

4833

OFFICE OF THE CUSTODIAN JAPANESE SECTION

Copied

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: HISANAGA, Minezo

HOME ADDRESS: R.R. No. 1, Haney, BC

REGISTRATION NUMBER 13705 SEX: Male AGE: 60

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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kura 4791 - No claims and Nocha Hake indicated Nov 13/48

ADDRESS OF WIFE OR HUSBAND: R.R. No. 1, Haney, BC

NAMES OF ANY LIVING CHILDREN: Kazuyo (F) Kayoyo (F)

ADDRESS OF CHILDREN: R.R. No. 1, Haney, BC

AGE OF CHILDREN: 14, 12

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

1. LOCATION AND DESCRIPTION: North half of 5, NW quarter, Section 16, Township 12, 9 acres, 15th Ave., R.R. No. 1, Haney, BC

2. BUILDINGS AND OTHER IMPROVEMENTS: Nine-room dwelling house, barn, 2 chicken houses, 5 brooder houses, incubator house, garage, feed house, bath house, 2 well houses, 2 packing houses.

3. INSURANCE (Give particulars; state where policies are): \$1000 on dwelling with the Sun Fire Ins. \$500 for chicken house in the Sun Fire Ins. Co.

4. TAXES (Amount and where payable): \$23.96 payable at Maple Ridge Municipal Hall

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

6. OCCUPANCY AND LEASES (If vacant so state): Myself

EXHIBIT No. 830-8

DATE 13 April 1948

FILED BY J. W. G. Mueller

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: at home
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Peas, strawberries, raspberries, blackberries
asparagus, potatoes, vegetables, English gooseberries, fruit trees

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: Myself
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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Household furniture, kitchen utensils, farm implements, 3 incubators
3 brooder stoves, garden tools, 1 pair of truck tread chains,
in the house on 15th Ave., R.R. No. 1, Maney, BC. Key will be left
in care of the Custodian
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: See 3500 on household furniture
~~xxxxxxx~~ in the Sun Fire Ins. Co. *Ad. signed May 1942*

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)
About three 35 War Savings Certificates at home.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: 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 20th day of April 1942

(Signature)

A. T. Williams

Witness

M. Hisanaga

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Our File No. 4833

Date Aug. 4/43

Full Name

HISANAGA Minezo

(Surname in Block Letters)

Registration No. 13705

Male - Female
(check)

Age

June 13, 1882

Former Address

R.R. #1, Kamey, B.C.

Date Evacuated

May 19/42

Naturalized - Canadian-Born - National
(check)

Present Address

c/o J. F. Bradley,
High Bluff, Man.

Married - Single
(check)

Name of Wife

(MATSUMOTO) Kura #13704

Name of Husband

Name of Mother

(NAGAMATSU)

Name of Father

Kobichi (Deid)

Names of Children under 18

Sun (Deid)

Kazuye Aug. 1/29

Kazuye Jul. 29/27

Requested by

Valet Scott

Registered with Custodian

(Yes or No)

Additional Information

Farmer.

Owner of 9 acres

house, truck, horse, 1000 chickens at
above address.

REAL PROPERTY SUMMARY

File 4833

V.L.A. B.C. 31-P

JAPANESE NAME: Mineso HISANAGA - - Reg. No. 13705.

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

PROPERTY ADDRESS: 27 - 15th Ave., Haney, B. C.

LEGAL DESCRIPTION: Part 9 acres more or less of Block 5 of North West quarter of Section 16 Township 12 Map 893 as shown outlined Red on Sketch deposited No. 5727 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In the name of Mineso HISANAGA.

ENCUMBRANCE: Vesting 25449 - 15th February 1943.

ASSESSED VALUE: 1943 - 9 acres.
Land \$700.00
Improvements \$800.00 Total \$1500.00 Taxes \$31.67.

CLASSIFICATION: Inspector reported May 29, 1942, 1 acre in strawberries, $\frac{1}{2}$ acre raspberries, $\frac{1}{2}$ blackberries, 25 fruit trees with a $1\frac{1}{2}$ storey frame house 34 x 36, 9 rooms, fair condition, 2 chicken houses, barn, 2 brooder houses, garage, incubator house, 2 packing houses. Occupied at date of inspection by C.J. JOINER.

HISTORY OF ADMINISTRATION: Lease dated 15th May 1942, Mineso HISANAGA to Charles J. JOINER for 9 months from 1st May 1942 with option to extend for 1943, rental \$150.00 paid to the owner. Rental for subsequent years to be \$75.00. This lease was extended by collateral agreement by Custodian to 31st October 1943 at a rental of \$75.00, which was paid to the Custodian and allowed to The Director The Veterans' Land Act as accrued rental. Lease given to The Director The Veterans' Land Act on the 7th August 1943.

SOLD: To The Director The Veterans' Land Act for \$907.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Mineso HISANAGA, sale price \$907.00 less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$19.00. Net amount Released \$888.00.

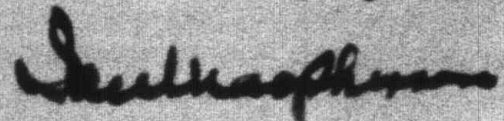
TITLE: Included in C. of T. 169951-E and payment of consideration included in cheque to the Custodian dated March 13th, 1944.

OLD CERTIFICATE OF TITLE NUMBER 59309-E In possession of Mineso HISANAGA.

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

DATED May 20th, 1946.

IM:ML



FIRE INSURANCE SUMMARY

File No. 4835

Re: Ninezo HIRANAGA

Reg. No. 13705.

No record of any insurance on file.

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


DATED May 20th, 1946.

IM:ML

PERSONAL PROPERTY SUMMARY

File No. 4833

14th January, 1947.

Re: Minezo HISANAGA - Reg. No. 13705

CHATELS: The above Japanese registered with this office on the 20th April, 1942 stating he was leaving household furniture and farm implements on his property at 15th Ave. Haney. He was evacuated on the 19th May, 1942. Our fieldmen inspected the property on the 29th May, 1942, and took an inventory of the chattels found there. In addition to those inventoried, S. TANAKA, File No. 4840, informed us that HISANAGA had left some articles at his place for safekeeping; a list of which is attached to HISANAGA's letter received 6th March, 1943.

On the 7th April, 1943, HISANAGA requested the shipment to him of some books stored at TANAKA's place. These were shipped and payment of the charges amounting to \$3.50 were forwarded at HISANAGA's request, to the Department of Labour on the 16th November, 1943. On the 8th January, 1944, he also requested shipment of other chattels. On the 20th Jan. 1944, he acknowledged receiving the books. The other shipment was made on the 24th February, 1944, and shipping charges of \$18.00 were paid from HISANAGA's account here on the 5th June, 1944.

All other saleable articles were removed and sold by public auction on the 16th December, 1943, net sale price \$48.83, Jan. 20, 1944 - \$4.36, May 16, 1945 - \$11.63. 12 boxes of miscellaneous personal property were moved to Haney Storage.

SPECIFIED ARTICLES: HISANAGA surrendered his 1924 Chevrolet Truck to the authorities. It was appraised to have a value of \$250.00. However it was sold for \$275.00, less expenses of \$26.98. The net proceeds of \$248.02 were credited to his account here and he was so advised on the 20th January, 1943, in answer to which he requested the funds remitted. Details are shown on the attached brown-edged sheet.

BONDS & INVESTMENTS: The above Japanese declared having a few War Savings Certificates. These however were not brought under control by the Custodian.

According to the records of the Maple Ridge Co-operative, he also held \$159.00 worth of their shares. The Co-operative is being liquidated under instructions from the Custodian. Upon completion of same, HISANAGA will be entitled to his proportion of the net proceeds.

This file reveals no other personal property assets.

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

WEA:HA

W. E. Carson
.....

Refuse

MEMORANDUM

To: File 4833

March 23, 1944.

From: Specified Articles Department

Re: HIRANAGA, Minezo - Reg. 13705

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1934 Chev. Light Del. No. T242 License No. (42) CU 893	\$250.00

Sold to: Aim Engineering Supply Co.

Date: August 17, 1942.

Selling Price: \$275.00

Harlan

LIABILITY SUMMARY

File No. 4833

Re: Nineso HISANAGA

Reg. No. 13705.

No record of any liabilities on file.

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

J. H. Thompson

DATED May 20th, 1946.

TM:ML

4833

D. C. 101-2004-02

USED CAR APPRAISAL RECORD

NAME T 8420ADDRESS fair cantile arm

Paint	\$	✓	Make	
Tires <u>4 good 1 poor</u>	\$	✓	blues	
Body & Fenders	\$	✓		
Glass	\$	✓		
Top	\$	✓	Body Style	
Nickelling	\$	✓	Pickup	
Radiator	\$	✓	155	
Running Boards	\$	✓	Year	
Mats & Kick Pads	\$	✓	34	
Upholstery	\$	✓		
Hardware <u>High reg.</u>	\$	4.00	License	
Motor Expense	\$	4.00	BU 893	
Transmission	\$	✓		
Rear Axle	\$	✓	Serial	
Universal Joints	\$	✓	631137	
Clutch	\$	✓		
Steering	\$	✓	Mileage	
Brakes	\$	✓	39646	
Tighten Up	\$	✓		
Muffler	\$	✓		
Sundries	\$	✓		
Wash & Clean Motor	\$	2 50	Remarks	
Clean Interior	\$	2 00		
Oil & Grease, Change	\$			
Oil & Check Over	\$	4 50		
Total	\$	8 00		

Mod. interested in

Salesman JSelling price \$ 250.00Less Repairs \$

Date

Appraised By H. G. G. G. Allowance \$

For immediate acceptance only.

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Seizure No. **7242**

FOR USE WHEN APPLICABLE

Detachment File No.
 Sub-Division File No.
 Division File No. **2242-6-13-5**
 Headquarters File No.

Detachment
 Sub-Division
 Division
 Date **March (15) 30**

1942

RE: **M MINEZO HISANAGA 15th Ave Hancy B C**
 On **March 30 1942**, I **Goodfellow K R** MEMBER'S NAME
 Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. PG 1486

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO. MAKE & MODEL SERIAL NO. ENGINE NO. SPEEDOMETER READING CONDITION	CU 893 Chev Truck (34) 631137 04042230 39645 Fair	TIRE NUMBERS 6
EXTRA EQUIPMENT	N11	
DESCRIPTION & CONDITION VERIFIED	Appearance is fair	
	Signature of Owner Japanese Registration No.	13705
Handed over to representative of Custodian whose signature in receipt thereof appears hereunder <i>Ray Hunt</i> DATE: March 30/42 <i>K. E. Goodfellow</i> SIGNATURE OF MEMBER SUBMITTING REPORT		

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6181
PLEASE REFER TO
FILE NO. 4833

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

January 20, 1943.

Mr. Minezu HISANAGA,
Reg. No. 13705,
c/o Mr. J. F. Bradley,
High Bluff, Manitoba

Dear Sir:

Our No. T242

Re: Motor Vehicles

Your Chevrolet Light Delivery Truck
which was surrendered to the Authorities, has been
sold for \$275.00

Charges against your car were as follows:

Liens	\$
Administrative Expenses	\$ 26.98

The Balance thereafter remaining of \$248.02
has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
JH

4853
REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Maple Ridge.

Date: May 29th. 1942.

NAME: HISANAGA. Minene,

REGISTRATION NO. 13705.

ADDRESS: 27. 15th. Ave. Haney, B.C.

PROPERTY:

ACREAGE: 0.

KIND OF CROPS: Strawberries, Raspberries, Blackberries, Peas, 25 Fruit Trees.

APPROXIMATE ACREAGE OF EACH: S. 1. $\frac{1}{4}$. $\frac{1}{8}$. 0
Green Gage
Prune.
Damson.

HOUSE: VACANT: OCCUPIED Yes. Lessee.

DESCRIPTION $1\frac{1}{2}$ Story wooden frame house ROOF: Shingle.

SIZE: 34 x 36. NO. OF ROOMS 9.

CONDITION: Fair.

OTHER BUILDINGS: 2 Chicken houses. Barn. 2 Brooder houses. Garage.
Incubator house. 2 Packing houses.

NAME OF LESSEE OR RENTOR: Mrs. G.J. Joiner (adjoining property)

TERMS: \$150.00 to HISANAGA through Pacific Co-operative Union for crop,
they advanced cash.

WATER: Well. ON: OFF:

LIGHT: ON: Yes. OFF:

REMARKS: Mrs. Joiner pays for light.

INVENTORY OF CHATTELS LEFT ON PROPERTY

Stored in the house down stairs.

Kitchen utensils.

2 " chairs.

" range.

Single bed complete.

Heater.

Up stairs.

Sanitary couch.

12 Kitchen chairs.

Baby's high chair.

Portable miniature organ.

Box dishes.

In the chicken house.

3 Brooder stoves

200 Pes. Window glass.

Incubator house.

3 Incubators.

Bdl. garden tools.

*Sold by Auction
16/5/45. Mission 19.*

Signed:

I. C. Bardwell.

G O P T

HISANAGA, Mineo, R.C.M.P. Registration No. 13705
 formerly of Honey, B.C.
 present address: 611 Blamoral St. Winnipeg.

CHATELS SOLD BY AUCTION DECEMBER 16th, 1943

	<u>Estimated Value</u>	<u>Sale Price</u>
4' 6" bed, spring	20.00	9.00
4' 6" bed, spring	25.00	16.00
4' 6" bed, spring	10.00	5.50
4' spring	8.00	4.00
Tools	25.00	12.05
	<u>88.00</u>	<u>46.55</u>
	46.55	
Loss -	<u>41.45</u>	

CHATELS SOLD BY AUCTION JANUARY 20th, 1944

	<u>Estimated Value</u>	<u>Sale Price</u>
Saw	10.00	5.00
	<u>10.00</u>	<u>5.00</u>
	5.00	
Loss -	<u>5.00</u>	

CHATELS SOLD BY AUCTION MAY 16th, 1945

	<u>Estimated Value</u>	<u>Sale Price</u>
2 Chairs	2.00	.75
Range	10.00	4.00
Single bed	5.00	1.00
6 Chairs	6.00	1.85
3 Incubators	150.00	4.50
	<u>173.00</u>	<u>12.50</u>
	12.10	
Loss -	<u>\$160.90</u>	

March 15, 1948

File No.
1833

Mimmo HYSANMA,
Reg. No. 13705

PERSONAL PROPERTY
SECTION

Proceeds of
Chattels as
shown by
General Statement
of Account.

Auction
Dates
1943

Gross

Expenses

Dec. 16

60.55

11.72

1944
Jan 20 -

5.00

.64

1945

May 16-

15.85

4.22

81.40

16.58

*add for
mail box 2.00*

1943

Jan. 20 - Chevrolet Truck \$275.00

26.98

File No.
4833

MEMORANDUM

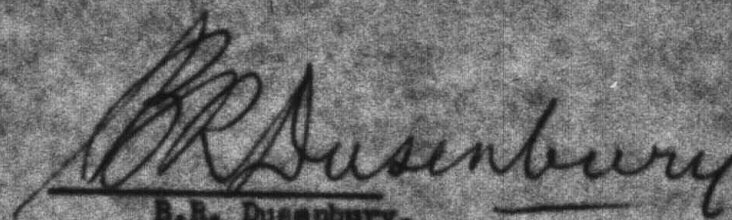
March 15, 1948

MINORO HIRANAGA,
Reg. No. 13705

PERSONAL PROPERTY
SECTION

Re Motor Vehicles
Chevrolet Light Delivery Truck
Custodian No. T 242

Extract from appraisals of various motor
vehicles by McDermott Motors Ltd. June 1942 places
valuation on the above Motor Truck as \$250.00.


B.R. Dusenbury,
Office of the Custodian.

Extract from Lease.

File #4832.

Lessor: Minezo HISANAGA.

Lessee: Charles J. JOINER.

Date: 18th May, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943 under arrangement with Maple Ridge Co-operative Produce Exchange.

Consideration: \$150.00, paid. ✓ Rental for 1943 and subsequent years to be \$75.00.

Property:

Land: Subdivision "D" of Lot 16 of N.W. $\frac{1}{4}$ of Section 5.
Township 12, Municipality of Maple Ridge, N.W.D.

House: Included, also buildings.

Chattels: Live stock and farm implements.

BC-31-P
BC-2420-B
COPY

BC/51-P
BC/2420-B

Page 1

S.S. Form No. 49
(Sheet 1) ✓

Farm Appraisal Report

File No. J.L. 211

Land Description Pt. 9 acres of blk. 8 of N.W. 1/4 Sec. 16, Tp. 12, Sk. 5727, N.W.D.

Containing 9 Acres

Owner's Name MINEKO, Hicamaga Post Office Address R.R. Hanev, B.C.

Nearest Rail Point HANEY - C.P.R. Distance 2 miles

Market Town New Westminster Distance 24 "

Church (give denomination) All Denominations - Hanev Distance 2 "

Nearest School Alexander Robinson School - - - Distance 1 "
Hanev High School - - - Distance 2 "

State how property was identified: 2 corner posts located, and map and road check.

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

Property fronts on 18th Avenue, fair gravelled road which comes to a dead end two properties south of this one.

EXHIBIT No. Y30-2

Is this district a good one? Fair DATE 13 Apr. 1948

FILED BY L.M. Chasack

Employment opportunity Strictly limited

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

Describe Fencing and its condition: 800' S B.W. Looks like neighbour's Value \$ Included
fencing as it does not enclose anything.

Water supply: Two dug wells 22' deep. No information on supply Value \$ in land value.

BUILDINGS ON FARM

4833

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 36	Frame	1 1/2 sty.	Shgle.	20 yr.	Cedar blocks	Poor	\$ 400.00
Addn.	8 x 9	"	"	"	"	"	"	"
	x							
BARN	18 x 24	Pole and	14'	Shake	"	Poles in	"	nil
Addn.	12 x 12	"	10'	"	"	ground	"	"
Hen House	20 x 35	Frame	14'	Shgle.	18	Cedar	"	200.00
2 Breeder Hens	15 x 15	"	7'	Shgle.	10	Shide	Fair	50.00
Summer	x							
Packing shed	15 x 20	Rough bds.	8'	Shake	15	Poles in	Poor	nil.
Feed house	15 x 18	Frame	8'	Shgle.	10	Cedar	Fair	50.00
Numerous other dilapidated outbuildings of little or no value - See Sketch.								

Electricity installed to house, barn and henhouse.

Total present day value \$ 700.00

Total Value Buildings add to farm House and outbuildings \$ 525.00

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

habitable? House is in very poor shape; owner away and place locked up, unable to get

inside, but looking through windows very poorly finished. \$

Describe the basement and chimneys: Two brick on bracket.

No. rooms downstairs? 6 Upstairs? 2 How finished Lumber lined

Are buildings painted? No Condition of paint -

Distance from nearest bush None near - unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.00	Undulating	10" clay loam	Heavy clay	Small fruit, peas and orchard	\$70	\$560.00
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
2.00	Undulating	10" heavy clay loam	Clay	Lt. bush and heavy stumps.	\$150 per acre up.	\$5.00
						14.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TREES IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
.70	Deep Ravine		Lt. bush; no timber		nil	

Total value of Land \$ 599.00

Total added by buildings to value of farm \$ 525.00

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

Total value of farm \$ 924.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Owner and family away from property and crop sold to Mr. C. Joiner for \$150 through Co-operative Fruit Union. Land is badly infested with thistles and weeds, and a very ramshackle set of buildings. The back of property is badly cut up by ravines and gullies.

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

Noxious weeds:

Thistle very bad and chickweed and groundsel.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipality, Honey, B.C.
Land Assessed at - \$700.00
Improvements " - \$800.00

\$1500.00 - 1942 taxes - \$36.67

Date: 6th June, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 4th day of June 19 42.

Inspector's Signature

"L.B. PLUMBLY"

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

Farm Appraisal Report

Remarks: This property is not well located as 18th Avenue comes to a dead end just past it, and the land at the east end is badly cut by a deep gully, and from the edge where raspberries start it drops down several hundred feet and then you climb out to a small clearing of strawberries. The buildings are very patchy; the house originally I am told was three rooms and has been added to and is of very poor construction. The large ham house started as a rhubarb forcing house, and then was turned into a double decker chicken house. The land is very weedy, and thistles are bad. There is some bearing tree fruit; mostly Damsons.

(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.

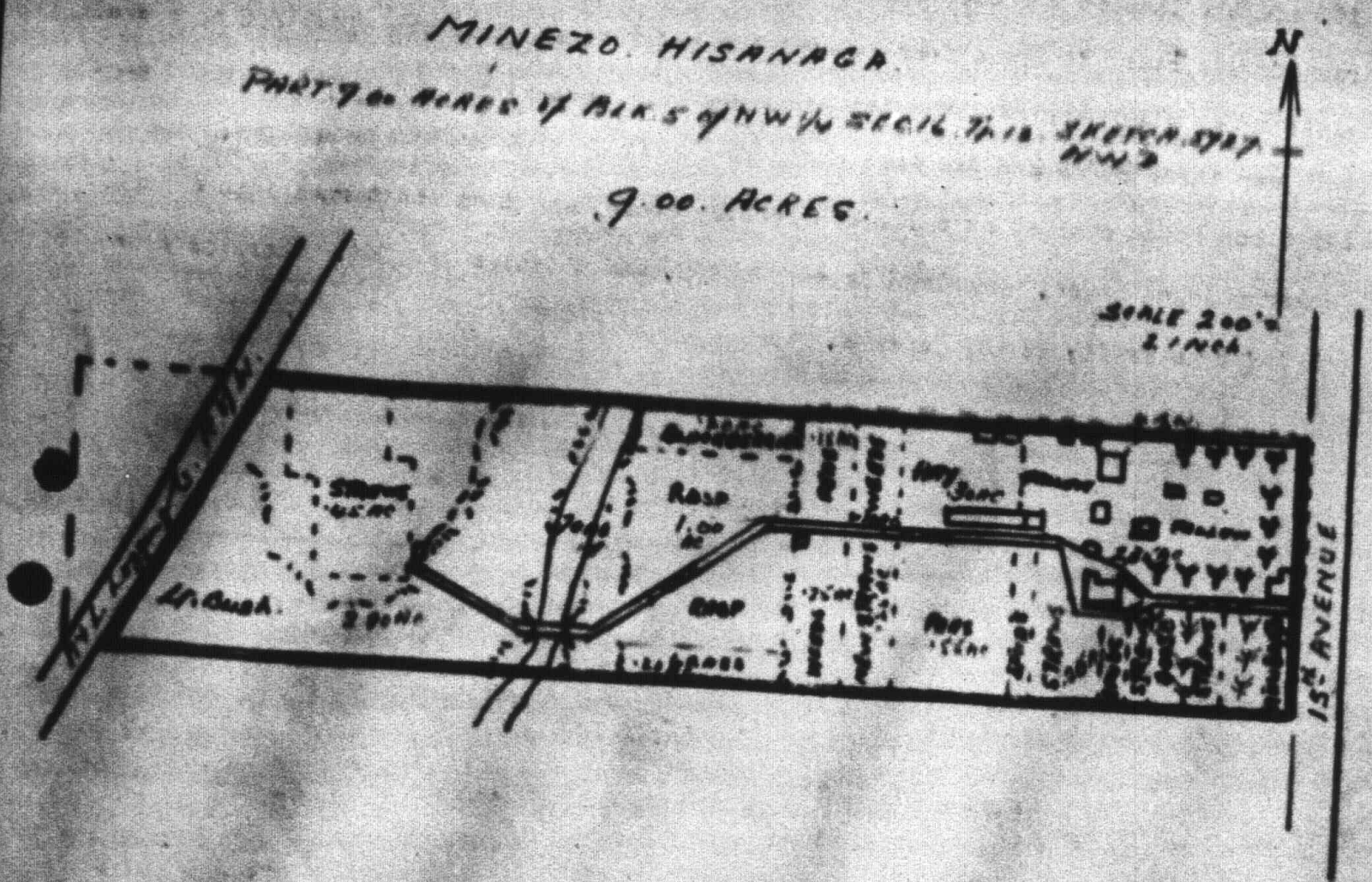
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

.95 ac.	1st, 2nd & 3rd year strawberries - poor	\$
1.00 "	raspberries; very much grown over with grass and weeds.	\$
.70 "	peas; fair, but need weeding and sticking.	\$
	Balance of cleared land small patch of spuds; new planting of gooseberries(not bearing) and some plowed and some plowed and left growing up in weeds. 1942 crop sold for \$1.60 to Mr.C.Joiner in my mind doubtful if he will make anything over and above cost of crop.	\$
	Total	\$

Amount fruit trees add to value of farm \$

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 900

Date 9th June 19 42.

"I.T. BARNET"
District Superintendent.

OFFICE OF THE CUSTODIAN

JAPANESE PROPERTY

RECEIVED
MAY 20 1942

4933
13705
I MINEO HIRANAGA of Naney, B.C.

Subdivision "D" of Lot Sixteen (16) of the North West
Owner of property _____
Quarter of Section 8, Township 18,
_____ in the municipality

of Maple Ridge hereby agree to let the above de-
scribed lands to CHARLES J. JOINER for the sum of \$150.00 for the year 1942 and
\$75.00 for 1943 and subsequent years until my return.

giving him the right to carry on work immediately on my farm de-
scribed above.

This agreement is to protect both parties against the legal rights
of myself as owner of the said lands and the new occupant carrying
on to conserve the crop thereon and not to be construed as inter-
fering with the legal rights of the Custodian of Japanese property
if and when such property becomes his legal guardianship.

Time is the essence of this agreement.

M. Hiranaga

Witness:

[Signature]

EXHIBIT No. 830-6

DATE 13 apt 1948

FILED BY

J. W. G. Hunter

Richardson

15 Ave Honey

File 4836 out → MacA B.C.

July 15 1942.

To. Custodian

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 20 1942

Dear Sir

I have leased the
farm of ⁴⁸³³ M. Hiranaga of 15 Ave
Honey and have been told that
I can purchase same, if so
please let me know at what
price you are asking and what
terms? Also there is the
5-acre farm of Mrs. M. Ohi ⁴⁸³⁶
on this same road she has
not yet left this district. I
have spoken to her about leaving
her place but have ^{not} agreed to
anything yet I should like to
lease or purchase her place
has it as a good house on it

and ~~from~~ is just across the road
from Hisanaga's place which
has a very poor house,
but some chicken houses,
while Oki's have no chicken
houses, but 5 acres of good
berry land while Hisanaga's
has about 14 acres of good
land the other 6 acres being
clay ravines and only good for
pasture. If I can lease ~~or~~
or purchase both places I
believe they would make a good
working concern of Chickens
and small fruits & Vegetables.

Yours truly

C. J. Joiner.

LIST OF CHATELS INCLUDED IN LEASE BETWEEN

HISANAGA, M of Haney and Charles A. Joiner.

Furniture:

I Hand pump in kitchen.	I5 Chairs
2 Baby chairs	3 Tables
5 Bookcases	2 Closets
I Sofa	I Bed-complete
I Kitchen stove	I Heater
I Couch bed	I Single bed
2 Wood frame beds & springs.	2 8 gal. earthenware crocks.
I 3 gal. earthenware crock.	I 5 gal. oil can
I Oil drum heater	

Implements:

3 Hay forks
3 Rakes
3 Garden hoes-old
2 Shovels
2 Crosscut saws
3 Shovel hoes
2 Wheelbarrows
I Wagon
3 Incubators
3 Brooder stoves-coal
2 Chicken self feeders
5 Wooden milk barrels(pails?)
5 Wooden.?...barrels
I Water barrel
200 Pcs. 10" X 12" frame glass
I2 Frames
75 Strawberry trays
I Pump with 20' rubber hose

The above signed by both parties

Mr. Campbell's File No. 683.

199
Department of the Secretary of State.
Yamouche B.C.

EVACUATION CERTIFICATE	
Rec'd	FEB 6 1943
File #	4833
Adm.	Am
Refused	Alexander

Mr. Hicsonaga
Reg. # 13703.

J. A. Whitcomb

P.O. Box 392.

Portage La Prairie
Man.

File # 4833.

Sir.

We be much appreciate if you send
us the money of the auto-mobile right away because we
need it very badly as you know we had to ~~buy~~ everything
from bed spring & mattress to winter clothing & up rising food
price. Best works are short season & long snow
covered winter for no works.

I hope to hear from you soon

Yours Truly

M. Hicsonaga



Custodian's Office,
Department of the
Secretary of State.

EVACUATION SECTION	
Rec'd	MAR 6 1943
File #	483304840
Class	MA
Ref	<i>[Signature]</i>

Minezo Hisanaga
Reg. # 13705.
c. Mr. A. Whistler
Portage La Prairie
Man.

File #
4833
4840 *[Signature]*

Dear Sir -

Here is the translation
of articles which we left at the house
of Mr. Tanaka when we came here.
There are twenty-four pieces of boxes and
bundles together.

Some boxes contain few articles
while others contain many articles.

Yours Truly
M. Hisanaga

EXHIBIT No. 830-7
DATE 13 apr 1948
FILED BY J. W. G. Hunter

1 Box. contain. A Buddhist household shrine.
1 Box. contain = Japanese large & medium chinaware
2 Box " Japanese chinaware (rice bowl)
1 Sack. = 4 pieces Japanese cookie girdle.
1 Box contain = Canadian Encyclopedia (12 Volume) 2 Volume Children Books.
Japanese culture book.

1 Trunk. = Silverware & but Glass ware.

2 Box = Japanese dolls. (Japanese warrior dolls)

1 Bundle = 6 Pieces cross cut & falling saws.

1. Hand cultivator.

1 Bundle = Shovels = Rake = Hoes = Pickaxe - axes.

3 Set of bed springs.

5 bed springs.

1 Box = 2 pieces Japanese cooking pans.

1 Box = Pressure spray pump (made in Japan)

1. 240 lbs. table scale.

5 piece large plate.

1 Box (contain following) = 1 Set. (3 piece wooden box) - Japanese wooden tray; = Japanese candy bowl (wooden); 1 Japanese chop cutter; 1 Japanese noodle making machine; 1 Japanese ripping saw; 1 Japanese knitting machine; 1. Electric cover knitting machine, 1 set of wrench; 1. claw bar; 20 high grade Japanese soup bowls; 10 medium size bowl with covers to match; 3 cans of vegetable dye for used in making candy; 7 pieces wooden block for making shape of Japanese candy; 2 cans of cooking Soda. 14 Japanese Check books, 1 Set (3 Volume) Japanese medical books. 1 whitewash spray pump; 20 feet of red hose. 1 gallon water sprinkling can.

2909 Dewdney Trunk,
Rd.

RR1. Whonook

EVOLUTION SECTION
Rec'd MAY 26 1943
File No. 4833
Ans.
Referred Emerson

S. R. D. Richardson.
Vancouver
B.C.,

Dear Sir.

Re. Minego Hisanaga property.

I am in receipt of copy of
new lease on above property. I signed
a new lease for this year with Mr Briggs
of the Maple Ridge Co. op. for the sum
of \$50 as the place has very few
strawberries and about 6 acres of
the place is clay ravine and no use
for farming. I notice that you
have these copies made out at \$75
for this year. Please let me know
why the difference.

Yours truly

C. J. Joiner

CHATELS LEFT AT HOUSE OF Soshiichi TANAKA
BY Minezo HIRANAGA

- ~~Q1 Box containing a Buddhist household shrine~~
- ~~Q1 Box containing Japanese large & medium chinaware.~~
- ~~Q2 Boxes containing Japanese chinaware (rice bowl)~~
- ~~Q1 Back 4 pieces Japanese cookie grails.~~
- ~~Q1 Box containing Canadian Encyclopedia (12 volumes),~~
- ~~2 volumes Children's Books Japanese culture book.~~
- ~~Q1 Trunk silverware & cut glassware.~~
- ~~Q2 Boxes Japanese dolls (Japanese warrior dolls) stored at Harley~~
- ~~Q1 Bundle 6 pieces cross cut and falling saws.~~
- ~~Q1 Hand cultivator~~
- ~~Q1 Bundle shovels, rake, hoe, peavey, axes.~~
- ~~Q1 Set of bed frames } in Bakewell's old.~~
- ~~Q1 Bed springs~~
- ~~Q1 Box 2 pieces Japanese cooking pans~~
- ~~Q1 Box Pressure spray pump (made in Japan)~~
- ~~Q1 240 lb. table scale.~~
- ~~5 large plates.~~
- ~~Q1 Box (containing following) 1 set (3 piece wooden box)~~
~~Japanese wooden tray, Japanese candy bowl (wood), one~~
~~Japanese straw cutter, 1 Japanese noodle making machine,~~
~~1 Japanese ripping saw, 1 Japanese knitting machine,~~
~~1 electric cover knitting machine, 1 set of wrench,~~
~~1 crowbar, 20 high grade Japanese soup bowls, 10 medium~~
~~size bowls with covers to match, 3 cans of vegetable dye~~
~~(for use in making candy), 7 pieces wooden block for~~
~~making shape of Japanese candy, 2 cans of cooking soda,~~
~~1 1/2 Japanese check books, 1 set (3 volumes) Japanese medical~~
~~books, 1 whitewash spray pump, 20 feet of red hose, 1~~
~~gallon water sprinkling can.~~

S. In Storage
S. Sold by auction Jan 20/44 - Honey 7.

S. Sold by Auction Dec. 16/1943 - Honey 3

G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address C/o A. Wishart

Date May 1st

P.O. Box 392, Portage La Prairie, Man.

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, Mitsuo Hisanaga, Police Registration No. 13705

hereby request you to release to me the under-noted property
stored at Mr. Harry B.B.

in possession of Mr. Soichiro Tanaka Place
21 Downstair, its in the box, which one name on top of box.
and I release you from any claim whatsoever with respect to
such property.

Description of Property:

12 Volumes of Encyclopedia
2 Volumes of Children Golden Encyclopedia
about 8 volume of Japanese culture books, (brown cover)

Original Address Harry B.B.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 17, 1942

Number in Family - 12 years and over 6

Number in Family - 5 to 11 years old 1

Number in Family - under 5 1

TOTAL NUMBER IN FAMILY 10

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

M. Hisanaga
Claimant Signs Here

EVACUATION SECTION	
Rec'd	APR 9 1943
File No.	4833
Ans.	107 1943
Referred	Green

April 7th 1943
Portage.

Dear Sir; -

I live in Manitoba, where my children can not get much education and I do not want them to loose the lessons they studied in B.C. I tried to get them some books but the books are hard to obtain or there aren't ~~any~~ of what I try to get. When I was in B.C. I bought them a set of books for educational purpose.

- Encyclopedia - 12 volume - red cover.
- Children Encyclopedia - 2 volume - golden cover.
- Japanese Encyclopedia - 12 volume - brown cover.

Red cover Encyclopedia is in cardboard box.

Which I wish to have in my hand. I have these books sealed in one of the wooden boxes which I have at Mr S. Tanaka, 17th Ave., Honey. Will you please look them over and have these books shipped to me by freight to Portage La Prairie as soon as possible. Thanks you.
Yours Truly.

Minezo Hisanaga,
% A. Kishart,
Box 392
Portage La Prairie,
Manitoba

190
Extract from Lease.

File #4333.

Lessor: Minezo HISANAGA.

Lessee: Charles J. JOINER.

Date: 13th May, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943 under arrangement with Maple Ridge Co-operative Produce Exchange.

Consideration: \$150.00, paid. Rental for 1943 and subsequent years to be \$75.00.

PROPERTY:

Lands: Subdivision "D" of Lot 16 of N.W. $\frac{1}{4}$ of Section 5 Township 12, Municipality of Maple Ridge, N.W.D.

House: Included, also buildings.

Chattels: Live stock and farm implements. *See article.*

#521

Call agreement to Oct 31/43

75.00
agreed Aug 31/43

Lease had agreement
to \$55.00
given Aug 7/43

SECTION
MAY 28 1943
File No.
Ans.
C-165-4

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address C/o A. Wishart
P.O. Box 392, Portage La Prairie, B.C.

Date May 1st / 43

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Mineo Hisanaga, Police Registration No. 13705

hereby request you to release to me the under-noted property stored at Honoy B.C.

in possession of Mr. Sochichi Tanaka Place
downstairs, its in the box which was made on the top of house
and I release you from any claim whatsoever with respect to such property.

Description of Property:

12 Volume of Encyclopedia
2 Volume of children of Eden Encyclopedia
About 8 volumes of Japanese culture book (various)

Original Address Honoy B.C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 19, 1942

Number in Family - 12 years and over 6

Number in Family - 5 to 11 years old 1

Number in Family - under 5 1

TOTAL NUMBER IN FAMILY 10

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____
Claimant Signs Here M. Hisanaga

End. May 26/43

File No. 4833

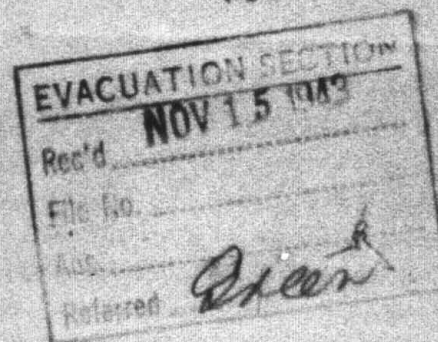
% A Wishart.

Box 392.

Portage La Prairie, Man.

Nov. 12th / 43

The Custodian's Office,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.



Dear Sir;

Please forward three dollars and fifty cent,
(\$3.50) to the B.C. Security Commission for cartage
and freight charges on shipment of the books, we
have asked them to send.

Yours truly,

M. Hiranaga

Reg. No. 13705

Dec. 14, 1943.

LIST OF PERSONAL CHATTELS

Stored at Buddhest Temple, Haney, B.C.

Owner : HISANAGA, *M. Hago. File 4833*

Address: From TANAKA farm, 17th Ave., Haney, B.C.

INVENTORY

- 1 Lge. wooden box.(tied up)
- 1 Trunk.
- 7 Boxes.
- 2 Ctns. of dolls.
- 1 Sack.(tied up)

SIGNED

J. Marydon

NAME MIAMAGA, Simon

Original sent
Feb 14/47

REGISTRATION NO. 18703

FILE NO. 4493

The following chattels were sold by public
auction at Hanover, B.C. on December 16th, 1943

1 6" bed, spring	\$ 9.00
2 6" bed, spring	16.00
4 6" Bed. spring	5.50
1 ft. spring	4.00
Cultivator	14.00
Tools	12.05

Total:

\$ 60.55

Less Expenses: (Auctioneer's fee

6.05

\$ 11.72

(Advertising

1.82

(Moving

1.85

Net Proceeds Credited:

\$ 48.83

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering list No. Haney No. 3.

Remarks.

NAME HISANAGA, Hineso

Original 112
Feb 14/47

REGISTRATION NO. 13705

FILE NO. 4832

The following chattels were sold by public
auction at Hanay, B. C. on January 20, 1944.

Saws

\$ 5.00

Total:	(Auctioneer's Fee)	\$.50	\$ 5.00
	(Advertising)	.10	
Less Expenses:	(Moving)	-.04	\$.64
		.64	
Net Proceeds Credited:			\$ 4.36

Members of Custodian Staff Present. Mr. J. Moryson

Extracted from Auctioneering list No. Hanay 4.

Remarks.

NAME HYAMAGA, HideoOriginal and
Feb 14/47REGISTRATION NO. 13705FILE NO. 1833

The following chattels were sold by public
auction at Mission, B.C. on May 16, 1945.

2 Chairs	\$ 0.75
Range	4.00
Single Bed	1.00
6 Chairs	1.85
High Chair	1.25
Box glass	2.50
3 Incubators	4.50

Total		\$	15.85
Less Expenses:	(Auctioneer's Fee		
	& Advertising:	\$1.50	
	(Moving:	<u>2.64</u>	
			<u>4.22</u>
Net Proceeds Credited:		\$	<u>11.63</u>

Members of Custodian Staff Present. Mr. R. M. Anderson

Extracted from Auctioneering List No. Mission 19.

Remarks.

EVACUATION
Rec'd JAN 11 1944
File No. _____
Ans. _____
Referred _____

G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

File No. 4833

Address Box 1441

Date Jan 8th /44

Portage La Prairie, Man.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, M. Hisanaga, Police Registration No. 13705

hereby request you to release to me the under-noted property

stored at Seichichi Tanaka, 17th Ave. Harby, B.C. File No. 4840

in possession of _____

and I release you from any claim whatsoever with respect to such property.

Description of Property:

trunk contains silver glassware
1 yellowish brown steamer-trunk
1 bed frame with spring (double bed) practically new
in brown color, 1 granite box of Japanese rice bowls
1 brown box

Original Address _____

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 19th 1942

Number in Family - 12 years and over _____

Number in Family - 5 to 11 years old 1

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY 10

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Minezo Hisanaga
Claimant Signs Here

Jan. 12, 1944.

PERSONAL CHATTELS NOW IN STORAGE AT BUDDHIST TEMPLE
HANNEY, B.C.

Owner : HISANAGA,

Address : TANAKA farm, 2917-22nd. Rd., Haney, B.C.

These articles were left at the TANAKA farm, and have now been
moved to storage.

12 Boxes cont. misc. items.

SIGNED

Imoupton

RECEIPTION SECTION
 Rec'd JAN 24 1944
 File No. 4937
 Ans. *Portage La Prairie*
 Referred *Chesler*

Dear Sir:

Received the books yesterday, which you released and send for us in good condition. I want to thank you very much. I have posted another release forms in which I wrote brown painted box, I want to give better description.

Height of box about 2 ft.

width " " " 2 " 5 ~~ins~~

Length " " " 3 ft.

lid is covered with canvas and painted brown. lower part is not painted, it is made of cotton wood. please don't make mistake and send different articles.

Box contains various articles, which you could look over and when we receive the box I will notify you what I received. this forms were posted on Jan. 8th 1944.

yours Truly
 M. Hisanaga.

my address is,
Minezs Hisanaga

Reg. No. 13705

File No. 4833

P.O. Box 1441

Portage la Prairie
Manitoba.

4833

Feb. 24, 1944.

CHATELS BELONGING TO

HISANAGA, H #13705 - ~~477~~

Which have been shipped to him.

Note: Articles have been in storage, were previously at the TANAKA farm, 22nd Rd., Haney, B.C.

1 Yellowish brown steamer trunk.

1 Dynamite box.

1 Brown box.

SIGNED

J. Moryston.

MAY 15 1944

May 15, 1944.

Sec. Security Commission
749 Somerset Bldg.
Winnipeg, Man

M. Hisanaga
P.O. Box 1441
Portage La Prairie,
Man

Dear Sir -

In the payment of charges
on goods twenty-three dollars and ten cents
(\$23.10), I want it be taken off from
money in our goods which you sold.

About deposits of eighteen dollars (\$18.00)
for free list goods. First we want to know
what is on free list before we make up
mineral, because one box we received, we
never asked for it, ~~now~~ we do not need it
at present.

Yours Truly
M. Hisanaga.

Canada

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

JAPANESE EVACUATION SECTION

File No. 4523

Reg. No. 13705

506 Royal Bank Building,
Vancouver, B. C.

MAY 26 1944

Mr. Hineso HIRANAGA,
P. O. Box 1441,
Portage la Prairie, Man.

Dear Sir:

Re: R. R. 1, Haney, B. C.
Municipality of Maple Ridge, Part 9 acres more or less of
Blk. 5 of N.W. $\frac{1}{4}$ of Sec. 16, Twp. 12, Map 593, as shown
outlined red on sketch dep. No. 5727, Dis. of New Westminster,
C. of B. 91174.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property - - - - - \$ 907.00

Add:

Unexpired insurance premium as at January 1st, 1943 - - - - -

907.00

Less:

Tax arrears to December 31st, 1942 - - - - - \$

Registration fee - - - - - 3.00

Encumbrance—Principal - - - - -

—Interest - - - - - 3.00

Net proceeds of sale - - - - - \$ 904.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

		Debit	Credit	Balance
<u>1943</u>				
<i>Dec 28</i>	<i>car a/c</i>			
Jan. 1	Balance brought forward		\$ 248.02	\$ 248.02 CR
	Credit re Sale of Property		904.00	
	Land Registry Office G/E	\$ 1.00		
Feb. 16	Cheque to you	100.00		
Oct. 28	Sale of Mail box		2.00	✓
Nov. 19	B. G. Security Commission Freight on shipment 3.50			
<u>1944</u>				
Jan. 12	Proceeds Auction Sale		48.83	✓
Feb. 26	Ditto		4.36	✓
		<u>\$104.50</u>	<u>\$1207.21</u>	<u>CR\$1102.71</u>

March 3, 1944.

H733

CHATELS BELONGING TO

HISANAGA, M, #13705
Dewdney Trunk Rd., Haney, B.C.

Which have been shipped to him.

2 Boxes cont. magazines, correspondence course,
& 1 electric iron.

SIGNED *Monaghan*

11th July, 1946.

Mr. Minezo HIRANAGA,
Registration No. 13705,
c/o J.F. Bradley,
High Bluff, Manitoba.

Dear Sir:

As requested in your letter of the 11th July, we enclose herewith Custodian cheque in the amount of \$1000.00, from funds to your credit at this office.

It is desired that a brief summary of the administration of your affairs be sent to you. Upon completion of this, the full amount of your funds will be remitted. In the meantime we trust the enclosed cheque will meet your present needs.

Please be advised that the Liquidators of the Maple Ridge Co-operative Produce Exchange have not as yet reported to this office regarding the distribution of the proceeds from the liquidation of the Co-operative. When a final report is received from them, distribution will be made and you will be fully advised.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:RA
Encl.

C/o J. F. Bradley,
High Bluff, Man.
January 6 & 7

Registration No 13705
File No. 4833

Dept of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 9 1941
File No.	4833
Ans.	
Referred	Anderson

Dear Sir -

Thank you for the cheque of one thousand dollars (\$1000) which was forwarded to me from Winnipeg.

Please send me the remaining amount of my money which is at your office. Please mail it to the above address.

Thank you.

I remain

Yours Truly
Minizo Hisanaga.

14th January, 1947.

REGISTERED

Mr. Minezo HISANAGA,
Registration No. 13705,
c/o Mr. J.F. Bradley,
High Bluff, Manitoba.

Dear Sirs:

As requested in your letter of the 6th January, we enclose herewith Custodian cheque in the amount of \$81.34, which sum represents your full remaining balance in your account at this office. We are also attaching hereto a statement of your account showing entries made since the 16th May, 1944, when one was last sent to you.

It is noted that you still have the Title document of the property in your possession and we request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WE:sha
Encls. 3 (cheque)

W. J. Bradley,
High Bluff, Minn.
February 8, 1947.

Registration No 13705
File No. 4833.

EVACUATION SECTION	
Rec'd	FEB 12 1947
File No.	4833
Ans.	
Referred	Anderson

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

Dear Sir:

Thank you for the cheque which I recieved last week. Please let me know what you have done with my tools and things such as chicken incubator, brooder stove, ect. I'm sure you have a list of articles of the things which I left on the farm.

Charles Sore 6487

X Paid
May 16/47

Yours Truly
Minez Skranage

4833

April 10, 1948.

Mr. J. HIRANAGA,
Reg. No. 13705,
613 Balmoral Street,
Winnipeg, Manitoba.

Dear Sir:

We beg to acknowledge receipt of your undated letter enclosing certificates covering 159 shares of the Maple Ridge Co-operative Produce Exchange.

We attach hereto Custodian cheque for \$203.13, which is the proceeds from the redemption of the above shares, at the rate of \$1.27755 per share.

The records of the Maple Ridge Co-operative Produce Exchange do not show that you had any more than the 159 shares, and if you are of the opinion that there should be more shares coming to you, we would suggest that you get in touch with Mr. YAMAGA.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHA/fm
enc. (1)

4833

June 10, 1948

Motor Vehicles Branch,
Victoria, B. C.

Dear Sirs:

Re: HISANAGA, Minezo & 1934 Chevrolet Truck

According to information given to this office, Mr. Minezo Hisanaga, 15th Ave., Naney, B. C. in 1941 purchased from a Mr. Nagai, Hammond, B. C. a 1934 Chevrolet Light Delivery Truck, Serial Nos. 631137 & C4042230, which was licensed in 1941 or 1942 under Licence No. CU 893.

This truck was purchased from Mr. Nagai under a conditional sale agreement which was registered, we have been informed.

We would appreciate your supplying us with a copy of the sale agreement between Mr. Nagai and Mr. Minezo Hisanaga.

Any charges there may be for this service will be paid by this office.

Yours truly,

F. Matheson,
Office of the Custodian.

/FM

Please address all communications to:
SUPERINTENDENT OF MOTOR-VEHICLES
Motor-vehicle Branch
Victoria, B.C.



Please mark reply for attention of
Encumbrance Registry.
Division.

TELEPHONE - EMPIRE 1111 (Local 304)

Your File No. 4833

**MOTOR-VEHICLE BRANCH
VICTORIA**

In reply quote File No. RO-4C-48.

SUBJECT: "Conditional Sales Act."
"Bills of Sale Act."
"Mechanics' Lien Act."

12th June, 1948.

EVACUATION SECTION	
Rec'd	JUN 14 1948
File No.	4833
Ans.	
Referred	<i>Mather</i>

Office of the Custodian,
Japanese Evacuation Section,
Department of the Secretary of State,
506, Royal Bank Building,
Hastings & Granville,
Vancouver, B.C.

Dear Sir,

Re: HISANAGA, Minezo.

I am in receipt of your letter of the 10th instant concerning the above mentioned and a 1934 Chevrolet Truck. I would advise that our files show that Mr. Hisanaga purchased the Chevrolet Truck in question from Johnston Motor Co. Ltd., the transfer being dated 26th June 1940. There was no Conditional Sale Contract filed to cover this transaction.

Your information that Mr. Hisanaga purchased this Truck from a Mr. Nagai of Hammond, B.C., is obviously incorrect. I might add that the vehicle was transferred from Mr. Hisanaga to E. W. Graham of 2840 Yale Street, Vancouver on the 16th March 1942. A further transfer dated 24th August 1942 shows that your Department sold the vehicle after having seized the same from Mr. E. W. Graham, to A. I. M. Engineering & Supply Co., of Vancouver.

The fee for the above information is \$.25. Kindly forward this amount at your earliest convenience.

Yours truly,

Geo. A. Hood.
Superintendent of Motor Vehicles.

per:

R. A. Radfield
R. A. Radfield,
Clerk i/c, Encumbrance Registry.

RAH:AC.

4833

5th December, 1949.

Mr. Minezo HISANAGA,
Regn. No. 13705,
613 Balmoral Street,
Winnipeg, Manitoba.

Dear Sir:

We wish to advise that a shipment of personal effects was made to you, prepaid, via Canadian Pacific Express, on the 30th November, 1949.

Please acknowledge receipt of the goods forwarded at your early convenience.

Yours truly,

Office of the Custodian.

HA

613 Balmoral St.,
Winnipeg, Man.
January 12th 1950.

Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
● Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	JAN 13/50
File No.	4833
Ans.	
Referred	Brown

Dear Sir,

I have received the shipment of 4 boxes
(2 wooden and 2 cardboard) which you forwarded
via the C.P.R. on the 30th November, 1949.

● Thank - you.

Yours Truly

M. Hisanaga (File No 4833)

613 Balmoral St.,
Winnipeg, Man.

File No.
4833

ANALYSIS OF
CLAIM

March 15, 1948

REAL PROPERTY
SECTION

Minezo HISANAGA,
Reg. No. 13705

REAL PROPERTY:

15th Avenue, Haney, B.C.
known as
Part 9 acres more or less of
Block 5 of N.W. 1/4 of Sec. 16,
Tp. 12, Map 893,
Municipality of Maple Ridge, B.C.

Minezo HISANAGA makes claim
for Gross -

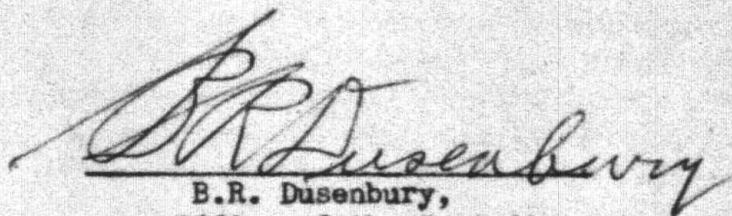
\$5250.00

Sale Price (Gross) \$907.00
as Jan 1- 1943 -

	1943 Assessed Value	Claimant's value	B.S.B. Appraisal	V.L.A. Purchase Price
Land	700.00	2000.00	399.00	
Improvements	800.00	3250.00	525.00	
	\$1500.00	\$5250.00	924.00	907.00

RECAP: -

Gross amount claimed	-	-	-	\$5250.00
" " of sale	-	-	-	907.00


B.R. Dusenbury,
Office of the Custodian.

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).

10

Winnipeg, Manitoba,
April 13th, 1948.

IN THE MATTER OF THE CLAIM OF
MUNEZO HISANAGA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
 Dominion Government.

S.M. CHERNIACK, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
D.J. HANDFORD, Esq., Official Interpreter.
T.P. HORROBIN, Esq., Official Reporter.

30

M. Hisanaga,
In Chief.
Discussion.

MR. CHERNIACK: I ask leave to amend the claim, my lord.
The value of the land is \$4,145.00, that is land
and buildings. The gross sale was \$907.00,
and the net claim becomes \$3,238.00. The claim
for chattels, my lord, the total is \$1159.00,
and the credit is \$340.65, and the loss is \$818.35.

THE COMMISSIONER: Yes.

MINEZO HISANAGA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

10

DIRECT EXAMINATION BY MR. CHERNIACK:

- Q Mr. Hisanaga, I show you a written statement.
Was that prepared in accordance with your instruc-
tions? A: Yes.
- Q Is that your signature? A: Yes.
- Q You swear the contents to be true, to the best of
your knowledge and recollection? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend I am
filing the S.S.B. appraisal as Exhibit 2.

20

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. CHERNIACK: Exhibit 1, my lord, sets out that the
property was purchased in 1919 from a Mr. Kanzaki
for \$1650.00, 9 acres, at which time none of it
was clear. That is it was purchased at \$150.00
an acre. At the time of evacuation two acres
were uncleared, two acres were cultivated but
not planted and the balance of 5 acres approxi-
mately were in crop.

30

The farm appraisal is more or less in accord-

H. Hisanaga,
In Chief.

ance with that except that it shows less area un-
cleared than the claimant himself states was
uncleared. Exhibit 1 goes on to say that he cleared -
I was in error, my lord, -- he cleared 7 acres.

The appraiser shows there were only $5\frac{1}{2}$ cleared .
Exhibit 1 states he cleared 7 acres, he constructed
about 500 feet of tile ditching, and about 1 mile
of cedar covered ditching, built a bridge across
a ravine, and cribbed the ravine, planted about
75 mixed fruit trees and 5 grapevines, dug two
wells and installed equipment. In connection with
his building, my lord, he shows the date built
which you will note, my lord, is more recent than
those shown by the appraiser. He shows the cost
and his own value at the date of the sale, a total
valuation in his opinion of \$2145.00, as compared
to the valuation by the appraiser of \$700.00.

The comment in Exhibit 1 with regard to the build-
ings states that "the buildings were all in fair
condition and not as old as stated by appraiser,
all roofs were tar, and the inside of house was
varnished." He then goes on to say, "The cultivated
land was more extensive than as shown. The house
was habitable and we lived there comfortably to
time of evacuation. I consider the valuation of
\$924.00 much below fair market value. The
acresage in crop was weeded before we left."

That is in answer to the appraiser's statement
that the land was very weedy. "This property has
immediate access to Main road and is located close

10

20

30

H. Hissmaga,
In Chief.

to Haney", being two miles from Haney.

"This is good berry soil and cleared land was well cultivated. I believe that the fair value of this property at time of sale was at least \$4245.00."

Q Witness, I show you a statement. Was this prepared in accordance with your instructions?

A Yes.

Q This is your signature? A: Yes.

10 Q You swear the contents to be true to the best of your knowledge and recollection? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. CHERNIACK: May I ask my learned friend to file the R.C.M.P. receipt for the truck mentioned there and the appraisal.

MR. HUNTER: I don't think we have the R.C.M.P. receipt.

MR. CHERNIACK: Have you the appraisal?

MR. HUNTER: I don't think I have the original.

20 MR. CHERNIACK: My lord, I would like to file the R.C.M.P. receipt which itemizes a 1934 Chevrolet truck with 5 tires, condition fair, appearance fair.

THE COMMISSIONER: And the mileage?

MR. CHERNIACK: Speedometer reading, 39,645.

(RECEIPT MARKED EXHIBIT NO. 4).

MR. CHERNIACK: My learned friend tells me, my lord that he hasn't the original appraisal. Will it be produced in due course?

30 MR. HUNTER: Well, it is our proposal, my lord, to call the appraisers. We can give you an extract from it now, but your Lordship will realize that a lot of these appraisals were made at the same time and the

M. Hisanaga,
in Chief.

appraisals included a lot of vehicles shown separately. All we have done is take extracts from them in many cases and typed them.

T THE COMMISSIONER: The appraiser will be subject to cross-examination at a later date, in any case, Mr. Cherniack.

MR. CHERNIACK: Yes, my lord.

MR. HUNTER: It was the McDermott Motors, I think in June of 1942. The appraisal was \$250.00.

10 MR. CHERNIACK: My lord, the reason I particularly wanted the appraisal in this case was that this extract doesn't to any extent describe the truck sufficiently to my way of thinking.

THE COMMISSIONER: I do not recall that we have had appraisals filed on motorcars in any instance. I do not recall there being filed before.

MR. CHERNIACK: Oh.

20 THE COMMISSIONER: However, you can rest assured that Government counsel will be required to call the appraisers. I think I understand that you are questioning the appraisal.

MR. CHERNIACK: Yes, my lord, that is very definite.

THE COMMISSIONER: He will be available for cross-examination.

MR. CHERNIACK: The exhibit relating to personal chattels, my lord, refers to the larger items as set out in the claim, and if my learned friend likes he can file his analysis now since there is no change that we have. On behalf of my learned friend, my lord, I will file the analysis as Exhibit 5.

M. Hisanaga,
In Chief.

MR. CHERNIACK: The personal chattel statement, Exhibit 3, my lord, sets out only the larger items and in particular describes the 1934 Chevrolet half-ton truck purchased in 1941, purchased at the used price paid of \$800.00, condition fairly good, estimated value at date of evacuation \$700.00. The truck was turned in to the R.C.M.P. at Hastings Park. The chattels were left in the house and the house locked. The farm articles were left in the various buildings. "The above articles and other articles claimed (with values) are listed on Custodian's analysis of personal property form." Then there is an additional comment at the foot, my lord, "None of the goods claimed for, and specifically those goods valued by the Custodian as 'not accounted for' (in his analysis sheet) were the property of S. Tanaka. All goods claimed are exclusively my property. In estimating values, I have allowed for depreciation in each."

May I ask my learned friend, my lord, the items listed as at the Buddhist Temple were moved by the Custodian?

MR. HUNTER: Well I presume by a representative, my lord.

MR. CHERNIACK: Thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the vehicle was sold for its fair market value. It is submitted that the chattels sold were sold for their fair market value. It is submitted that the claims made for

M. Hiramaga,
In Chief.
Discussion.

chattels not sold are exorbitant. I don't think

I gave you the assessed value, my lord.

THE COMMISSIONER: It is among the exhibits. Total,
\$1500.00 for 1942?

MR. HUNTER: For 1943 it is here, but it is probably
the same for 1942. The taxes are \$31.67.

Reference, my lord, is made to the analysis. The
first note shown down under "remarks" under the
heading "note", it is noted, "In 'not accounted
for' column \$98.00 may be included in proceeds
of sales of Sashichi Tanaka, file 4840, on account
of similarity of chattels." And the claimant has
stated in his Exhibit 3 that none of the goods
claimed for, and specifically those goods valued
by the Custodian as "not accounted for" in his
property sheet are the property of S. Tanaka.
It is not suggested any of these were the property
of S. Tanaka, it is merely stated some may have
been confused with the property of S. Tanaka and
sold as his.

THE COMMISSIONER: In that event presumably the Custodian
accounted to S. Tanaka.

MR. HUNTER: Yes, my lord. It is not meant as an excuse
that remark, but as an explanation, my lord.

THE COMMISSIONER: Yes. There is no evidence here of
a breaking into of the premises.

MR. HUNTER: I have found none, my lord. Down at the
bottom of the first page of the analysis, it will
be noted that the gross amount of the claim is
\$1159.00 which I believe still stands, isn't it?

H. Hisanaga,
Discussion.
Cross-Exam.

MR. GREENHACK: I believe so.

MR. HUNTER: And the gross amount of sales of certain
chattels claimed is \$63.65; the gross amount of
the truck \$275.00. Claim in excess of sales price
on chattels sold as claimant's claim -- that is
rather obscure in its wording, but actually what
he is doing is making a balance sheet, my lord.
You will notice he is putting down various things
that will make up \$1159.00. It is just this par-
ticular drafter's method of showing a recapitulation,
my lord. It is not perhaps entirely as clear as
the other methods, but the big difference is on the
truck. He is claiming \$700.00 on the truck and
it sold for \$275.00.

THE COMMISSIONER: I notice he paid \$800.00 for it in
1941. The salesman, perhaps, could see him coming.

MR. HUNTER: A 1934 car, 7 years old, he paid a good
stiff price for it. It is obvious, my lord,
\$800.00 is an amazing price for a 1934 Chev.

CROSS-EXAMINATION BY MR. HUNTER:

Q Are you sure, Mr. Hisanaga, that you did pay
\$800.00 for that Chevrolet truck in 1941? Are
you sure your memory isn't just a bit hazy on
that?
A: Yes, I am quite
sure.

Q Have you a cancelled cheque or a receipt or anything
of that kind?
A: No, I didn't
bring many such things with me. I didn't think
I would be needing them anymore.

Q Did you pay cash or pay by cheque?

A I was paying in monthly installments, so sometimes I paid cash and sometimes by cheque.

THE COMMISSIONER: Find out where he bought it, Mr. Hunter.

MR. HUNTER: Q: From whom did you buy it?

A A man named Nagai in the automotive sales business. A Japanese name.

THE COMMISSIONER: Q: Did you ascertain where?

10 A He was in the automotive business at Hammond.

Q What was his name again? A: Nagai.

THE COMMISSIONER: Well, if it was bought on time, I assume the sale contract would be registered in New Westminster. The Custodian might be able to check it in that way.

Q Ask him what time of the year he bought it.

A I think it was in the spring.

THE COMMISSIONER: I fancy that is about as far as you can get with that, Mr. Hunter.

20 MR. HUNTER: Yes.

Q These three brooder stoves, Mr. Hisanaga, when did you buy them and how much did you pay?

THE COMMISSIONER: They are all shown, Mr. Hunter, on Exhibit 3.

MR. HUNTER: Oh, I am sorry, my lord.

Q Is that your signature, Mr. Hisanaga?

A Yes, that is my signature.

MR. HUNTER: This is a copy of a lease, my lord, in rather a primitive form, a lease between the
30 claimant and Charles J. Joiner. The property is

M. Hisanaga,
Cross-Exam.

let for the sum of \$150.00 for the year 1942 and \$75.00 for 1943 and subsequent years, "until my return". I tender that, my lord.

(LEASE MARKED EXHIBIT NO. 6).

MR. HUNTER: Are there two M. Hisanagas?

MR. CHENIACK: One was the last claimant.

MR. HUNTER: Q: Mr. Hisanaga, I notice that in your J.P.

form you say you are leaving your household furniture, etc., in your house, and the key will be left in the care of the Custodian. Now did you actually leave your furniture? Where and to whom did you hand the key?

A: I

left part of it with Mr. Tanaka. Other things I left in the house.

Q And was the house rented to the tenant?

A Joiner asked if he could be permitted to take off the pea crop, or the crop of peas, so I let him have the key.

Q I see, and do you know whether he occupied the house?

A: No, he didn't, he

was living nearby.

Q Is this a letter from you? A: Yes.

Q And is this the lease that you enclosed with that letter?

A: Yes.

MR. HUNTER: This is a letter undated received March 6th, 1943, my lord, from the claimant to the Custodian, saying "Here is the translation of articles which we left at the house of Mr. Tanaka when we came here. There are twenty-four pieces of box and bundles together. Some box contain few articles while other contain many articles."

M. Hisanaga,
Cross-Exam.

Originally he had sent this in, in Japanese, and the Custodian had no one to translate it and re-convenience turned it and he enclosed a list and for someone in the Custodian's office has typed it out so it can be readily seen. The typewritten list pretty well shows the disposal of it, whether it was sold at auction, and so on. I put this in. I am not actually sure of its value at this point, but I think it might have some value later when it comes to argument.

10

(LETTER & LIST MARKED EXHIBIT NO. 7).

MR. CHERNIACK: May I ask is that a copy of the analysis?

MR. HUNTER: There is that list in the analysis which sets out certain values.

THE COMMISSIONER: Q: Was Tanaka a man with whom he left some of his chattels? A: Yes, my lord.

MR. HUNTER: That is the same list, my lord, as is shown reported in the first column of the analysis.

20 THE COMMISSIONER: Q: He said earlier he left part of his goods with somebody, I did not get the name.

A Yes, with Tanaka.

Q And the rest in the house? A: Yes.

Q Am I right that he left the key to the house with Joiner? A: Yes, my lord.

THE COMMISSIONER: All right.

MR. HUNTER: As a matter of record, my lord, I think possibly we should file the J.P. form after we identify it.

30 Q Is that your signature, Mr. Hisanaga?

M. Hisanaga,
Cross-Exam.

A Yes.

Q And this form was completed from information given by you?

A: Yes.

(J.P. FORM MARKED EXHIBIT NO. 8).

Q Now, Mr. Hisanaga, you have had two things sent to you from the protected area. I want you to be absolutely sure that none of the things you are claiming for were sent to you. Is that so?

A No. The things I received are not included in the list.

10

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Any re-examination, Mr. Cherniack?

MR. CHERNIACK: My lord, I would just like to examine Exhibit 6, the lease, and ask my learned friend if this is a form prepared by the Custodian. Exhibit 6, this lease, is that a form prepared by the Custodian?

MR. HUNTER: No, I am sure it wasn't. That is Campbell's.

20

My lord, I find here a list of chattels included with the lease which says, "The above signed by both parties, Mr. Campbell's file, No. 683."

I wonder if I could ask the claimant that question-- whether there was a list of chattels attached to the lease?

THE COMMISSIONER: Yes.

MR. HUNTER: Q: Mr. Hisanaga, this is a typewritten copy of a list of chattels included in the lease between you and Joiner. Was there such a list of chattels included in the lease, and is that a true copy of it?

30

A: Yes,

M. Hisanaga,
Cross-Exam.

these articles were included in a list which went with the lease.

THE COMMISSIONER: That had better be added to Exhibit 6, then.

MR. HUNTER: I think so, my lord. That will go in as part of Exhibit 6, Mr. Watson.

THE COMMISSIONER: Now, Mr. Cherniack, your re-examination?

MR. CHERNIACK: I just wanted to see this exhibit, my lord. May I point out that this lease was
10 apparently received by the Custodian on May 20th, 1942, as evidenced by a Custodian's stamp on the lease, and it sets out that the lease gives him the right to carry on work immediately on the farm. "This agreement is to protect both parties against the legal rights of myself as owner of the said lands and the new occupant carrying on to conserve the crop thereon and not to be construed as interfering with the legal rights of the Custodian of Japanese Property if and when such property
20 becomes his legal guardianship."

THE COMMISSIONER: The date that that was received by the Custodian?

MR. CHERNIACK: May 20th, 1942. That is all, my lord.

MR. HUNTER: I have seen that form before, my lord. I think it was one that Mr. Campbell must have drawn up.

THE COMMISSIONER: Was he not practising in Mission or thereabouts?

MR. HUNTER: Yes, I think so.

THE COMMISSIONER: That is all, thank you, Hisanaga.

(PROCEEDINGS ADJOURNED SINE DIE)
Certified a true and accurate transcript.

J. P. Herrobin
"T.P. HERROBIN"
Official Reporter.

BRIEF

V.L.A. Deal
April 13/1948
WINNIPEG

Notes in Defence

Minezo HISANAGA

File No. 4833

Case No. 830

- Ex. 1 - Statement of Real Estate
Ex. 2 - Farm Appraisal Report (L. B. Plumbly)
Ex. 3 - Statement of Personal Chattels.
Ex. 4 - R.C.M.P. Exhibit Report on Chev. Truck
Ex. 5 - Analysis of Personal Property
Ex. 6 - Lease between claimant and Charles J. Joiner
Ex. 7 - Letter (undated) - claimant to Custodian. Typewritten list attached.
Ex. 8 - J.P. Form.

- Claims:
1. Real Estate
 2. Chattels

Claim 1:- Pt. 9 Ac. of Blk 5 of NW 1/4 Sec 16, Tp.12, SK.5727, NWD

	Land	Bldgs.	Total
Claim	4145.		4145.
Assessed	700.	800.	1500.
Appraised	399.	525.	924.
Sold	391.	516.	907.

This claim has been reduced from \$5250. to \$4145. The appraiser was L. B. Plumbly. The land was purchased uncleared for \$150. per acre.

Submission by Mr. Hunter: Real property sold for its fair market value.

This property was leased by claimant to Charles J. Joiner in 1942 for \$150. for 1942 and \$75. for 1943 and subsequent years "until my return". See Ex. 6 and attached list setting out chattels which went with the lease.

This will be a question of valuation only.

Witness: L. B. Plumbly.

Claim 2: Chattels

Auction Receipts	63.65	Auction Claim	173.
Tender Receipts	275.00	Tender Claim	700.
	338.65	Recorded now missing	98.
		In Buddhist Temple	90.
		Unable to distribute	98.
		CLAIM	1159.

The truck, for which \$700. is claimed, was appraised by McDermott Motors Ltd. at \$250. and was sold for \$275.00. We are writing the Registry at N.W. for a copy of the Agreement under which claimant allegedly paid \$800. for this truck. (Attach copy to Claim file)
See letter in same envelope.

Analysis of Claim (Ex.5) offers possible explanation of the "not accounted for" column.

Evidence Required From:

- McDermott Motors Ltd. - Appraised truck.
- Copy of Agreement for purchase of truck by claimant at \$800.

Name of Claimant **HISANAGA, Minako**Case **830**Custodian File **4833**

<u>REAL PROPERTY</u>										Total	
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total			
					907.	1014.59				1014.59 ✓	
<u>PERSONAL PROPERTY</u>											
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				
275.	68.75										68.75
<u>NETS</u>											
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	
<u>MISCELLANEOUS CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
121.00	59.15	17.74	42.80%	126.00	51.09		109.63 ✓				
TOTAL RECOMMENDATION -										1192.77 ✓	

4833

October 20th, 1950.

Mr. Minezo HIRANAGA,
613 Balmoral St.,
Winnipeg, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 830

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$1,192.77.

Cheque in your favour is enclosed for \$1,175.77
and we have paid the Co-Operative Committee .. \$ 17.00
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.