4528

FORM "JP"

FILE No. 4528

Mount Lehman B.C.

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: KATSURA Shigeo

HOME ADDRESS: Mt. Lehman Rd., Mt. Lehman B.C. 3775 Burgess Rd.

REGISTRATION NUMBER 12000 SEX: Male AGE: 54

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? no

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Lot 17, S.E.¼ of Section 12, Township 14, Map No. 2858. Title No 14,046E. 19.007

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Storey wooden frame dwelling house 5 Rooms, 1 Bunk House, 1 Barn, 1 Packing shed.

3. INSURANCE (Give particulars; state where policies are) Queen Insurance Co. $1000.00 Policy No. XXX22245

4. TAXES (Amount and where payable) $26.50. Payable Municipality of Matsqui. B.C.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Mrs K. Roshovich Mount Lehman B.C. The above named with pay all taxes and FIRE INS. Life insurance until my return.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registery office New Westminster B.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN Berries, and Asparagus.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lot 17, S.E.¼ of Section12, Township 14, Map 2858

2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

none

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

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY Mrs K. Reekewich has all the farm implements, and personal effects.

FORM "JP"

FILE No.....

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) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) $50.00 Victory Bond, 3--$500 War Savings Certificates, 1--$100.00 War Savings Certificate.

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. $1000.00 No. of Policy 2007118. Policy in declarants possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 16th day of April 1942.

(Signature) S. Katsura

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date May 6/44

Our File No. 4528

Full Name KATSURA, Shigeo
(Surname in Block Letters)

Registration No. 13000 Male - Female (check) Age Aug. 27, 1916

Former Address Mt. Lehman P.O., Mt. Lehman, B.C.

Date Evacuated Apr. 24/42. Naturalized - Canadian-Born - National (check)

Present Address c/o 25 Jameson St. Toronto, Ontario.
~~c/o J. Gordon Evans, Sandwich, Ont.~~ ~~Brantford~~ ~~Brantford~~

Married - Single (check)

Name of Wife

Name of Husband

Name of Mother KATSURA, Tomi #12976 Name of Father Nagasuke (dead)

Names of Children under 16

Requested by RM Registered with Custodian (Yes or No)

Additional Information Farmer owned 20 acres, house and barn.

REAL PROPERTY SUMMARY

File 4528

V.L.A. B.C. 368-P

JAPANESE NAME: Shigeo KATSURA - - Reg. No. 13000.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 3775 Burgess Road, Mt. Lehman, B. C.

LEGAL DESCRIPTION: Lot 17 of the South East quarter of Section 12 Township 14 Map 2858 Municipality of Matsqui in the District of New Westminster.

TITLE: In the name of Shigeo KATSURA.

ENCUMBRANCE: No encumbrances.

Vesting 25280 - 5th January 1943.

ASSESSED VALUE: 1942 - 19.007 acres.
Land $475.00
Improvements $1200.00 Total $1675.00 Taxes $27.10.

CLASSIFICATION: Berry farm with buildings. Inspector reported 24th September 1942, 17 acres of the farm cleared with 3½ acres strawberries, 2 acres raspberries, 4½ acres loganberries, 1½ acres boysenberrie 3 acres asparagus, 34 fruit trees and ½ acre bulbs, with a 1 storey frame house 22 x 26, 3 rooms, packing shed 14 x 14, barn 24 x 26, pickers house 12 x 16, garage 10 x 16. Occupied at the time by 3 Japanese who refused to give their names to the inspector.

HISTORY OF ADMINISTRATION: Leased by the owner to Kathleen A. ROSKEWICH for the period of the owners absence, the lessee to pay taxes, fire and life insurance. Lessee paid to the Custodian $60.00 on the 25th August 1943 and $60.00 on the 20th October 1943, the $120.00 so received being accounted as rental accruing to The Director The Veterans' Land Act.

SOLD: To The Director The Veterans' Land Act for $1228.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Shigeo KATSURA, sale price $1228.00 less Certificate of Encumbrance $1.00, insurance $7.80, taxes $31.08, registration fee $3.00, legal fee $15.00, total $57.88. Net amount released $1170.12.

TITLE: Included in C. of T. 168934-E and payment of consideration included in cheque to the Custodian dated March 7th, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED May 3rd, 1946.
IM:ML

File No. 4528

July 30th, 1947

PERSONAL PROPERTY SUMMARY

Re: KATSURA, Shigeo, Reg. No. 13000

Chattels: None declared. File reveals that all chattels and equipment were left with Mrs. K. Moskevitch (tenant) with instructions to sell and forward proceeds to owner.

Securities: 1 x $50.00 Dominion of Canada Victory Bond and $115.00 War Savings Certificates declared 16th April, 1942 were retained by the owner and did not come under the control of the Custodian.

Life Insurance: Sun Life policy # 2087118 $1,000.00 in declarant's possession. Premiums amounting to $66.75 were paid by the Custodian on January 19th, 1944 from monies sent in by the tenant.

Real Property Summary on following page.

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

C. H. Reed

CHR:BK

FIRE INSURANCE SUMMARY

File 4528 Kei Shigeo KATSURA Reg. No. 13000.

At date of evacuation there was insurance in force in the Queens Insurance Co., policy 222453, $1000.00 on dwelling, expiring 14th August 1944. At the request of the Custodian, additional insurance of $625.00 was placed on the other buildings and so endorsed on the above [redacted]. The additional premium of $7.50 was paid by the Custodian on the 19th February 1943.

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

DATED May 3rd, 1946.

IMcM.

REF. NO.	NAME	FILE NO.
13000	KATSUBA Shigeo	4528

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Queen Insurance Co.	Trans ferred to Ltd 222453	$1625.00 ~~$2,000.~~	Aug.	14	41	Lot.17, Sub. S.E.¼,Sec.12, Tp.14, Mun. of Matsqui, B. C.

LIABILITY SUMMARY

File 4528 Rei Shigeo KATSURA Reg. No. 13000.

There is no record of any liabilities against Shigeo KATSURA.

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

DATED May 3rd, 1966.

IM:ML

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. ____

Date: Sept. 24th. 1942

MUNICIPALITY: MATSQUI

REGISTRATION NO. 19000

NAME: MATSUMA , Shigeo

ADDRESS: 3775 Burgess Rd. Mt. Lehman B.C.

PROPERTY:

ACREAGE: 19.007 17 cleared

KIND OF CROPS: Straws 3½ Rasps 2 Logans 4½ (Gooses ½ Boysens 1½ Asps 3 Bulbs ½ Fruit trees 34

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 storey VACANT: OCCUPIED: yes

DESCRIPTION: Frame ROOF: Shingle

SIZE: 22 x 26 NO. OF ROOMS: 3

CONDITION: Fair

OTHER BUILDINGS: Packing shed 14 x 14, Barn 24 x 26
Pickers house 12 x 16 · Garage 10 x 16

NAME OF LESSEE OR RENTOR:

TERMS: ON: OFF:

WATER: ON: OFF:

LIGHT:

REMARKS: Lessee hasbought all Equipment and chattels.
There is three Japs living on property who refused to give names and reg. no.
This is a splendid property.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Signed:

S. Barker

H. Logan

EXHIBIT No. 1009 - 5
DATE 5 May, 1948.
FILED BY R.A. Best.

PERSONAL AGREEMENT

The Party of the first part S. Katsura whom is the Lessor or the owner of the property.

The Party of the second part Mrs. K. Roskewich whom is the Lessee or the tenant.

The Party of the second part agrees after the wages, expenses in picking the crop paid off. The balance of the value will be shared in half with the party of the first part or the owner in the fall of every year.

TO BE USED

1. Single horse plow
2. 1 cultivators
3. 10 garden hoes
4. 4 shovels
5. 3 mattocks (broken)
6. 4 garden forks (manure fork)
7. 2 Japanese forks
8. 1 dister
9. 3 clippers (fruit)
10. 1 clipper (fruit large)
11. 1 sprayer (tank)
12. 14 Japanese syctles
13. ½ H.P. motor pumps
14. 1 cross-cut saw
15. 3 Bed steads
16. mattress
17. 3 tables (small tables)
18. 10 chairs
19. 2 dressers
20. 1 davenport
21. carpet
22. heater
23. cook-stove
24. Wheelbarrow

TO BE TAKEN CARE OF

1. 1 pick
2. 1 sledge hammer
3. 3 wedges, 1 fallowing
4. 2 pevies
5. 2 stumping bars
6. 1 cross-cut saw
7. 5 standard axes
8. 3 small axes
9. 1 buck saw
10. 1 cement hoe
11. 1 garden sprinkler
12. 1 sycthe (English make)
13. 1 carpenters hammer
14. 1 auger
15. 1 tank sprayer
16. 2 cable blocks
17. 2 logging chains
18. 2 boxes tableware
19. 2 " "
20. 3 boxes books
21. 1 trunk
22. 1 basket
23. 3 crocks
24. 4 window blinds
25. plants

Balance for car	$300.
Balance for crates	50.
	$350.

To be paid in the fall of 1942.

"K.A. Roskewich"
Tenant
"S. Katsura"
Owner.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: July 6, 1948.

E. LaCasse Y.J.

(MATSQUI)

4528

OFFER TO LEASE JAPANESE PROPERTY.

File No. JL-301 Place Mt. Lehman.

Date Nov. 20/42.

Custodian of Enemy Property,
Vancouver, B.C.

Re: Shigeo KATSURA Property.

Lot 17 - S.E.12. Tp.14.

I hereby offer to lease the above described property on the following basis:

Term: From Nov. 30th 1942 to Nov. ~~30~~ 29th 1945.

Cash Rental: $ NIL per to be paid as follows:

(Taxes and Insurance - $120.00 year)

Lease to include all land and buildings, - except:

No exceptions

Other special conditions (if any): Lessee to pay Taxes, Fire & Life Insurance premiums, and maintain present acreage of strawberries for duration of lease.

The following taxes will be payable by me:

Land & School Taxes: ~~Irrigation Taxes; Dyking and Drainage Taxes; Local Improvement Taxes; Municipal Water Rates;~~

(strike out those that do not apply)

Provided Further that if at any time during the term the ~~hostilities~~ in which His Majesty is presently engaged shall have ~~ceased~~ the Lessor may terminate this lease by giving ~~the~~ Lessee one(1) month's notice in writing to vacate the ~~premises~~, and such notice having been given this ~~lease shall~~ terminate at the end of the said month ~~notwithstanding~~ that it may not be at the end of the current year ~~of~~ the tenancy.

MRS

Full Name: K A Roskewich

Address: Mt. Lehman, B.C.

(Kathleen A. Roskewich)

I recommend that Lease on the above terms be approved.

Field Supervisor,
Soldier Settlement of Canada.

3775 Burgess Road
Mt Lehman

Extract from Lease.

Lease No. 131.

File No. 4528.

Lessor: Shigeo KATSURA.

Lessee: Mrs. Kathleen A. ROSKEWICH.

Date: 14th April, 1943.

Term: 3 years from 30th November, 1942 to 29th November, 1945

Consideration:- $120.00 - payable $60.00 on 1st days of June and October 1943/45, commencing June 1st, 1943. Present acreage of strawberries to be maintained for duration of lease.
No Taxes.

Property:

Land: Lot 17 of S.E.¼ of Section 12 Tp.14 Map 2858, C. of T. 140464 E. Municipality of Matsqui.

Buildings: Included. Sufficient space reserved for storing chattels.

Chattels: Not included.

Lease handed to S.S.B. 27/7/43.

4528

5th February, 1943.

Queen Insurance Company,of America,
924 West Hastings Street,
Vancouver, B.C.

Dear Sirs:-

Re: Queen Insurance Policy
No. 222453

-Shigeo KATSURA-

Kindly change by endorsement the name of the Assured under the above Policy to read "The Secretary of State of Canada acting in his capacity as Custodian."

Kindly also add coverage to the above numbered Policy by endorsement as follows:-

Packing Shed, 14 x 14	$100.00
Barn, 24 x 26	$400.00
Garage, 10 x 16	$ 50.00
Pickers' House, 12 x 16	$ 75.00

I have written to the Japanese owner to get from him, if possible, an idea of the insurable value of these buildings, but in the meantime I would like the above coverage added in the amounts as requested, as I consider they are probably on the conservative side.

Yours very truly,

. S.M. Gibson,
Insurance Department

SMG:FM

4538

5th February, 1943.

Mr. Shigeo KATSURA,
Registration No. 13000,
Arnaud, MANITOBA.

Dear Sir:-

With reference to fire insurance on your property located on Lot 17, S.E. ¼ of Section 12, Township 14, Municipality of Matsqui. There is in force a policy with the Queen Insurance Company, being No. 22453, which expires on August 14, 1944. This policy covers for $1000.00 on the Dwelling only.

I notice there are other buildings on your property as follows:-

Packing Shed, 14 x 14
Barn, 24 x 26
Garage, 10 x 16, and a
Pickers' House, 12 x 16,

and I think that the insurance should be extended to cover these buildings. I have asked the Insurance Company to add $100.00 to cover the Packing Shed, $400.00 to cover the Barn, $50.00 to cover the Garage and $75.00 on the Pickers' House.

Kindly advise immediately if you consider these amounts to be in line with the replacement value of the buildings in question deducting, of course, normal depreciation according to the age of the building.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

4528
13000

SOLDI[illegible] SETTLE[illegible] and VETERANS' LAND ACT

File No: BC/368P (JL-301)

Vancouver, B.C.

APR 28 1944

A.G. Duncan Cruse, Esq.,
Rendall Building,
535 West Georgia St.,
Vancouver, B.C.

KATSURA, Sligo

Dear Sir:- Re: Lot 17 of the SE¼ of Sec. 12, Tp. 14, Map 2858.
MUNICIPALITY OF MATSQUI

I beg to acknowledge receipt of Duplicate Certificate of Title No. 168934-E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for $25,443.12, in favour of The Secretary of State, forwarded to you and dated March 7th, 1944 is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- $ 1,228.00 ✓
Less arrears of taxes to January 1st, 1943,	- $ 31.08 ✓
Amount paid to Secretary of State	- $ 1,196.92 ✓

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

Yours truly,
W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

APR 28 1944

Date

Solicitor for
The Secretary of State

BC-3674

Farm Appraisal Report

File No. JL 301

Land Description Lot 17, SE¼ Sec.12, Tp.14.

Containing 19.007 Acres

Owner's Name KATSURA, S. Post Office Address Mt. Lehman, B.C.

Nearest Rail Point Mt. Lehman Distance 1 mile

Market Town Abbotsford Distance 7½ miles

Church (give denomination) Mt. Lehman United Distance 1 mile

Nearest School Mt. Lehman Distance 1 mile

State how property was identified: By roads and map.

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

On Fore Road, gravel, steep and twisty in places, one mile east of Mt. Lehman Road.

Is this district a good one? Fair.

Employment opportunity Seasonal.

Predominating Nationality and religion: British, Protestant.

EXHIBIT No. 1009-2
DATE 5 March 48
FILED BY J.W.H.Z.L.

Describe Fencing and its condition: Page wire on north, B.C.E. fence on south and west. Value $

Water supply: Pumped to house by electricity. Tenant has purchased the electric pump. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 22	frame	8'	shgl	20	cedar posts	fair	300.00
	10 x 20							
Veranda south & west	4' wide.							
BARN	x							
	x							
BARN	16 x 20	frame	7'	shgl	20	sills on ground	fair	50.00
	10 x 12		7'	"				
GRANARY	x							
Pickers' shack	14 x 18	"	10'	"	20	"	"	75.00
	x							
Garage	12 x 16	"	8'	"	5	cedar posts	good	25.00
	x							

Total present day value $ 450.00

Total Value Buildings add to farm $ 450.00

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

$

Describe the basement and chimneys: No basement, brick chimney from ground.

No. rooms downstairs? 4 Upstairs? - How finished Boards & V-joint.

Are buildings painted? Frames only Condition of paint Poor.

Distance from nearst bush 50 yards.

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
12.1	level & sloping & rolling 12.1 ac	sdy.clay silt loam 12"-16"	sand & clay	small fruits, etc. good	60.00	726.00
2.9	pt.hilly, level and wet 2.9	"	"	some fruit trees, pasture	20.00	54.00

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.

	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
4.207	part deep ravine, steep, hardly suitable for cultivation 4.207 ac.	some stove wood	5.00	21.03

Total value of Land $ 801.03

Total added by buildings to value of farm $ 450.00

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

Total value of farm $ 1251.03

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm in good state of cultivation, has been well farmed, small fruits in good condition. Rented to Mrs. K.E. Roskewich for $1000.00. She has paid $500.00 cash on rent and is to pay the remaining $500.00 when she receives crop returns.

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

Noxious weeds: Some thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Taxes $27.10.
Matsqui Municipality.

Date: June 15, 1942.
Place: Abbotsford, B.C.

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

Inspector's Signature "R.W. BROWN"

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

B.A. Form No. 45
(Sheet 2)

Farm Appraisal Report

JL 301

Remarks: Property is located about one mile east of Mt. Lehman Station on the B.C.E. Rly., on the Fore Road which is only constructed to property and is steep and twisty in places. Property lies partly in a hollow and has a hogsback running part way through the middle of it with the land sloping north and south from the ridge. Part of the cultivated land is rather steep with the balance slightly sloping and rolling. Property has been well farmed and is in a good state of cultivation. Crops are looking well. The soil is a sandy clay loam or silt of good depth and the fertility appears to have been fairly well maintained. There is some steep land around the buildings with a few fruit trees which is mainly used as pasture. There is also some low land along the B.C.E.R. track.

The house is in fair shape and the other buildings serviceable. Water is pumped to the house by an electric pump. Lot is fenced on the north with page wire and the B.C.E. Rly. fence bounds it on the west and south.

There is electric light in the house.

(FOR ORCHARD LANDS ONLY)

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

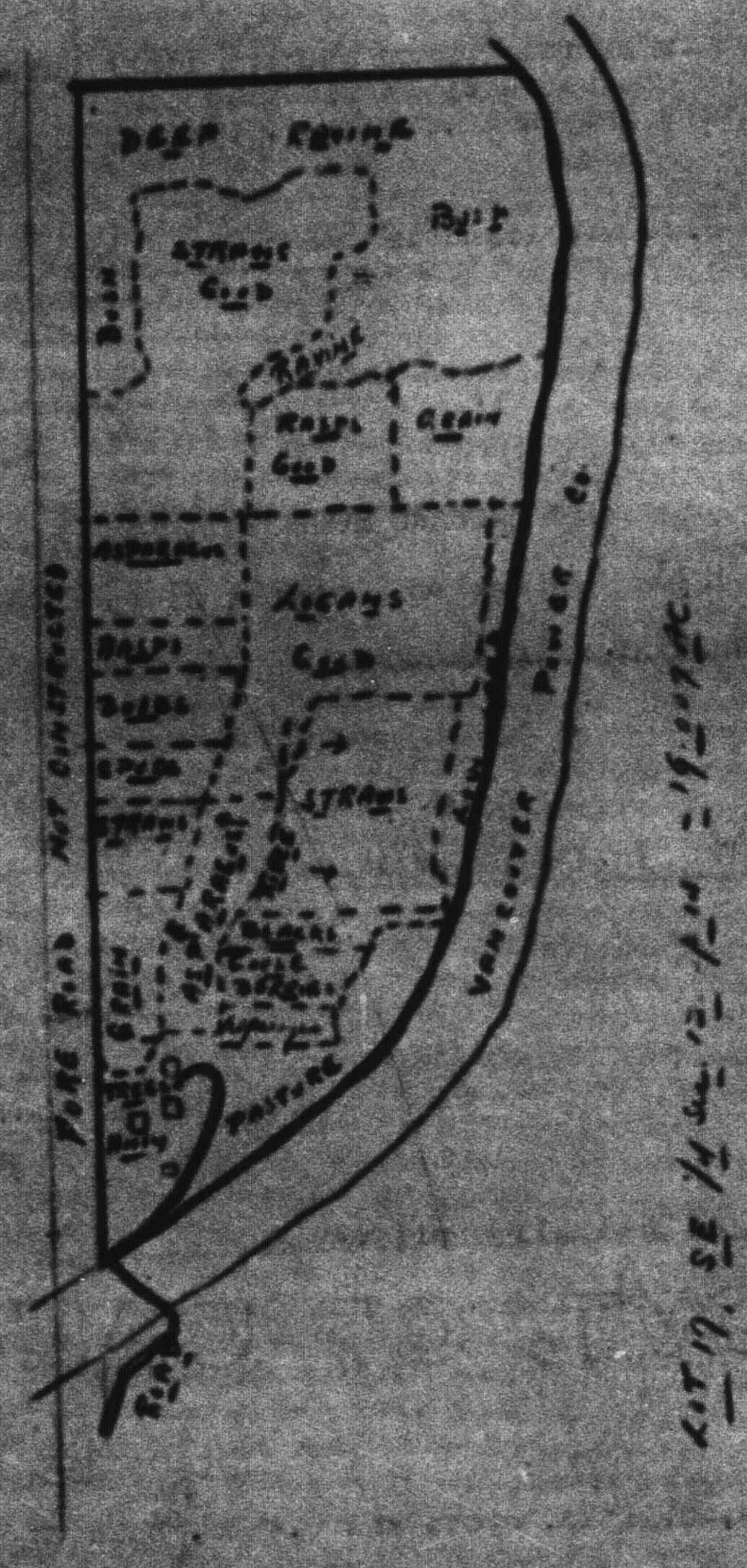
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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
Approximate acreages in small fruits:-		$
1.3 ac.	asparagus	$
.25 "	blackberries	
4.5 "	strawberries	$
2.3 "	loganberries	
1.0 "	raspberries	$
.4 "	gooseberries.	
Also 1.7 ac. grain, 0.25 ac. spuds and 0.4 ac. bulbs		$
		$
		$
		$
		$
	Total	$

Amount fruit trees add to value of farm $

Diagram of Property



R.W. BROWN

Following careful review of this appraisal report, it is my opinion that the present value is $ 1200.00

Date 17th June, 1942.

"I.T. BARNET"
District Superintendent.

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

July 14/44

22 Geneva St.
Toronto Ont.

File #. 4528
Req #. 13 nn

EVACUATION SECTION
Rec'd JUL 22 1944
File No. 4528
Ans. 108a
Referred Anderson

Dear Sir:

Received yours of 13 inst. re Gibson according to your letter I understand the property been sold. And sale price beign 1228.00 Bal. payable to me 1088.90.

However I can not understand your figure.

Previous letter received from the Custodian had stated and informed that taxes, insurance premiums had been paid from revenue of my property and bal had been sent to me then of 44.45.

120 yearly has been paid to the Custodian from the party renting my property since 1942.

Now according to your last letter or
notice received. You have again deducted
taxes, ins. premium. Also 44 45 sent
to my mother

This 44 45 according to the letter
received earlier in the year. Was bal. owing
payable to me after above mentioned
items deducted.

You have deducted twice according
to the statements.

Kindly check the matter again.
and send the sum payable to me as soon
as possible.

The sale price of the property is discouraging.
However as I was expected to receive full amount
sold for. Your statements show $1228.00

I remain

Yours truly.

S. Katsura

4528

August 17, 1944.

Mr. Shigeo KATSURA,
Registration No. 13000,
22 Geneva Street,
Toronto, Ontario.

Dear Sir:

We wish to acknowledge your letter of July 14, 1944, and to point out that you have failed to understand that your property was sold as at January 1, 1943. As the sale was made at that time the 1943 rental from the property of $120.00, although collected by this office and credited to your account at that time, was payable to the purchaser of your property under property sale adjustments.

In January, 1944, you wrote to this office requesting that your life insurance premium be paid and that any funds held in your account be forwarded to your mother. As it was apparent to us that you were short of funds and we could be of assistance to you, we co-operated in the only way possible by making use of the rental funds temporarily credited to your account which later had to be refunded to the purchaser, creating a debit in your account.

We are enclosing herewith a cheque in the amount of $1000.00 and the balance of $88.90 is being withheld at this time to cover a small legal fee in connection with the conveyance of your property. Any remaining surplus afterward will be forwarded to you.

Yours truly,

W. R. Anderson,
Farm Department.

Enc.(cheque)
WRA/BG
Credit Balance - $88.90

Dept. of Secty.. of the State
506 Royal Bank Bldg.
Vancouver B.C..

Aug. 14. 1944
22 Geneva St.
Toronto Ont.

Mr. W. T. Anderson
Farm Dept
File No. 4528

EVACUATION SECTION
Rec'd AUG 21 1944
File No. 4528
Ans.
Referred anderson
sent to you

Dear Sir:-

Re.. the notification of the property sold. disputed
I was disappointed, at the price. The price of the farm sold is only a fraction of one season's crop.

Besides such ridiculous price, there is a mistake in your last state-ment.

The insurance premium and taxes were paid off from the rental collected off the property. The bal., $44.45 was sent to mother.

How-ever in your last statement you have again deducted the same from the principal, also the $44.45. why??

I was notified by the commission there was
rental coming to me.

Why would I be asking the B. C. S. commission
early in the year to send what-ever was
coming to me, from the rental to be sent
to Smolter.

Kindly check up on the above, and explain clearly.
also reason for such ridiculous price.

I remain..

Yours truly.

S. Katsura

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

EXHIBIT No. 1009 - 7
DATE 5th May, 1948.
FILED BY J.W.G. Hunter

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. 4528

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

July 30th, 1947.

Mr. Shigeo KATSURA,
Registration No. 13000,
117 Robert St.,
Toronto, Ont.

Dear Sir:

Attached hereto is Custodian cheque for $104.81 which is balance of your account at this office. This amount is from the sale of your property and since writing you on August 17th, 1944 advising you that you had $88.90 in your account a charge of $15.00 has been made for legal fees and your account was credited with $7.43 and $23.48 respectively proceeds from the sale of meeting buildings and assets of the Yamato Nokai Society equally divided between members. These entries make your total credit balance $104.81 as per the enclosed cheque.

The $50.00 Dominion of Canada Bond and War Savings Certificates also the Sun Life Assurance Company policy were at all times in your possession and therefore did not come under the controll of the Custodian.

Your chattels and equipment were left with Mrs. Rostwich for sale and in order that your file may be complete please confirm to us that your instructions were carried out and the proceeds of the sale sent to you.

For your convenience a stamped, addressed envelope is enclosed.

Yours truly,

"C.H.R."

C.H. Reed
Accounting Department.

CHR:BK
Encl. 2.

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

Date: July 6, 1948.

E. LaCasse J.F

4528

REGISTERED MAIL

August 23rd, 1949

Mrs. Kate Moskewich,
Farmer,
Mount Lehman, B. C.

Dear Madam:

When Mr. Shigeo Katsura was evacuated in 1942 you took over his property and all chattels and equipment left thereon. We were given to understand that these chattels and equipment were to be used by you and afterwards sold and the proceeds from the sale forwarded to Mr. Katsura.

In the enclosed self addressed envelope would you please tell us what happened to these chattels, if you took them with you when you moved from the Katsura property or if you sold them and sent the money to the Japanese. This information is urgently required in connection with Katsura's claim now before the Japanese Property Claims Commission and the Counsel for the Custodian has requested us to write to you for the necessary information. If you will write the particulars on this letter and place it in the envelope and return to us it will serve our purpose.

Yours truly,

C. H. Reed
Office of the Custodian

CHR:BK
Encl.

VLA.

DEC - 2 1947

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

Jr 301
BC 368 P
Gen. 20

4528

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

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

(1) NAME KATSURA SHIGEO (RCMP) Reg. No. 18,000
(Print) Surname Given Name

(2) Pre-Evacuation Address Mt. Lehman B. C. (3775 Burgess Road)

(3) Present Address 117 Robert Street, Toronto, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) City or Municipality. Province

(b) Legal description (lot number, block number, section number, etc.) Matsqui Municipality, Burgess Road
Lot 17 S.E.1/4 Sec. 18 Twp 14. Map. 2858

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

(i) Farm
(ii) Residence
(iii) ~~Business~~ Type of business Picker's House, Garage, Barn, Packing Shed
(iv) Any other type of property (describe) Fruit Farm, Residence

(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.) was Mosaburo Katsura-Father-Now Deceased
Title now under S. Katsura (son) Sole owner

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

(i) Land - - - - - - - - - - - - - - - - $ 5000.00

(ii) Buildings - - - - - - - - - - - - - - - $ 5500.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 3000.00 Additions & val- ue for crops, going concern

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - - - - - - - - - - - - - - - $ 11,500

(v) Amount at which Custodian sold property and credited your account - - $ 1,228

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 10,272

(5) PERSONAL PROPERTY for (1) Sec. V only 1100 was paid)

(a) Place or places at which property was left by the claimant at date of evacuation
Mt. Lehman, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House, Farm, Garage See "4C"

(c) How stored or packed at time of evacuation
Furniture etc. left in house.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to t
terms of reference which exclude claims where the property was lost, destroyed or stolen while und
the custody, control or management of any person other than the Custodian appointed by the own
of the property. It involves some definite arrangement whereby you appointed someone to take car
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")
was left with Mrs. Kathleen Roskewitch and later taken away
by Custodian.

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

1.	Farming Equipment	Estimated Value $ 375.00
2.	~~House~~	Estimated Value $ ~~3000.00~~
3.	Garage, barn, etc.	Estimated Value $ ~~1500.00~~
4.	(Furniture, furnishings, etc.)	Estimated Value $ 600.00
5.	(Electric water system.)	Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ ~~4475.00~~

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) - $ ~~12,247.00~~ 11,247.00

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

(b) Do you require the services of an interpreter at the hearing? Yes or no No

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)
of)
TO WIT:)

I, Katsura, Shigeo
of Toronto of the City
in the County of York

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 City)
of Toronto)
in the County of York)
this 24th day of November)
A.D. 1947.)

F.G. Brown)

S. Katsura

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.

CASE NO. 1009.

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

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

Toronto, Ontario,

May 5, 1948.

IN THE MATTER OF THE CLAIM OF

SHIBEO KATSURA

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.A. BEST, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
MRS. D.J. HANDFORD,	Official Interpreter.
A.G. VETTCH, Esq., C.S.R.	Official Reporter.

SHIGEO KATSURA, the Claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. I am producing to you a real estate farm land claim.

Is that your signature?

A. That is right.

Q. And was that document prepared upon your instructions? A. Yes.

(PARTICULARS OF REAL ESTATE FARM LAND, MARKED EXHIBIT NO. 1)

Q. Now, this farm land for which you are claiming I understand is close to Mount Lehman, British Columbia. Is that correct?

A. Yes, sir.

Q. About how far from the town would it be?

A. Three-quarters to one mile.

Q. I understand the total acreage is around 19 acres. Is that correct?

A. That is right.

MR. BEST: And if my friend would put in the Soldiers Settlement Appraisal Report it would assist me.

MR. HUNTER: I tender as Exhibit No. 2 the Soldiers Settlement Appraisal Report.

THE COMMISSIONER: Very well.

(S.S.B. REPORT, MARKED EXHIBIT NO. 2)

MR. BEST: Q. I understand that just about two acres of this land was, according to your claim, uncleared. According to the appraisal made on the 12th of June, 1942, by R. W. Brown for the Soldiers Settlement Board there was about 4.2

acres, part of a deep ravine, steep, hardly suitable for cultivation. What do you say about that? Was that wooded land or was it just bare land which could not be used for cultivation?

A. It is a ravine to a certain extent.

THE COMMISSIONER: Do I take it from that that you agree that the ravine was not capable of cultivation?

A. Well, now that you put it that way, no.

Q. I want you to explain to me. I do not know it, myself. I would like your view of it.

A. The place is not cleared. There is still the ravine.

Q. Did you ever hope to bring it under cultivation?

A. Well, the way we have been working there it could be possible.

MR. BEST: Q. When you say that, do you mean it would be possible to bring it all under cultivation or only a portion of it?

A. Well, the rate they were going I guess it would be possible.

Q. I see.

Now, my lord, as to the valuation of the buildings on this land, I would like to put in as an exhibit if I may a letter signed by S.M. Gibson, the insurance department of the Custodian's office, addressed to Mr. Katsura, dated February 5, 1943, in which he says:

"Dear Sir:

"With reference to fire insurance on

"your property located on lot 17, S.E. ¼ of "section 12, township 14, municipality of "Matsqui. There is in force a policy with "the Queen Insurance Company, being "No. 22453, which expires on August 14, 1944. "This policy covers for $1,000 on the "dwelling only.

"I notice there are other buildings on "your property as follows:

"Packing shed, 14 by 14;

"Barn, 24 by 26;

"Garage, 10 by 16; and

"Pickers' house, 12 by 16,

"and I think that the insurance should be "extended to cover these buildings. I have "asked the insurance company to add $100 to "cover the packing shed, $400 to cover the "barn, $50 to cover the garage, and $75 on "the pickers' house.

"Kindly advise immediately if you "consider these amounts to be in line with "the replacement value of the buildings in "question, deducting, of course, normal "depreciation according to the age of the "buildings."

Did you receive that letter from the Custodian's office in February, 1943?

A. Yes.

Q. Do you recall that letter? A. Yes, sir.

(LETTER, S.M.GIBSON to CLAIMANT, DATED FEBRUARY 5, 1943, MARKED EXHIBIT NO. 3)

MR. BEST: As to the value of the crop in 1942 ---

THE COMMISSIONER: Before you leave this other question would you ascertain from the witness what reply he made to the Custodian's question, set out in the letter?

MR. BEST: Yes, my lord.

Q. You have told us you did receive that letter in February, 1943. Did you reply to that letter?

A. I did not.

Q. You did not reply to it? A. No.

Q. Perhaps you can tell us why you did not reply?

A. The reason why I did not at the time was that I heard the Custodian took the property over and figured that - I could not see what they could do themselves - it was sold and I did not see the reason why I had to pay the insurance on it if the property was sold.

Q. The property was not sold at the time that letter was written. That was in February, 1943. You mean that you figured the Custodian would take action in any event?

A. No, but they have in the following year 1942, in the latter part, around June ---

Q. I want you to direct your mind just to this question of insurance. The Custodian wrote you about the matters contained in that letter of February, 1943, suggesting that you place additional insurance on the premises because the $1,000 was obviously inadequate. Now you have told us that you did not reply because you thought

the Custodian was going to dispose of the property, or something to that effect, anyway. What his lordship would like to know and what we would like to know is what if anything did you intend the Custodian to do about this insurance? Were you just content to let it stand then?

A. No; but as I said I had arranged and I think you will find it in the letter, that this other party was to look after that and whatever it was I thought they would look after it.

Q. You thought these Roskewich people who had leased the place were going to pay for the insurance?

A. That is what was agreed to.

THE COMMISSIONER: Look at these figures the Custodian's office proposed you should insure for and tell me whether you agree that those figures represent the replacement cost of the several buildings mentioned. Do you agree with his estimate?

A. With those figures?

Q. Yes? A. I presume he is pretty close.

Q. You think he was pretty close to it.

My question was directed to Exhibit 3.

MR. BEST: Well now, I understand that this property was leased to Mrs. K. E. Roskewich, for $1,000 in 1942, which, I take it, was to include the crop for that year. Is that correct?

According to the Soldiers Settlement Board appraisal the $1,000 payment for the rent for the year 1942, $500 was paid upon signing the lease, and the other $500 was to be paid on

taking the crop off.

Is that correct?

A. Well, I talked that thing over with Mr. Brown and I think there is more than that in that question.

Q. You may think that the crop was worth more than that?

A. No. That is not what I am pointing out.

Q. You will admit that you did enter into a lease with this lady, Mrs. Roskewich, in the spring of 1942, leasing the property for $1,000? That was done? A. Yes, that was done.

Q. And that was to include the crop for 1942?

A. Yes.

THE COMMISSIONER: Q. What is your answer?

A. That is right.

MR. BEST: With respect to this statement in your claim that the net value of the crops in the previous year - I would take it that would be 1941 - was approximately $2,000, I would like you to just elaborate on that a little bit.

Do you mean that after paying help and various other expenses you still had $2,000 left?

A. In the fall?

Q. Yes, in the fall? A. Yes, that is right.

Q. You did? A. Yes.

Q. That was for the crop year of 1941?

A. Yes, 1941.

Q. One other question about this land.

I understand there was an electric pump on the property, which pumped water into the house.

Is that correct? A. Yes, that is right.

Q. And you have claimed for it on your chattels form rather than on the house. Is that correct? I mean, you considered that a separate chattel rather than going with the land?

A. That is true.

Q. I see.

Will now, speaking of chattels, is that your signature? A. Yes.

Q. And did you prepare that personal chattels claim form? Was it prepared on your instructions?

A. Yes.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO. 4)

Q. In relation to these chattels, I believe you signed a document, together with Mrs. Roskewich, the tenant, in which you agreed that certain chattels would be left on the premises and they were to be included in the $1,000 rent for 1942?

A. Well, would you read this, what is on it?

THE COMMISSIONER: Speak up, witness.

MR. BEST: Perhaps I might read this aloud and put it in as an exhibit.

THE COMMISSIONER: Very well.

MR. BEST: It reads:

"Personal agreement"

It is not dated.

"The party of the first part, S. Katsura,
"whom is the lessor or the owner of the
"property.

"The party of the second part, Mrs. K.

"Roskewich, whom is the lessee or the tenant.

"The party of the second part agrees "after the wages, expenses in picking the "crop paid off, the balance of the value will "be shared in half with the party of the first "part or the owner in the fall of every year." There are two lists entitled "to be used" and "to be taken care of."

I do not think we need bore the Court with reading the whole amount but it closes with these words, "to be paid in the fall of 1942" and there are certain values placed opposite these items. It is signed by Roskewich, the tenant and Katsura, the owner.

Q. Is that your signature? A. Yes, sir.

Q. I wonder if you could tell us about what time that agreement was signed? Would it be May 1942?

A. I think it was.

Q. About April.

I tender that as Exhibit No. 5.

(PERSONAL AGREEMENT, MARKED EXHIBIT NO. 5)

MR. BEST: My lord, so far as the chattel claim is concerned I think it is largely a question of evaluating it and I will not pursue it any further.

THE COMMISSIONER: Very well.

MR. HUNTER: It is submitted that the real property was sold for its fair market value.

It is submitted that the chattels were undeclared and were left in any case in the custody,

control or management of some person other than the Custodian and that accordingly only those chattels which came under the custody, control or management of the Custodian are within the terms of reference.

It is submitted that none of these ever did, so that accordingly no claim should be made for chattels.

CROSS-EXAMINATION BY MR. HUNTER:

Q. Is this your signature on this J.P. form?

A. Yes.

Q. And that form was drawn up according to your instructions? A. Yes.

MR. HUNTER: It will be noted on this J.P. form, which is dated April 16, 1942, that the claimant under "statement as to personal property owned" has declared "none", my lord.

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

Q. Why did you declare no personal property in your J.P. Form? A. What is that?

Q. Why did you declare to the Custodian in that form that you were leaving behind no personal property of any kind?

A. In that form?

Q. Yes? A. Well, I believed that Mrs. Roskewich was taking charge of the things I had.

Q. And she was to take them and sell them if possible?

A. No.

Q. Why did you tell the Custodian you were leaving

behind none? A. Now, at the same time didn't the Custodian take all the things that she had of mine, the property that she had of mine?

Q. The Custodian never saw your chattels because you told the Custodian you were leaving behind nothing. A. Where did the Custodian get these statements?

Q. Pardon? A. Where did the Custodian get these statements?

Q. I will ask you the questions and later on you can make a statement, if you wish.

I wish to know from you why you did not declare to the Custodian personal property as being left behind?

A. Why didn't I?

Q. Why did you tell the Custodian that you were leaving behind no personal property?

A. At the time of the evacuation?

Q. Yes? A. I just finished stating that I left it in charge of this property that I agreed with.

THE COMMISSIONER: Mr. Hunter, I would call your attention to paragraph 3:

"Mrs. K. Roskewich has all the farm imple-
"ments and personal effects."

MR. HUNTER: Yes; that is right, my lord.

Q. And it was therefore not your intention that the Custodian should take this over?

A. At that time?

Q. Yes, any time?

A. That is right, sir.

Q. Or, any time. Did you receive the original of this letter?

A. That is right.

Q. You did? A. Yes.

Q. This is a letter dated July 30, a copy of a letter dated July 30, 1947, to the claimant from the Custodian. In the third paragraph it is said:

"Your chattels and equipment were left with "Mrs. Roskewich for sale and in order that "your file may be complete please confirm "to us that your instructions were carried "out and the proceeds of the sale sent "to you."

(LETTER, CUSTODIAN TO CLAIMANT, DATED JULY 30, 1947, MARKED EXHIBIT NO. 7)

Did you ever reply to that letter to the Custodian?

A. I think I did, I am not sure.

Q. Do you know? A. The exact date?

Q. Do you know actually whether you did reply?

A. I think I stated it was in charge of Mrs. Roskewich, the chattels and ---

Q. The Custodian has no such reply on file. Are you positive you wrote to the Custodian in reply to that letter?

A. I think I did, because the envelope had a stamped envelope in it.

Q. Yes; one was enclosed.

There is no letter on the custodian's file after

S. Katsura
Cross-Exam.
Re-Exam.

the date of Exhibit No. 7, the letter.

The assessed value of this property was, land, $475, improvements $1,200. That was for the year 1943, making a total assessment for 1943 of $1,675.

It was sold to the Director of the Veterans' Land Act for $1,228.

There are no further questions, my lord.

THE COMMISSIONER: Any re-examination?

RE-EXAMINATION BY MR. BEST:

Q. One further question:

About these chattels, was it your intention that Mrs. Roskewich should sell these or keep them for you?

A. To take care of them.

Q. To keep them for you?

A. Yes; that is right.

Q. Did you ever tell the Custodian that they had been left with Mrs. Roskewich to sell, for the purpose of sale? You said on your J.P. form that they had been left with her. Now you say that you intended that she just keep them. What we would like to know is did you ever say to the Custodian or any person acting on his behalf that you intended this woman to sell these things for you? A. No.

Q. You did not? A. No.

THE COMMISSIONER: Speak up.

THE WITNESS: No, I did not, sir.

MR. BEST: Thank you, that is all.

THE COMMISSIONER: That is all, thank you, Mr. Katsura.

THE WITNESS: Thank you.

(PROCEEDINGS ADJOURNED SINE DIE)

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

"A. G. Veitch"

"A. G. VEITCH"
Official Reporter

V.L.A.
Chattels
TORONTO, Ont.
5 May 1948.

DEFENCE BRIEF

Shigeo KATSURA

File No. 4528

Case No. 1009

REAL PROPERTY CLAIM

1. Real Property Claim	Appraised at	Sold for
$5000.00	$1251.05	$1228.00

(a) Witness: R. W. Brown, V.L.A. Appraiser.

Question of Valuation only.
Assessment 1943 - $1675.00.

As to valuation of buildings -
Note Exhibit 3.
Brown the Appraiser values the buildings at $450.00. This was on June 15, 1942. Exhibit 3, which is a letter dated Feb. 5, 1943, by S.M. Gibson of the Custodian to claimant, concerning Insurance suggests $625.00 as the insurable value of the outbuildings and $1000.00 on the house. Gibson should be called to explain these values.
Note also the possibility of claimant calling Insurance Company representative to justify the $1000.00 value on dwelling.
Exhibit 3 is discussed Page 3 line 23 to Page 6 line 22.

Claimant leased this property to a Mrs. Roskewich in the Spring of 1942.

Claimant says he net $2000.00 in 1941 from farming operations.

(b) Property wholly owned by claimant.

PERSONAL PROPERTY CLAIMS

2. Chattel Claim - - $975.00

Note: Submission (Page 9) that chattels were undeclared and were left in any case, in the custody, control or management of some person other that the Custodian - none of these chattels came under the control of the Custodian.

Chattel Claim Form - Exhibit 4.
Claimant signed an agreement with Mrs. Roskewich, the tenant, in which it was agreed that certain chattels would be left on premises under care of tenant. See Exhibit 5.

Claimant declared no chattels in J.P. form because (he admits at Page 10, line 26) Mrs. Roskewich was taking care of them. See Exhibit 6 - J.P.Form and Exhibit 7 - letter from Custodian to claimant.

Claimant denies at Page 13 line 27 that the chattels were left with tenant for sale purposes.

NO CHATTELS CAME UNDER CUSTODY OF CUSTODIAN

Summary of Defence Witnesses

	Where required
R. W. Brown	1 (a)
S. M. Gibson	1 (a)

JLG/CH

Name of Claimant KATSURA Shigeo Case 1039

Custodian File 4588

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	
					1228/		870.07				870.07

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	870.07

1540

4528

December 20th, 1950.

Mr. Shigeo KATSURA,
117 Robert Street,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1009

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... $870.07.

Cheque in your favour is enclosed for $737.27

and we have paid the Co-Operative Committee .. $132.80

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.