Reg No. 13281
3925 Hurd Road, Mission, B. C.

The property of the above Japanese was originally rented by Andrew Thompson, and was then rented by a Mrs Rawson, although I have no knowledge of who the present tenant is.

The following are chattels which are supposed to be on the property, and nothing has been done as yet regarding their liquidation. Please attend to this as soon as possible.

2 Kitchen stoves
1 Living-room stove
3 Cupboards
1 Scale
3 tables
6 Chairs
1 Big sofa
2 Shovels
2 Hooks
2 Mattocks
4 Felling saws
1 Sledge hammer
2 Wedges
1 Peavey
1 Axe
5 Scythes
1 Closet.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

December 16th 1948

M. Sanders
Ex.