Name of Claimant KAMO, Denzo Case 1125

Custodian File 13998

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	
		1500.	150.00	75.00 12.50							237.50

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	

TOTAL RECOMMENDATION	237.50

CASE NO. 1125

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 14,1948.

IN THE MATTER OF THE CLAIM OF

DENZO KAMO

PROCEEDINGS AT HEARING

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 14, 1948.

IN THE MATTER OF THE CLAIM OF

DENJO KAMO

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
H. S. HONSBERGER, ESQ.	appearing for the Claimant.

A. SMITH, ESQ.	Secretary.
G.N.R. UPTON, ESQ.	Official Interpeter.
J. B. McGREGOR, ESQ.	Official Reporter.

DENZO KAMO, the claimant herein, being first duly sworn, testified through the interpreter as follows:

EXAMINED BY MR. HONSBERGER:

MR. CHRISTIE: Your honour, in going through this file last night I noticed that the usual form that is filed was not in the file. My friend Mr. Honsberger didn't have any forms, and I think he has made it in the form of an affidavit. I do not know if it is acceptable to Chief Justice Bird, but I am satisfied with it.

MR. HONSBERGER: I will undertake to file it as soon as I get the form.

MR. CHRISTIE: He has made a very complete affidavit, and I am very satisfied with his affidavit.

THE SUB-COMMISSIONER: Yes.

MR. HONSBERGER: You are the owner of this land in question which was taken over by the Custodian?

A. Yes.

Q. And this is situated I believe about one mile from Ericson? A. Yes.

Q. And Ericson is a railway station?

A. Yes.

Q. And it is about four miles from Creston?

A. Yes.

THE SUB-COMMISSIONER: I don't want to interrupt you, but it is provided in the Regulations that evidence can be given by affidavit, and that is accepted as prima facie evidence as long as the

claimant is produced for cross-examination. If it is in the affidavits you do not need to bring it out again.

MR. CHRISTIE: Perhaps I should file the Certificate of Encumbrance. It shows the title is in the name of Denzo Kamo.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 1)

MR. HONSBERGER: Now, Creston is a good-sized town? A. Yes.

Q. About what population? A. 2000 to 3000.

Q. Now, then, was your farm fenced?

A. Yes.

Q. With rail or wire fencing? A. It was half fenced with wire and half by wood palings.

Q. Any inside fences? A. Yes.

Q. When did you buy this farm; in what year?

A. 1924.

Q. How much did you pay for it then?

A. $1000.

Q. And was it just bushland then? A.Yes.

Q. Now, did you clear this? A.Yes.

Q. How much did you clear? A.All of it.

Q. And what did you grow on it?

A. Oh, fruit trees.

Q. Any small fruits? A. Yes.

Q. I think we have set that forth in our affidavit.

MR. CHRISTIE: May I suggest that in view of

the fact that my friend has not filed the particulars of real estate on the usual form, that he file his affidavit.

THE SUB-COMMISSIONER: Yes.

(AFFIDAVIT RE CLAIM OF D.KAMO, MARKED AS EXHIBIT NO. 2).

MR. HONSBERGER: What was most of it under cultivation for apart from the orchard and the small fruits? A. Vegetables.

Q. Did you have any alfalfa or hay?

A. Yes, I had some.

Q. How many acres? A. Three acres.

Q. And you made your living out of your fruits and vegetables? A.Yes.

Q. And did you have any stock? A. I had some cows and chickens.

Q. Did you sell cream? A. Yes.

Q. Where is the creamery? A. At Creston.

Q. Now then, what buildings were on the land; was there a house? A. I had my own house and a shed --

Q. Just the house first. What size was the house? A. 26 x 26; there were four rooms.

Q. Was it frame construction? A. Yes.

Q. What was it lined with? A. It was lined with paper inside.

Q. Was it lined with wood at all -- tongued and grooved lumber? A. There was wood and paper over it.

Q. Now then, what other buildings were there;

was there a barn? A. Yes.

Q. And how big was it? A. 18 x 32.

Q. When was it built? A. 1936.

Q How much did it cost you? A. I am not perfectly certain but in the neighbourhood of $400.

Q. Was that for material -- did you do your own work? A. I did.

Q. Was there a chicken house? A. Yes.

Q. How big was it? A. 18x 32.

Q. And when was it built? A. I think it was in 1928.

Q. What did it cost you for material?

A. About $500.

Q. Did you do the work on it? A. Yes.

Q. Was there a machinery shed? A. That was the shed I mentioned before.

Q. Were there any other buildings apart from the barn and chicken house and the house?

A. There was a barn 20 x 28.

Q. Apart fromthe barn you first mentioned?

A. A hay shed.

Q. What is the size of the hay shed?

A. 12 x 16. There was also a place to put things.

Q. What was it? A. 18 x 28.

Q. When was it built? A 1935.

Q. Have you any idea how much it cost?

A. $400.

Q. Did you have hydro on the property?

A. Yes, it was close.

Q. Did you have electric light in your house?

A. Yes.

Q. And in any of the buildings? A. In the barn and in the chicken house.

Q. What type of soil was it? A. Light clay.

Q. And what about water?

A. I had no water on the property, and I had to get it from my neighbour.

Q. Did the water come right to your property? Did it come to your line fence? A. Yes, it came up to my fence.

Q. Is there a fruit packing plant at Ericson?

A. Yes.

Q. Now, how far from your farm were stores, churches, schools and a post office? A. Quite close, about a quarter of a mile.

Q. I think you said you had stock, cows and chickens -- how many of each would you have?

A. I had four cows and three calves.

Q. And chickens? A. I had 150 chickens.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I produce J.P. Form, here, dated 13th of March, 1942; is that your signature? A. Yes.

Q. I am tendering this as Exhibit 3.

(J.P. FORM MARKED EXHIBIT 3)

Q. Did you have any other occupation besides that of a farmer? A. I was confined to my own business.

Q. That is farming? A. Yes.

Q. And what was your net income from the farm?

A. The gross income was $1500 a year.

Q. After his expenses what did he have left for himself? A. I haven't reckoned it out on that basis. He doesn't pay himself anything.

Q. When you purchased this house how old was it?

A. He built it.

Q. Of what type of lumber? A. It was fir -- tongued wood.

Q. Was the house on posts? A. It was built on posts.

Q. And was the house painted? A. No.

Q. I assume the barns weren't painted if the house was not painted? A. No.

Q. Now, I produce here a letter dated March 12th, 1944, addressed to the Department of the Secretary of State, Office of the Custodian. Will you look at that and tell me if that is your signature? A. It is not my signature, it might be my son's.

Q. Did you live at Nipigon, Ontario? A.Yes.

Q. Was that letter sent on your instructions?

A. I think from the contents that letter was sent on my instructions.

Q. I tender this as Exhibit 4. It is a letter dated March 12th, 1944, from D. Kamo, and for the purposes of the record I would like to have this read into the record. It states:

"My land in Canyon, B.C. has no water on it and with the clay soil it is very dry. I have about 220 fruit trees -- 20 fifteen year olds, 100 five year olds and 100 two years old. These trees must have their surrounding soil turned over and must also be watered at least 3 times a summer or they will grow weak and rot. I have an old fence all around that land and it is not as strong as it was, and in the summer, when neighbouring cows are turned out they will push over that fence to feed on and kill the fruit trees as well as ½ acre of raspberries."

Q. Then, in your claim you make a claim for $4,000. Is that your valuation? A. In my own opinion it is slightly more, but I think $4000. is a fair price and it is my own idea.

Q. Now, I understand that there was no chimney on the place when your tenant, Mr. Rohl, took it? A. I was using a tin pipe.

Q. And you rented this place to Mr. Rohl for $8.00 a month? A. Yes.

Q. That is all, thank you.

RE-EXAMANTION BY MR. HONSBERGER:

Q. Did Mr. Rohl build a chimney before it was sold by the Government? A. I paid Rohl for having it built.

MR. CHRISTIE: It is submitted that the property was sold at its fair market value; and I

have certain filings to make.

(ASSESSMENT NOTICE FOR 1944, MARKED EXHIBIT 5)

(APPRAISAL OF E. A. FOWLIE, MARKED EXHIBIT 6).

(TWO TENDERS BY H. ROHL, THE FIRST FOR $1000. AND SUBSEQUENT TENDER FOR $1500.)

(REAL PROPERTY SUMMARY) MARKED EXHIBIT 8.)

MR. CHRISTIE: That condludes the case.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

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

M. A. Miller,
Deputy-Commissioner.

~~Claim~~ Case #1125

13998 NOV 26 1947

DOMINION OF CANADA)
PROVINCE OF ONTARIO)
COUNTY OF YORK)
TO WIT:)

IN THE MATTER OF THE CLAIM OF DENZO KAMO as authorized by Order-In-Council P.C. 1810 as amended by Order-In-Council P.C. 3737.

ACKNOWLEDGED
D.W.

Toronto

I, DENZO KAMO, of the City of Toronto, in the County of York, Farmer,

Raymond J. Hornberger

DO SOLEMNLY DECLARE THAT

1. THAT I have read over the attached claim and certify that the same is true and that it sets forth a true statement of the facts so far as they are known to me.

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 Toronto, in the)
County of York, this 22nd)
November, 1947.)

Denzo Kamo

A COMMISSIONER ETC.

NOV 26 1947

IN THE MATTER OF the Royal Commission appointed to investigate the Claims of Japanese evacuated from the Protected Area of British Columbia in 1942.

AND IN THE MATTER of Order-In-Council P.C. 1810 as amended by Order-In-Council P.C. 3737.

AND IN THE MATTER OF DENZO KAMO
Registration Number 12912

Claimant

CLAIM

1. That Denzo Kamo is a Japanese Citizen but a resident of Canada.

2. That the said Claimant resided until the time of his evacuation at Canyon in the Province of British Columbia.

3. THAT the said Claimant now resides at #352 Downsview Avenue, Downsview P.O., Ontario.

4. THAT at the time of his evacuation the said Claimant was the owner of certain lands and premises situate in Canyon in the Province of British Columbia and being described as Block 116, Map 730-C, D.L. 812. The said lands comprise 9.7 acres of which 8 acres are cleared and under cultivation. There is one acre of small fruits and there are 325 fruit trees. The said lands are completely fenced. There was erected upon the said lands the following buildings:-

1 Four Room frame house;

1 Barn, 20 feet by 32 feet;

1 Chicken house, 18 feet by 34 feet;

1 Machinery Shed, 20 feet by 32 feet.

5. That the said Claimant pursuant to regulations did declare in his registration that he owned the aforementioned lands and premises.

6. That the said Claimant was advised by the Department of the Secretary of State, Office of the Custodian, Evacuation Section, that the said property was sold by the Department for $1500.00.

7. That the said Claimant under the Provisions of the aforementioned Commission claims the sum of $2500.00 representing the difference between the sale price of the sale made by the said Department and the fair market value of the said property, as follows:-

Fair market value.....	$4000.00	
Less amount of sale price.....	1500.00	$2500.00

8. That as the herein mentioned Claimant now resides in the City of Toronto, in the Province of Ontario, he would wish to appear before the said Commission in the said City of Toronto.

9. That the said Claimant will require an interpreter when appearing before the aforementioned Commission.

RAYMOND & HONSBERGER
807 Federal Bldg.,
Toronto, Ontario.

Solicitors for the Claimant.

DATED the 22nd day of Nov. 1947.

::::::::::::::::::::::::::::::::::

IN THE MATTER OF THE ROYAL COMMISSION APPOINTED TO INVESTIGATE THE CLAIMS OF JAPANESE EVACUATED FROM THE PROTECTED AREA OF BRITISH COLUMBIA IN A.D.1942.

AND IN THE MATTER OF ORDER-IN-COUNCIL P.C. 1810 AS AMENDED BY ORDER-IN-COUNCIL P.C. 8737.

AND IN THE MATTER OF BENZO KAMO, Registration Number 12912, Claimant.

::::::::::::::::::::::::::::::::::

CLAIM

::::::::::::::::::::::::::::::::::

RAYMOND & HONSBERGER
Barristers, Etc.
807 Federal Bldg.,
TORONTO - ONTARIO.

1125 - 1

EXHIBIT No. Oct 14, 1948
DATE
FILED BY K.A. Christie

Cat No. 626

CERTIFICATE OF ENCUMBRANCE

Land Registry Office

Nelson, B. C.

30 minutes Nine o'clock 12th day of May, 1943.

I HEREBY CERTIFY that the following is the state of the title to

Lot 116 of Lot 812, Kootenay District, Plan 730-C.

Registered subject to the Exceptions and Reservations contained in the conveyance from the Kaslo and Slocan Railway Company. D. D. 8154, and the easement relating to water contained in the conveyance from Canyon City Lumber Company Limited to Thomas B. Martin et al. D. D. 15290.

Certificate of Vesting filed 12/5/43 by the Custodian (Japanese Evacuation Section) See D. F. 17207.

Registered Owner: DENZO KAMO viz:
Indefeasible Title 18243-I

Registered Charges: None

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To Ian MacPherson, Esq.,
VANCOUVER, B. C.

"A.M. Idiens"
Registrar.

(Idiens)

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

Date: January 5, 1949. E. LaCasse

CAT. #626.

EXHIBIT No. 122-A
DATE OCT 1 1 1947 OCT 1 4 1948
FILLED BY A. S. Honsberger

NOV 26 1947
13998

DOMINION OF CANADA)
PROVINCE OF ONTARIO)
COUNTY OF YORK)
TO WIT:)

IN THE MATTER OF THE CLAIM OF DENZO KAMO as authorized by Order-In-Council P.C. 1810 as amended by Order-In-Council P.C. 3737.

I, DENZO KAMO, of the City of Toronto, in the County of York, Farmer,

DO SOLEMNLY DECLARED THAT

1. THAT I have read over the attached claim and certify that the same is true and that it sets forth a true statement of the facts so far as they are known to me.

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 Toronto, in the)
County of York, this 22nd)
November, 1947.)

Denzo Kamo

A COMMISSIONER ETC.

NOV 26 1947

IN THE MATTER OF the Royal Commission appointed to investigate the Claims of Japanese evacuated from the Protected Area of British Columbia in 1942.

AND IN THE MATTER of Order-In-Council P.C. 1810 as amended by Order-In-Council P.C. 3737.

AND IN THE MATTER OF DENZO KAMO
Registration Number 12912

Claimant

CLAIM

1. That Denzo Kamo is a Japanese Citizen but a resident of Canada.

2. That the said Claimant resided until the time of his evacuation at Canyon in the Province of British Columbia.

3. THAT the said Claimant now resides at #352 Downsview Avenue, Downsview P.O., Ontario.

4. THAT at the time of his evacuation the said Claimant was the owner of certain lands and premises situate in ~~xxx~~ Canyon in the Province of British Columbia and being described as Block 116, Map 730-C, D.L. 812. The said lands comprise 9.7 acres of which 8 acres are cleared and under cultivation. There is one acre of small fruits and there are 325 fruit trees. The said lands are completely fenced. There was ~~x~~erected upon the said lands the following buildings:-

1 Four Room frame house;

1 Barn, 20 feet by 32 feet;

1 Chicken house, 18 feet by 34 feet;

1 Machinery Shed, 20 feet by 32 feet.

5. That the said Claimant~~s~~ pursuant to regulations did declare~~d~~ in his registration that he owned the aforementioned lands and premises.

6. That the said Claimant was advised by the Department of the Secretary of State, Office of the Custodian, Evacuation Section, that the said property was sold by the Department for $1500.00.

7. That the said Claimant under the Provisions of the aforementioned Commission claims the sum of $2500.00 representing the difference between the sale price of the sale made by the said Department and the fair market value of the said property, as follows:-

Fair market value.....$4000.00

Less amount of sale price..... 1500.00 $2500.00

8. That as the herein mentioned Claimant now resides in the City of Toronto, in the Province of Ontario, he would wish to appear before the said Commission in the said City of Toronto.

9. That the said Claimant will require an interpreter when appearing before the aforementioned Commission.

RAYMOND & HONSBERGER
807 Federal Bldg.,
Toronto, Ontario.

Solicitors for the Claimant.

DATED the 22nd day of Nov. 1947.

::::::::::::::::::::::::::::::::::

IN THE MATTER OF THE ROYAL COMMISSION APPOINTED TO INVESTIGATE THE CLAIMS OF JAPANESE EVACUATED FROM THE PROTECTED AREA OF BRITISH COLUMBIA IN A.D.1942.

AND IN THE MATTER OF ORDER-IN-COUNCIL P.C. 1810 AS AMENDED BY ORDER-IN-COUNCIL P.C. 8737.

AND IN THE MATTER OF BENZO KAMO, Registration Number 12912, Claimant.

::::::::::::::::::::::::::::::::::

CLAIM

::::::::::::::::::::::::::::::::::

RAYMOND & HONSBERGER
Barristers, Etc.
807 Federal Bldg.,
TORONTO - ONTARIO.

FORM "JP"

FILE No. 1125 - 3

EXHIBIT No.

DATE Oct 14 1948

FILED BY K.A. Christie

OFFICE OF THE CUSTODIAN

REAL ESTATE

JAPANESE SECTION

EVACUATION SECTION
File No.
Ans. Mar 18. 1943
Referred

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: Mr. D. Kamo

HOME ADDRESS: Canyon, B. C.

REGISTRATION NUMBER 12912 SEX: Male AGE: 57

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: no

MARRIED? yes

NAME OF WIFE OR HUSBAND: Mrs. Kiku Kamo

ADDRESS OF WIFE OR HUSBAND: New Denver, B. C.

NAMES OF ANY LIVING CHILDREN: Rob Kamo, Ralph Kamo.

ADDRESS OF CHILDREN: New Denver, B. C.

AGE OF CHILDREN: Rob - 16; Ralph - 16;

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

1. LOCATION AND DESCRIPTION: in Canyon, B. C.; 10 acres with 170 young and old fruit trees, 5 buildings, ¾ acres of Raspberries & few strawberries, 3½ acres of alfalfa; - is flat & part uncleared, no water.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 house, 1 big shed, 1 hay shed, 1 chicken house, 1 barn

3. INSURANCE (Give particulars; state where policies are) Insurance of $600 taken out at Creston B. C., insurance at Canyon.

4. TAXES (Amount and where payable) taxes $24.00, payed to Nelson, B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

6. OCCUPANCY AND LEASES (If vacant so state) have owned the place for 24 years; a 1 year lease so far

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: here with me in New Denver

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: no

9. IF FARM LAND STATE CROPS SOWN Raspberries, strawberries, apples, alfalfa.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: in Canyon, B. C; - flat with no water.

2. LANDLORD'S NAME AND ADDRESS: Mr. D. Kamo
New Denver, B. C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
1 year lease at $8 per month; rent received to Feb. 15, 1944.

4. STATE WHEREABOUTS OF LEASE: I have it here in New Denver

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
Mr. H. Rohl,
Canyon, B. C.
paid to Feb. 15, 1944.

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: Raspberries
Strawberries, apples, Alfalfa.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
table, drawer, 3 bee hives, 1 separator, 1horse ~~vellivater~~ cultivator, harness, 2 five gal. cream cans, 1 four gal sprayer, chicken wire, 1 hand cultivator, 2 hay forks, 5 shovels, 1 saddle, 2 saws, 90 ft. of ½" rope, pipe, 9 ft. stepladder, 1 butter churn, 2 axes, 1 box of metal tools & many smaller working & farming implements, all locked up a room at Canyon.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
sold all before ~~are~~ we moved out.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

New Denver

ies,

water.

4.

RE, FIXTURES,
L EFFECTS:

rness,

nd cultivator,

ipe, 9 ft.

y smaller working

TEREST IN, OR

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: $600 insurance taken out at Creston, B. C.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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 13 day of March 194 3

(Signature) "Denzo Kamo"

Witness

FOR DEPARTMENTAL USE I hereby certify that the foregoing words are a true copy of the original whereof they purport tobe a copy.

Date: January 5, 1949.

G. LeBasse

1125 - 4

EXHIBIT No.
DATE Oct 14 1948
FILED BY K.A. Christie

EVACUATION SECTION
Rec'd Mar 20/44
File No. 13998
Ans. WJ
Referred Johnston

Nipigon, Ontario.

March 12, 1944

Dept. of the Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

I received your letter yesterday which went through Ottawa as you had our wrong address and so was delayed in getting here.

Mr. H. Rohl has sent me rent amounting to fifty dollars ($50.00) for a little over six months. As you ask it, I am enclosing same herewith. Will you please send me a receipt of this money on its immediate arrival at your office.

You state in your letter that you do not wish my land to be rented this year. Let me explain first: My land in Canyon, B. C. has no water on it and with the clay soil it is very dry. I have about 220 fruit trees -- 20 fifteen year olds; 100 five year olds and 100 two years old. These trees must have their surrounding soil turned over and must also be watered at least 3 times a summer or they will grow weak and rot. I have an old fence all around that land and it is not as strong as it was, and in the summer, when neighboring cows are turned out they will push over that fence to feed on and kill the fruit trees as well as ½ acre of raspberries.

For this reason of taking care of my property I have trusted it to Mr. Rohl cheaply, until I can return, for only $8.00 per month. Let me say that I beleive that Mr. Rohl is a very good man and I trust him fully.

Rohl offered $1000 for the land + Ridge WJ

I hope this does not interfere with you too much but I am asking you that I can leave my land as it is.

Please advise me by mail of what will become of this rent money which I am forwarding to you for the present.

Thanking you,

Yours truly,

"D. Kamo"

Denzo KAMO 12912

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

Date: January 5, 1949.

E. LaBasse

ASSESSMENT NOTICE, 1944.

REAL PROPERTY AND SCHOOL ASSESSMENT.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

Folio 2493

Tx. 20

ORIGINAL

EVACUATION SECTION
Rec'd JAN 14 19[illegible]
File No. 15998
Ans.
Referred Jan. 15, 1944.

Owner's name and last-known address:

Dept. Sec. of State Office of the Custodian,
Re. Denzo Kamo, Canyon, B. C.,
506 Royal Bank Bldg.,
HASTINGS & GRANVILLE , ST.S.,
VANCOUVER, B. C.

EXHIBIT No. 11 & P - 5
DATE OCT 14 1946
FILLED BY R G Christie

NELSON ASSESSMENT DISTRICT. LAND DISTRICT } KOOTENAY.

Date of Mailing Notice Jan. 15, 1944.

Description of Property: Block 116, Map 730C, D.L. 812

Number of acres 9.77, more or less, save and except public highway or right-of-way.

Take notice that you have been assessed as below:—

Certificate of Title No.

2409

DO NOT SEPARATE THESE FORMS.
PLEASE RETURN BOTH WITH YOUR REMITTANCE.
ORIGINAL WILL THEN BE RETURNED DULY RECEIPTED.

FARM LAND ASSESSMENT AND TAXES. RATE, ½ OF 1%.

ASSESSED VALUE (GROSS).		Total Gross Assessed Value.	EXEMPTIONS.		Total Exemptions.	Taxable Value (Net).	Total of Land and School Taxes.	
Farm Land.	Improvements.		Improvements up to $1,500.	Pre-emptions, Homesteads.				
$	$	$	$	$	$	$	$	c.
800	500	1300	500		500	800	4	00

Tax on Land upon which no School Tax is payable. Rate, ⅕ of 1%.

SCHOOL TAXES.

SCHOOL DIST.

	Amount Requisitioned.	Real Property.	Personal Property.	Total Taxable Value.	School Rate in Mills.		
Creston Valley United Rural School District C	44744	800		800	19.	15	20

Total Taxes levied for 1944, due April 1st, 1944. Delinquent after October 31st, 1944. 19 20

DELINQUENT TAXES.

	1940.	1941.	1942.	1943.	
LAND				4.00	4 00
LAND, ⅕ OF 1%					
SCHOOL				16.40	16 40

Interest must be added to Delinquent Taxes. *See* overleaf for rates.

Total Taxes Due (EXCLUSIVE OF INTEREST.) 39 60

PAYMENTS.

	1940.	1941.	1942.	1943.	Current.
LAND					
LAND, ⅕ OF 1%					
SCHOOL					
INTEREST					
TOTAL					

TOTAL PAID, $

OFFICIAL RECEIPT No.

DATE

Make all remittances payable *at par* to PROVINCIAL COLLECTOR, NELSON, B.C.

INFORMATION FOR THE GUIDANCE OF TAXPAYERS.

TO THE TAXPAYER: Take notice that you have been assessed as overleaf.

J. A. STEWART, *Provincial Assessor*,
NELSON, B.C.

Notice of Assessment.

No further notice will be given; taxpayers are requested to see that their taxes are promptly paid.

If remitting by mail, please use post-office or express money-orders, or, if using cheque, see that same is marked by the bank and includes exchange.

Sec. 42, chap. 282, R.S.B.C. 1936.

All land which is situate in unorganized territory and is not comprised in any school district, and all lands situate within any rural school district in which the school has been closed, shall, in addition to all taxes otherwise imposed thereon, be assessed and taxed annually, and the rate of taxation shall be one-fifth of one per centum upon its assessed value.

Due dates.

All taxes shown on this notice are due and payable on April 1st of the year of assessment, and if unpaid on October 31st of that year are deemed to be delinquent.

DELINQUENT TAXES FOR THE YEARS 1935 AND PREVIOUS ARE SUBJECT TO INTEREST AT THE RATE OF 8 PER CENTUM PER ANNUM FROM THE DATE OF DELINQUENCY IN EACH YEAR TO MAY 31ST, 1936; AFTER THAT DATE AT THE RATE OF 4½ PER CENTUM PER ANNUM. DELINQUENT TAXES FOR THE YEARS 1936 AND SUBSEQUENT ARE SUBJECT TO INTEREST AT THE RATE OF 4½ PER CENTUM PER ANNUM FROM THE DATE OF DELINQUENCY UNTIL PAID.

Neither the giving of a notice of appeal by any taxpayer, nor any delay in the hearing of the appeal by the Court of Revision or the Court of Appeal, shall in any way affect the due date, the delinquency date, the penalties, or any liability for payment provided by this Act in respect of any tax which is the subject-matter of the appeal; but in the event of the tax being set aside or reduced by the Court of Revision or Court of Appeal, on appeal, the Minister shall refund to the taxpayer the amount of the tax or excess tax paid by him, and of any penalty imposed and paid on such tax or excess.

Liability and recovery of delinquent taxes.

There is a personal liability for all taxes, and the amount due may be recovered by distress proceedings or by action.

Land upon which taxes are delinquent will be offered at Tax Sale between July 15th and October 15th following the date of delinquency, and the date of the said Tax Sale will be advertised in the Gazette previous to the day of sale. Land sold at Tax Sale may be redeemed within ONE YEAR from the date of sale by tendering to the Collector the amount for which the land was sold, with interest at 12 per cent., together with the taxes due since date of sale. Lands unsold at Tax Sale are forfeited to the Crown at the expiration of twelve months from date of Tax Sale, unless the amount due with interest is sooner paid. Lands forfeited to the Crown may be purchased on written application to the Minister of Lands.

Rectification of errors.

If the taxpayer discovers any error in his notice, which the Assessor is able to correct before the Court of Revision, he is requested to write to the Assessor giving particulars of the error.

RIGHT of appeal.—Every person assessed has the right of appeal, as provided in the "Taxation Act," against the assessment to the Court of Revision and to the Court of Appeal, but such right ceases if the notice of appeal is not given within fourteen days after the date on which this notice of assessment was mailed: Provided, however, that the Surveyor of Taxes may extend that time if it is proved to his satisfaction that the taxpayer was unable to appeal within the fourteen days. No appeal against the assessment of School Taxes is allowed where the assessed value is the same as in the last revised Assessment Roll of the Assessment District.

If you intend to appeal to the Court of Revision fill up the following form and return this notice to the Assessor within the fourteen days allowed by law.

TO THE ASSESSOR: Take notice that I intend to appeal to the Court of Revision against the assessment for the following reasons:—

_____

_____

_____

_____

_____ (Signature) _____

Dated at _____, this _____ day of _____, 19_____

N.B.—Do not detach or alter this form in any particular. If there are any errors return for correction.

(See over.)

1125 - 6

EXHIBIT No.

DATE Oct 14 1948

FILED BY K.A. Christie

E. A. FOWLIE

Insurance

Fire Automobile Life

CRESTON, B. C.

July 5th 1944.

Rec'd JUL 10 1944

File No.

Ans.

Referred SA

Office of the Custodian,
Vancouver,

Dear Sir,

Re Parcel 626

Your wire was received.

The valuation, I think was $1200 for the land, and $300, for buildings, but am surry I did not keep a record of it, and did not want to make a second trip out there unless needed.

However, please let me know,

Also could you send me a list of the places you have for sale in the Kootenay District please.

"E. A. Fowlie"

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

Date: January 5, 1949.

E. LaCasse

1125 - 7

EXHIBIT No. Oct 14 1948

DATE

FILED BY K.A. Christie

626

Henry Rohl,

Canyon, B. C.

The Custodian,
506 Royal Bank Bldg.,
675 West Hastings St.,
Vancouver, B. C.

I hereby offer to pay One Thousand Dollars ($1000.00) for parcel discribed as Catalogue No. 626 Lot 116 Sec. 812 Map or Plan 730 Custodian File No. 13998.

Check for $100.00 OK enclosed.

"Henry Rohl"

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

Date: January 5, 1949.

E. LaBarre

CRESTON AGENCIES
W.S. Scott Manager.
INSURANCE OF ALL KINDS
FARM LANDS TOWN PROPERTIES

Creston,
British Columbia.

27th. Jan. 1945.

626

Mr. W. J. Johnston,
Administrative Dept.
Japanese Evacuation Section,
Dept. of State,
506 Royal Bank Building,
Vancouver, B. C.

Rec'd Jan. 29/45
File No. 13998
Ans. Rohl
Referred Harvey

Dear Sir;

Re Lot 116 D.L. 812 Plan 730C
Your file Denzo Kamo 13998

Mr. Henry Rohl approached us some time ago in regard to this property and we believe submitted a tender to purchase, which was not accepted. He now asks us to submit an offer to buy at $1500 with $1000 cash and the balance $250.00 per year for two years. Will you please advise if this offer can be accepted. Awaiting your early reply, we remain,

Yours very truly

CRESTON AGENCIES

Per. "W.J. Scott"

WJS..NN

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

Date: January 5, 1949.

E. McCasse

EXHIBIT No. 1125 - 8

DATE Oct 14 1948

FILED BY K.A. Christie

REAL PROPERTY SUMMARY

Catalogue No. 626 File No. 13998

Japanese Name: (Mr) Denzo KAMO Reg. No. 12912

Civic Address: Near Canyon, B. C.

Legal Description: Lot 116 of Lot 812, Kootenay District, Plan 730-C Registered subject to the Exceptions and Reservations contained in the conveyance from the Kaslo and Slocan Railway Company. D.D. 8154, and the easement relating to water contained in the conveyance from Canyon City Lumber Company Limited to Thomas B. Martin et.al. D.D. 15290.

Classification: Dwelling and outbuildings.

SOLD

Registered in the name of: Denzo Kamo

State of Title: Clear, other than above-mentioned Exceptions, Reservations and Easement.

Sold to James Robert Cole, farmer, of Maple Creek, Saskatchewan, for the sum of $1,500.00, payable, $1,000.00 cash and balance of $500.00 in half yearly payments of $125.00 plus interest at 5% per annum. Date of sale: December 5, 1944. Mr. Cole was advised of above registered charges in our letter dated November 21, 1944.

Title: delivered by registered mail to the new registered owher, Mr. James Robert Cole, P.O. Box 411, Maple Creek, Sask., with letter dated October 21, 1946.

Funds derived from above sale released to credit of Denzo Kamo, Registration No. 12912, File No. 13998, as follows:
Down payment of $1,000.00 on April 5, 1945
Final payment under Agreement for Sale on July 29, 1946.

Insurance: Transferred to purchaser

Chattels: Not involved.

ADMINISTRATION:

Mr. Denzo Kamo, in his JP Form dated March 13, 1943, declared owning in Canyon, B.C.: "10 acres with 170 young and old fruit trees, 5 building; ¾ acres raspberries and few strawberries. 3½ acres of alfalfa;-is flat and part uncleared; no water." Under "buildings and other improvements" he declared; "1 house, 1 big shed, 1 hay shed, 1 chicken house, 1 barn."

Mr. Kamo declared he "owned the place for 24 years". He and his family occupied the premises up to the time of Evacuation and then made a one year lease with Mr. H. Rohl, who remained the tenant until the property was sold. The rent charged was $8.00 per month and Mr. Kamo acknowledged in his JP Form. that he had been paid for the year ending February 15, 1944. Later, in a letter

P.T.O

he stated this money was used to pay debts and bills.

Mr. Kamo further declared that he was carrying $600.00 Insurance on the Real Property. Also,that a large quantity of personal property, including farm implements, was locked up in a room but had been sold before he moved out. These effects, were included in our Catalogue, but as Mr. Kamo advised us that he gave them to Mr. Rohl in payment of a debt they were released to him. Mr. E. A. Fowlie, who acted for the purchaser, J. R. Cole, was notified that said effects did not form part of the sale.

We wrote Mr. Rohl regarding the rent he had paid and he replied as follows: "--I have been paying the rent to Mr. Kamo which has been paid up to September 1944, and up until now I have not been notified otherwise. Please let me know what to do."

Mr. Kamo confirmed the amount of rent paid by Mr. Rohl and sent us a cheque for $50.00, which amount he had recently received from him. These funds were credited to his account. We wrote Mr. Rohl and advised him to pay all future rents to this Office and requested him to send us a report on the property.

His report on the property was similar to that given in Mr. Kamo's JP Form. He stated Mr. Kamo authorized him to build a chimney and take the cost out of the rent money but we advised him to send the rent to us and we would pay the account. This he did and, after verifying the matter with Mr. Kamo, we forwarded out cheque to Mr. Rohl for the sum of $15.00 in payment of labour and material.

Creston Agencies, Creston, B.C., accepted appointment of their firm as our agents in letter dated March 18, 1944. We ascertained from them that they had record of the Insurance Policy covering this property. They stated it was a 3 year policy for $600.00, expiring on February 8, 1946, but they were unable to locate the Policy in their office.

The rents received from this property were sufficient to pay the carrying charges.

Mr. Rohl, the tenant, offered $1,000.00 for this property and later sent in a revised offer through Creston Agencies. In the interim period, between above two offers, Mr. E. A. Fowlie sent in an offer of $1,500.00 on behalf of Mr. J. R. Cole which was accepted.

The commission on this sale was sent to Mr. Fowlie in error, instead of to our named agent, Creston Agencies. Mr. Fowlie failed to respond to our request to share the commission and in order to satisfactorily conslude the matter we paid Creston Agencies on-half of the amount of the commission, viz. $30.50 and charged same to Administration Expenses.

Mr. Fowlie wrote us requesting that we give the tenant notice to vacate the property, but we replied that the onus in this connection rests with the purchaser.

The tenant, Mr. Rohl, appealed to a lawyer, Mr. W. P. Kapak of Nelson, B.C., for assistance in connection with having his tenancy recognized as a yearly one with the rent payable semi-annually.

In reply to Mr. Kapak's letter we wrote him under date of March 16, 1945, as follows: "We wrote Mr. Rohl on March 24, 1944, and advised him

P.T.O.

specifically that his rental arrangement was to be on a month-to-month basis. This property has now been sold and it is, therefore, desirable that you send the monthly rent to the purchaser, Mr. J. R. Cole, c/o Mr. E. A. Fowlie, Creston, B. C. We are accordingly returning herewith the money order for $16.00, which you forwarded to us with your letter."

We then wrote to Mr. Fowlie under date of March 20, 1945, enclosing the following correspondence: (1) copy of Mr. Kapak's letter dated March 12, 1945. (2) Copy of our letter in reply dated March 16, 1945. (3) copy of Mr. Rohl's letter dated March 16, 1944. (4) copy of our letter to Mr. Rohl dated February 16, 1945, and we have heard nothing further regarding the above matter since that time.

Mr. J. R. Cole paid $1,500.00 for this property which is the same as Mr. Fowlie's Valuation.

The Agreement for Sale dated December 5, 1944, was registered at the Land Registry Office in Nelson, B. C., on March 3, 1945; Deed of Land was filed on August 3, 1946, under No. 66382 and Certificate of Title No. 66382-I in the name of James Robert Cole was forwarded to him by registered mail with our letter dated October 21, 1946.

Completed statements regarding the sale of his property were forwarded to Mr. Kamo with our letter dated April 19, 1945.

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

"W. J. Johnston"
.....
Administration Department.

WJJ/HMS
November 6, 1946.

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

Date: January 5, 1949. M E. LeBasse